

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-547
ADDRESS: 124 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT 3
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mallory Baird
OWNER: Mallory Baird
TYPE OF WORK: Construction of a rear carport, site modifications, landscaping
APPLICATION RECEIVED: December 08, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate the front pedestrian walkway from the street to the sidewalk to line up with main walkway to the historic structure.
2. Construct a 1-story rear carport.
3. Perform front yard landscaping modifications, to include the addition of planters in front of the primary structure.

The application submission originally included a request to replace the ribbon driveway with cut stone and construct 12 foot tall privacy fencing. These items have been withdrawn from consideration by the applicant and are not being included as part of this request.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The primary structure located at 124 W Summit is a 2-story residential structure constructed circa 1925 in the Spanish Eclectic style. The home features a stucco façade, an arched entryway, and a clay barrel tile roof. The structure is contributing to the Monte Vista Historic District.
- b. WALKWAY MODIFICATIONS - The applicant has proposed to relocate the existing concrete walkway in the planting strip between the sidewalk and street to align with the existing front walkway to the primary historic structure. Staff finds the request appropriate.
- c. REAR CARPORT - The applicant has proposed to construct a new 1-story rear carport measuring approximately 300 square feet in footprint and less than 9' in height at the rear of the lot. The carport will be minimally visible from the public right-of-way. According to the Guidelines, new rear structures should follow the historic development pattern of the district in terms of location and scale and should feature compatible materials that do not detract from the historic structure, and also do not convey a false sense of historic appearance. Staff finds the request appropriate.
- d. LANDSCAPING MODIFICATIONS – The applicant has proposed to perform various landscaping modifications, including the removal of bushes in the front yard and the installation of hedging and planting beds. Staff finds the proposal eligible for administrative approval.
- e. ADMINISTRATIVE APPROVAL – The application documents include various scopes of work that are eligible for administrative approval, including rear yard landscaping and hardscaping modifications and 6' tall rear privacy fencing and a sliding car gate along the rear alley.

RECOMMENDATION:

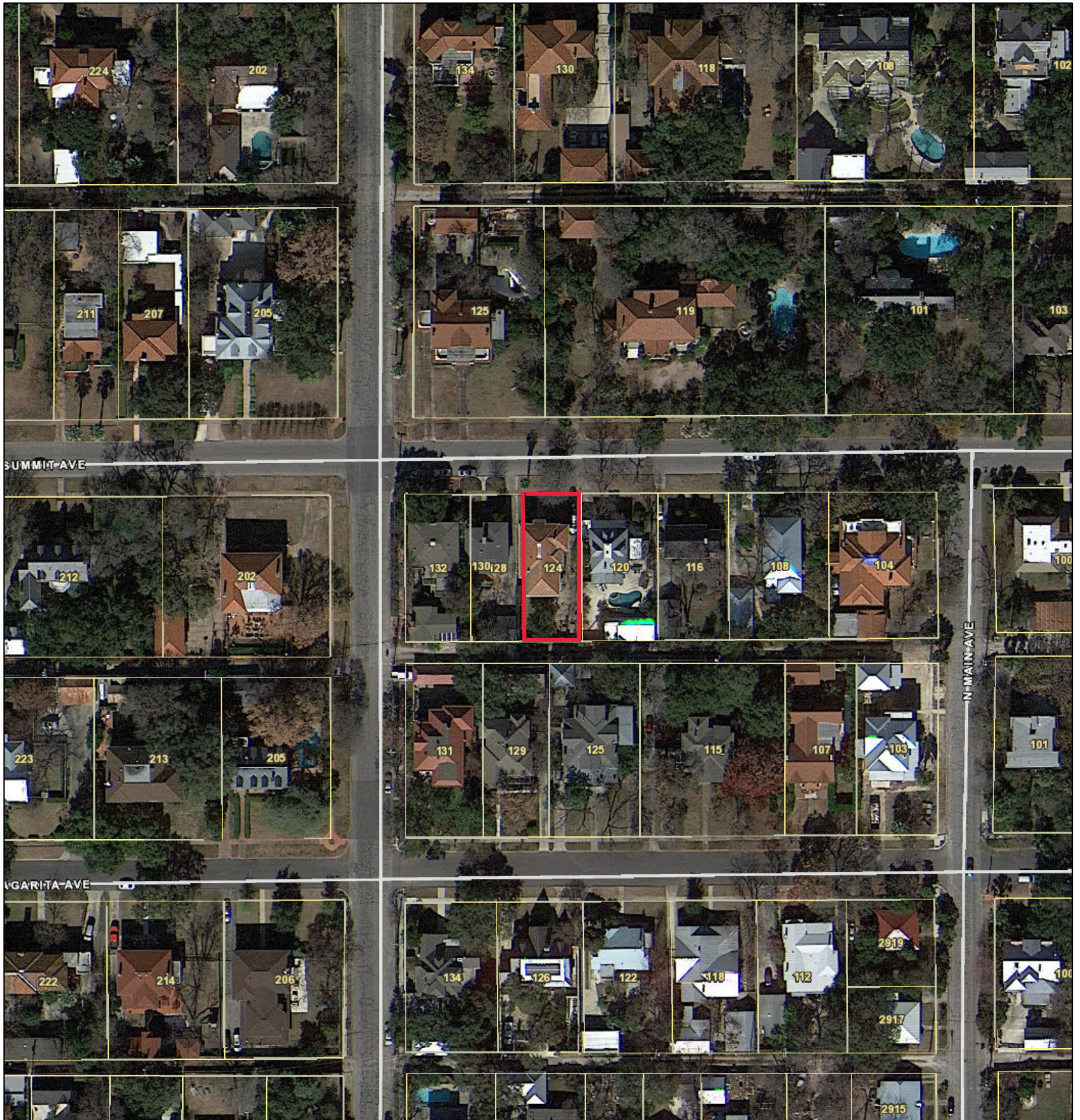
Item 1, Staff recommends approval of the front walkway modifications based on finding c.

Item 2, Staff recommends approval of the construction of a 1-story rear carport based on finding e with the following stipulations:

- i. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant complies with all Zoning setback requirements and obtains a variance from the Board of Adjustment if applicable.

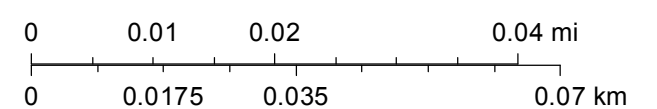
Item 3, Staff recommends approval of the front yard landscaping modifications based on finding f with the stipulation that the applicant submits a final landscaping plan with plant species and locations indicated prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



January 14, 2021

1:1,000





PRYDE'S
BROKERAGE CO.
THE REALTY GROUP
FOR SALE
210 824 7878
JANIS VAN PELT
4 BEDROOMS

124W



Google



PB
PRIVILEGE
BROKING CO.
THE ONLY REALTOR
FOR SALE
210 824 7878
ANN VAN PELT
5 BEDROOMS

1244



1A EXISTING FRONT OF HOUSE



1B PROPOSED FRONT OF HOUSE



2A EXISTING BACK OF HOUSE



2B PROPOSED BACK OF HOUSE



BAIRD RESIDENCE | CONCEPT DESIGN

DATE, 06.08.2020

CAMPBELL LANDSCAPE ARCHITECTURE





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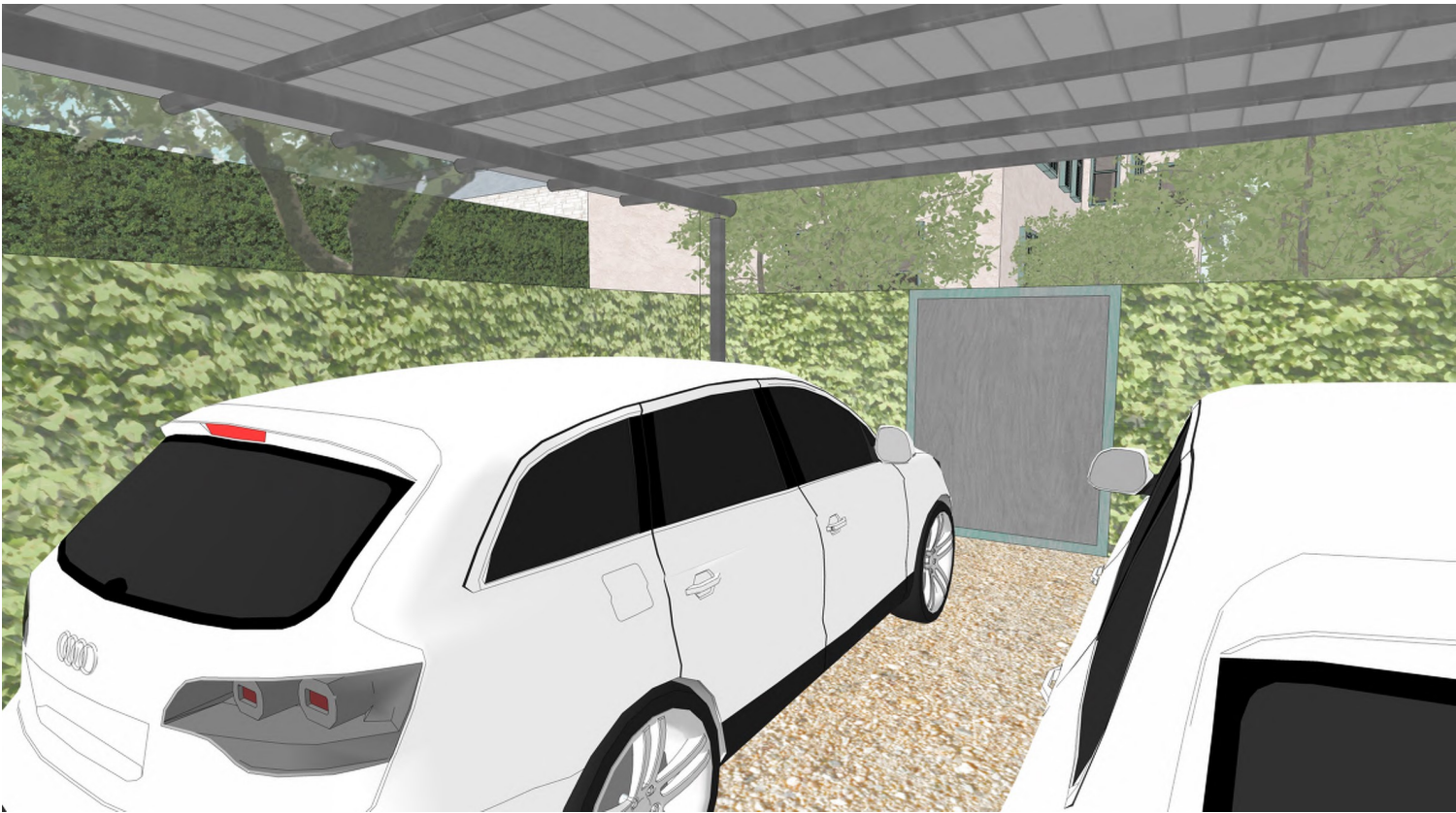


BAIRD RESIDENCE | CONCEPT DESIGN

DATE, 06.08.2020

CAMPBELL LANDSCAPE ARCHITECTURE





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BAIRD RESIDENCE | CONCEPT DESIGN

DATE, 06.08.2020

CAMPBELL LANDSCAPE ARCHITECTURE

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GENERAL PLANTING NOTES

1. ALL PLANTING SHALL COMPLY WITH CITY OF SAN ANTONIO CODE AND ORDINANCE REQUIREMENTS.
2. LANDSCAPE CONTRACTOR SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION COORDINATE WITH DRAWINGS NOTES AND SCHEDULES.
4. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE PLANS OR SHOULD THERE BE ANY DISCREPANCIES, HE/SHE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL COMPANIES WITH UTILITIES ON SITE PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS, CODES AND ORDINANCES PERTAINING TO THE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES PRIOR TO STARTING WORK, CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION.
7. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM WORK.
8. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND ROUGH GRADES PRIOR TO STARTING WORK.
9. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRP LINE OF TREES, NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE, POSITIVE DRAINAGE MUST BE PROVIDED FOR ALL TREES SUCH THAT WATER DOES NOT COLLECT AT ROOT FLARE.
10. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVAL STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
11. PROVIDE IDENTICAL GRADING OF ALL AREAS ADJACENT TO CURBS AND SIDEWALKS.
12. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING (+/- .10 FOOT) OF ALL MOUNDS AND SWALES.
13. FINISH GRADE OF ALL PLANTING BEDS AND DCA AREAS SHALL BE 1/2-1/4 INCH BELOW ADJACENT PAVING, UNLESS OTHERWISE NOTED ON DRAWINGS, CONSTRUCT ROUGH FINISH GRADE 5/16 INCHES BELOW CURBS OR SIDEWALKS FOR AREAS RECEIVING MULCH.
14. TREE SIZE, FORM AND CONDITION: ALL TREES SHALL BE HEALTHY AND MODERATELY GROWING AT TIME OF ACCEPTANCE, THEY SHALL BE FREE OF WOUNDS (EXCEPT FOR PROPERLY MADE PRUNING CUTS THAT HAVE CALLED OVER AT LEAST HALF-WAY SUNBURNED AREAS AND CONKS, BLEEDING GALLS, CANKERS, LESIONS AND ANY OTHER SIGN OF DISEASE OR OF BORING INSECTS AND INSECT INJURIES).
15. INSTALLATION: INSTALL TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS, NO TREE WILL BE ACCEPTED IF PLANTED TOO DEEP, ALL ROOT FLARES TO BE EXPOSED.
16. APPLY PRE-EMERGENT HERBICIDE TO SOIL BEFORE AND AFTER MULCH HAS BEEN PLACED (AS APPROVED) PER THE MANUFACTURER'S SPECIFICATIONS, REAPPLY AS NECESSARY DURING MAINTENANCE PERIOD.
17. INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, INCLUDING ADDITION OF GROUND PLANE MATERIALS, SHALL NOT IMPED THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS, THE LANDSCAPE CONTRACTOR SHALL ADHERE TO THE GRADING PLANS FOR DRAINAGE FLOWS AND SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL WALLS AND STRUCTURES WITHOUT OBSTRUCTIONS.
18. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN FOR HEIGHT, WIDTH AND CALIPER UNLESS INDICATED OTHERWISE ON THE PLANS AND SPECIFICATIONS.
19. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE UPON DELIVERY TO THE SITE, CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. NO ROOT BOUND TREES WILL BE ACCEPTED OR PLANTED, CONTRACTOR SHALL REPLACE PLANTS THAT ARE FOUND TO BE ROOT BOUND FOR UP TO ONE (1) YEAR AFTER INSTALLATION AT NO EXTRA COST TO THE OWNER.
21. CONTRACTOR SHALL MAKE NO PLANT SUBSTITUTIONS, OF TYPE OR QUANTITY, THAT DEVIATE FROM THE LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
22. WATER TEST ALL TREE PLANTING PITS PRIOR TO PLANTING, IF PLANT PIT DOES NOT DRAIN PER THE SPECIFICATIONS, DO NOT PLANT, CONTACT THE LANDSCAPE ARCHITECT TO APPROVE THE USE OF HARDPAN PLANTING PROCEDURES AND DETAILS SHOWN ON THESE PLANS.
23. USE PLANT BACKFILL MIX AS INDICATED IN THE SPECIFICATIONS.
24. COORDINATE SHRUB AND TREE PLANTING INSTALLATION WITH OTHER CONSTRUCTION WORK ON SITE.
25. STAKE ALL TREES WHEN PLANTED AS REQUIRED OR INDICATED ON DRAWINGS.
26. CONTRACTOR SHALL LOCATE PLANTS TO MAINTAIN THE FOLLOWING CLEARANCE REQUIREMENTS:
 - 8 FOOT CLEARANCE: IRRIGATION SPRINKLER HEADS, LIGHT FIXTURES, AND OTHER OBSTRUCTIONS.
 - 5 FOOT CLEARANCE: FIRE HYDRANTS, FIRE SUPPRESSION DEVICES (NO PLANTS SHALL ENOUGH WHEN MATURE).
 - 2 FOOT CLEARANCE: IRRIGATION VALVE BOXES.
27. AFTER LANDSCAPE AND IRRIGATION INSTALLATION, CONTRACTOR SHALL USE MULCH AS SPECIFIED FOR TOP DRESSING OF ALL PLANTING AREAS, IN AREAS RECEIVING MULCH, MULCH SHALL EXTEND UNDER SHRUBS AND TREE CANOPIES, CONTRACTOR SHALL PROVIDE A SAMPLE OF MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL.
28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING, MAINTAINING AND THE GUARANTEE OF ALL LANDSCAPE AND IRRIGATION WORK PER THE PLANS AND SPECIFICATIONS, MAINTAIN LANDSCAPE THROUGHOUT CONSTRUCTION PERIOD, INCLUDING WEEDING, CULTIVATING, TRIMMING, FERTILIZING AND WATERING.
29. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO INSPECT PLANT MATERIAL AT THE SOURCE OF SUPPLY FOR COMPLIANCE REQUIREMENTS FOR QUALITY, SIZE, SHAPE, FORM AND VARIETY, ALL PLANTS SHALL BE CLEARLY MARKED PRIOR TO REVIEW, LANDSCAPE ARCHITECT MAY APPROVE ALL TREES AT THEIR SOURCE + PROVIDE LOCATIONS AND CONTACT NAME.
30. PROVIDE PLANT STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED, TRADEMARKED PLANTS SHALL BEAR NURSERY TAG.
31. THE LANDSCAPE ARCHITECT SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO THE REQUIRED SITE OBSERVATIONS:
 - 31.1. A. ROUGH GRADING;
 - 31.2. B. AT THE COMPLETION OF FINE GRADING, PRIOR TO PLANTING;
 - 31.3. C. AT TIME OF LOCATION OF PLANT MATERIAL ON SITE, PRIOR TO PLANTING;
 - 31.4. D. UPON COMPLETION OF ALL WORK SPECIFIED AND INDICATED ON DRAWINGS FOR PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT TO ESTABLISH SUBSTANTIAL COMPLETION AND THE START OF THE SPECIFIED LANDSCAPE MAINTENANCE PHASE;
 - 31.5. E. AT THE COMPLETION OF THE PLANT ESTABLISHMENT AND MAINTENANCE PHASE.
32. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS AND DUE TO GRADE LIMITATIONS ON SITE, SUCH MODIFICATIONS SHALL BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
33. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-284.
34. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7 (LDC 25-2-1004(A), ECM 2.4.7(A)).
35. CONTRACTOR TO ENSURE TREE GRATES INSTALLED WITH ADEQUATE OPENING TO ALLOW FOR UNIMPEDED TREE GROWTH.

GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODE, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AGENCIES, OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY AND ALL CONFLICTS WITH WORK RELATED TO THE HARDSCAPE AND LANDSCAPE FEATURES PRIOR TO INSTALLATION OF THE UTILITIES IN ORDER TO MAINTAIN THE HIGHEST LEVEL OF DESIGN INTENT OF THE HARDSCAPE AND LANDSCAPE FEATURES.
3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTIONS OF THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PRESENT OR PROVIDED BY THE OWNER.
7. VERIFY LOCATIONS OF ALL BUILDINGS, WALLS, EXISTING STRUCTURES, PIPES, ELECTRICAL AND ALL ELEMENTS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. INFORMATION IN LANDSCAPE ARCHITECTURE PACKAGE IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING INFORMATION. ADDITIONAL UTILITIES AND SITE ELEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREIN.
8. VERIFY LOCATION OF ALL ADJACENT AND BELOW-STRUCTURE ELECTRICAL, PLUMBING, DATA, CONDUIT, PIPING, DRAINAGE STRUCTURES AND OTHER UTILITY CONNECTIONS WITH THE APPROPRIATE AS-BUILT OR ENGINEERING DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR THIS VERIFICATION AND THE PROTECTION OF THESE ELEMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.
9. THE CONTRACTOR SHALL HAVE ALL BELOW-SLAB UTILITY AND SLEEVING WORK INSPECTED AND APPROVED PRIOR TO BEGINNING CONSTRUCTION AND CONSTRUCTION.
10. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS TO COORDINATE SERVICE ROUTING OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEPHONE, ELECTRICAL, STORM, SEWER, AND IRRIGATION WITH THE OWNER AND TO AVOID CONFLICTS WITH HARDSCAPE AND LANDSCAPE FEATURES, ALL CONSTRUCTION MUST COMPLY WITH THE PROJECT SPECIFICATIONS AND NOT INTERFERE WITH BUILDING ELEMENTS TO BE PRESERVED.
11. ALL MATERIAL SHALL BE NEW, UNUSED AND TO THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
12. PERFORM THE WORK AT THE PROJECT SITE DURING HOURS SPECIFIED BY THE OWNER.
13. ANY DAMAGE INCURRED DURING THE EXECUTION OF CONSTRUCTION AND PLANTING TO WATERPROOFING OR STRUCTURE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL WALLS, PAVEMENTS, AND OTHER SURFACES PRIOR TO FINAL INSPECTION.
14. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER, AND SHEET TITLE IN SEQUENTIAL ORDER, NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY NOT BE USED IN THE DRAWING SET.
15. EACH DRAWING SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK, THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET, SHEET NUMBER EXAMPLE: "L201, "1" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING, "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET, "01" INDICATES THE SHEET NUMBER.
16. REFERENCE TO NORTH REFERS TO TRUE NORTH.
17. REFERENCE TO SCALE IS FOR FULL-SCALE DRAWINGS, DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
18. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL ALIGNMENT AND PREPARATION OF LAYOUT/MARKING/STAKING, THE CONTRACTOR IS REQUIRED TO PERFORM CONSTRUCTION LAYOUT/MARKING/STAKING AND SET ELEVATIONS FOR THE FORM WORK PRIOR TO INSPECTION BY THE ARCHITECT FOR APPROVAL.
19. ALL BUILDINGS, WALLS, COLUMNS, STRUCTURES, AND ANY VERTICAL ELEMENTS THAT ABUT CONCRETE PAVING ARE TO HAVE EXPANSION JOINT AS DETAILED HERewith.
20. ALL FORM WORK SHALL BE APPROVED FOR GEOMETRY AND GRADES BY THE ARCHITECT PRIOR TO INSTALLATION OF PAVEMENT, PLANTERS OR WALLS.
21. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED, MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
22. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTES.
23. "SIMILAR" OR "SIM" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
24. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
25. "ALERT" INDICATES ACCURATELY PROVIDE FINISH OF FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
26. TAKE ALL DIMENSIONS FROM FACE OF FIXED OBJECTS, WALL, OR BUILDING OR TO CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED, ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
27. ALL LANDSCAPE DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING, SEE ARCHITECTURAL AND AS-BUILT DRAWINGS FOR CORRESPONDING COLUMN LINES.
28. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
29. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE ENGINEERING AND AS-BUILT DRAWINGS FOR COLUMN GRID, CENTERLINES, BUILDING FACES, AND BENCHMARKS.
30. SEE DRAWINGS FOR DIMENSION OF SITE ELEMENTS, NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
31. IF DIMENSIONS VARY BY 1" OR MORE, CONTACT THE ARCHITECT FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
32. FINISH ELEVATIONS ARE INDICATED TO THE FACE OF THE TOPPING SLAB UNLESS OTHERWISE NOTED.
33. ALL NEW WORK TO MEET FLOORS WITH ALL EXISTING GRADES AND FINISH FLOOR ELEVATIONS AT DOORS, THRESHOLDS, STAIRWELLS, PAVEMENTS TO REMAIN, COLUMNS, BRIDGES, PARAPET WALLS AND BUILDING ELEMENTS EXCEPT AS NOTED HEREIN.
34. GRADES BETWEEN SPOT ELEVATIONS ARE INTENDED TO BE CONSTANT SLOPES.
35. NO FINISHED SLOPES SHALL BE LESS THAN 1/4 (HALF) PERCENT AND ALL SHALL HAVE A POSITIVE FLOW.
36. GRADES (ELEVATIONS) SHOULD NOT VARY MORE THAN 1/8" AND MUST STILL ALLOW FOR THE SAME POSITIVE DRAINAGE RELATIONSHIP AS WAS ORIGINALLY ESTABLISHED BY THE GRADING PLAN, UPON REMOVAL OF EXISTING TOPPING SLAB, CONTRACTOR SHALL VERIFY EXISTING TOP OF STRUCTURAL SLAB ELEVATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT PRECLUDE ACHIEVING A MINIMUM DEPTH OF 2.5 INCHES FOR THE NEW CONCRETE TOPPING, IN MEETING NEW FINISH SURFACE GRADES SHOWN.
37. AT THE PARAPET WALL, A MINIMUM OF 42" FROM FINISH GRADE TO TOP OF WALL SHALL BE MAINTAINED.
38. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.

SHEET INDEX

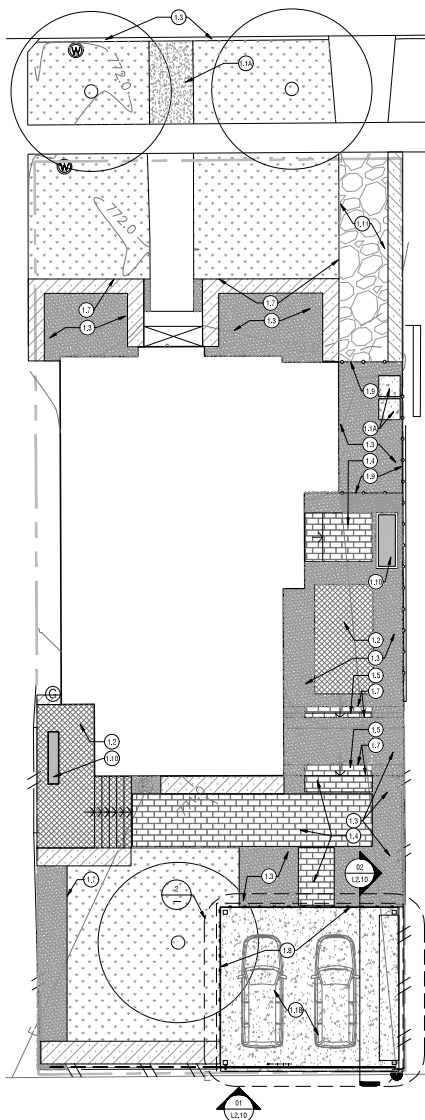
L&D	INDEX & NOTES
L&D	HARDSCAPE PLAN
L2,0	HARDSCAPE DETAILS
L2,1	SECTIONS
L4,0	PLANTING DETAILS

SYMBOL	ITEM
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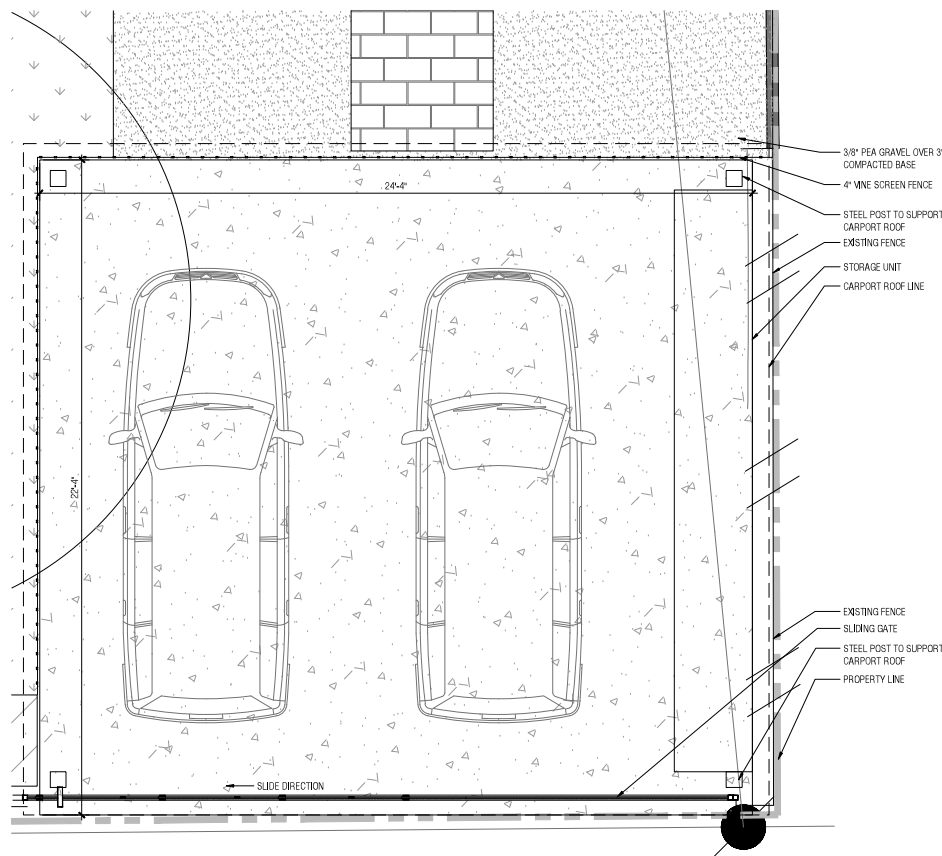
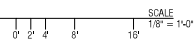
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING TREE TO PROTECT
	PLANTING

		HARDSCAPE LEGEND
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	1.1A	CONCRETE PAVING (PEDESTRIAN) CAST IN PLACE CONCRETE 4" THICK ON SUBGRADE, REINFORCED, NATURAL, COLOR, BROOM FINISH
	1.1B	CONCRETE PAVING (VEHICULAR) CAST IN PLACE CONCRETE 6" THICK ON SUBGRADE, REINFORCED, NATURAL, COLOR, BROOM FINISH
	1.2	SPECIALTY PAVER WALSAID TILE 12" x 24" x 2 1/2" THICK, NON-CHAMFERED (COLOR AND FINISH TBD), SET ON 1" SAND BED & 4" REINFORCED CONCRETE BASE, 3/8" PEA GRAVEL OVER 3" COMPACTED BASE
	1.4	CUT LEADERS Limestone Pavers CUT 4" LEADERS SET ON 1" SAND BED & 4" REINFORCED CONCRETE BASE.
	1.5	STONE STEPS
	1.6	CONCRETE CURB CAST IN PLACE CONCRETE, INTEGRAL COLOR
	1.7	1/2" STEEL EDGING WELD CORNERS, STAKE W/ #5 REBAR
	1.8	4" WINE FENCE W/ GATE
	1.9	PROPOSED FENCE W/ GATE TO MATCH EXISTING
	1.10	WATERFEATURE
	1.11	FLAGSTONE PAVERS WEST TEXAS SELECT LIMESTONE FLAGSTONE FROM KELLER MATERIAL 12" TO 24" SQUARE WITHMONE FLEETED WITH LAWN



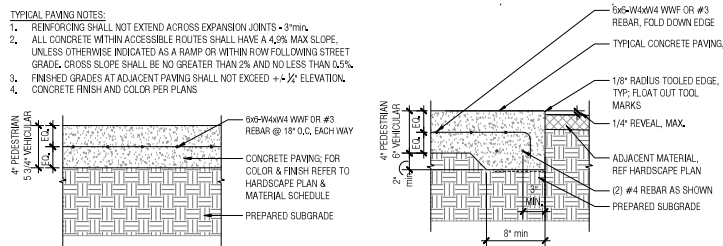
1 HARDSCAPE PLAN



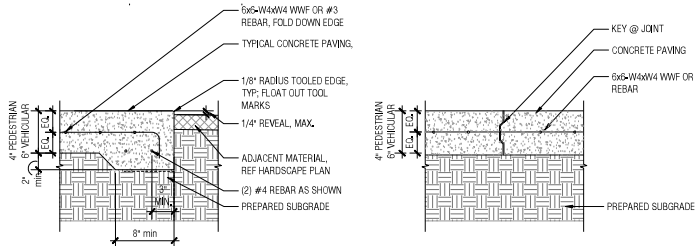
2 PROPOSED CARPORT - ENLARGEMENT PLAN



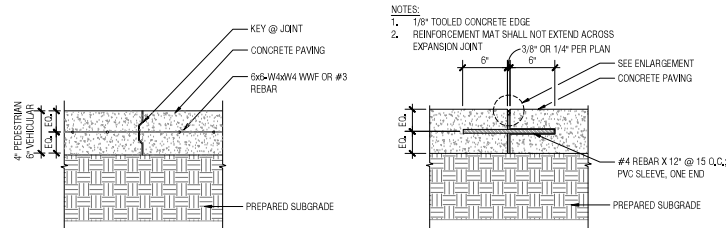
1. REINFORCING SHALL NOT EXTEND ACROSS EXPANSION JOINTS - 3" MIN.
2. ALL CONCRETE WITHIN ACCESSIBLE ROUTES SHALL HAVE A 4.0% MAX SLOPE, UNLESS OTHERWISE INDICATED AS A RAMP OR WITHIN ROW FOLLOWING STREET GRADE. CROSS SLOPE SHALL BE NO GREATER THAN 2% AND NO LESS THAN 0.5%.
3. FINISHED GRADES AT ADJACENT PAVING SHALL NOT EXCEED $\pm \frac{1}{4}$ " ELEVATION.
4. CONCRETE FINISH AND COLOR PER PLANS



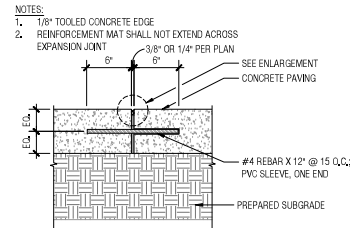
1 CONCRETE PAVING - TYPICAL



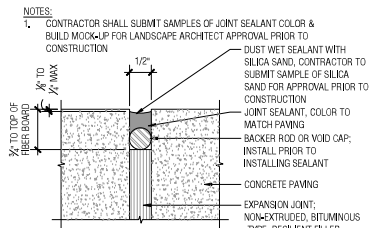
2 CONCRETE SLAB EDGE
1 1/2" = 1'-0"



3 CONSTRUCTION JOINT - TYPICAL



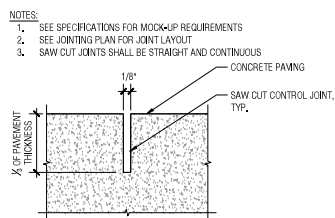
4 EXPANSION JOINT



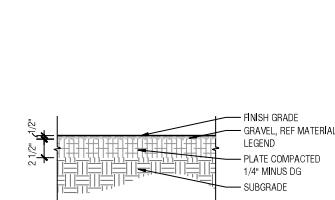
5 EXPANSION JOINT ENLARGEMENT

NOTES:

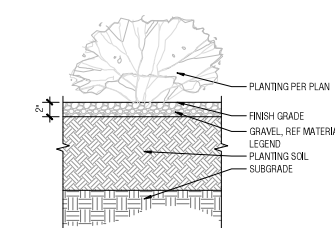
1. SEE SPECIFICATIONS FOR MOCK-UP REQUIREMENTS
2. SEE JOINTING PLAN FOR JOINT LAYOUT
3. SAW CUT JOINTS SHALL BE STRAIGHT AND CONTINUOUS



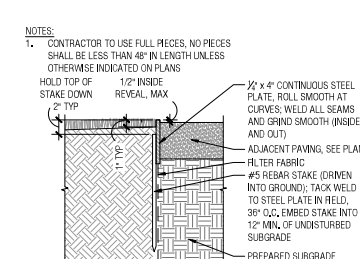
6 SAWCUT CONTROL JOINT - TYPICAL
1" = 1' (FULL SCALE)



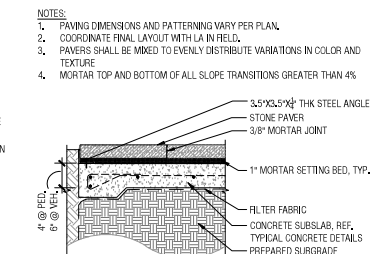
7 GRAVEL PAVING
1 1/2" = 1'-0"



8 GRAVEL MULCH
1 1/2" = 1'-0"

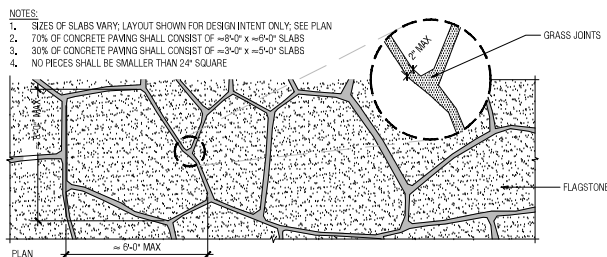


9 STEEL HEADER - TYPICAL
1 1/2" = 1'-0"

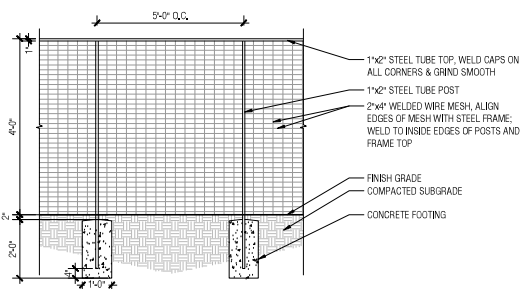


10 CUT STONE PAVERS
1" = 1'-0"

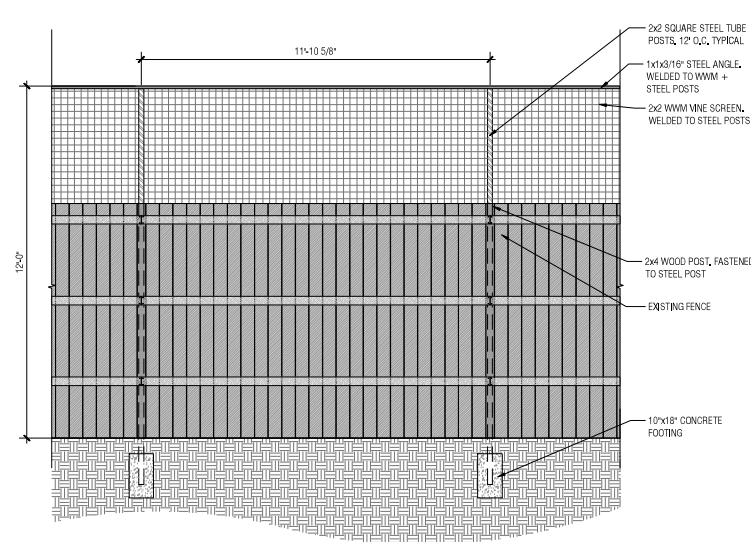
1. SIZES OF SLABS VARY; LAYOUT SHOWN FOR DESIGN INTENT ONLY; SEE PLAN
2. 70% OF CONCRETE PAVING SHALL CONSIST OF $\approx 8'-0"$ x $\approx 8'-0"$ SLABS
3. 30% OF CONCRETE PAVING SHALL CONSIST OF $\approx 3'-0"$ x $\approx 3'-0"$ SLABS
4. NO PIECES SHALL BE SMALLER THAN 24" SQUARE



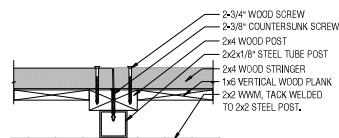
10 FLAGSTONE PAVERS
1/4" = 1'-0"



12 VINE SCREEN FENCE
1/2" = 1'-0"



11 VERTICAL WOOD FENCE + VINE SCREEN
12" x 12"



12 VINE SCREEN & FENCE CONNECTION



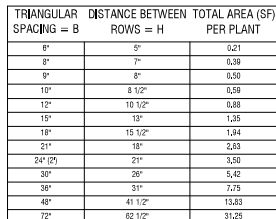


Diagram illustrating the Tree Protection Zone (TPZ) and Chain Link Fence (CLF) requirements for a tree.

Plan View (Top):

- Tree Protection Zone (TPZ) is defined by a radius of 12 feet (12' 0" RADIUS).
- The Chain Link Fence (CLF) is located at a distance of 1.5 feet (1' 6" CLF) from the TPZ boundary.
- The Dieline (VARIES) is located at a distance of 3 feet (10' 0" MAX) from the TPZ boundary.
- The Dieline Location is defined by the limits of the critical root zone.
- The Radius is 12 feet (12' 0" RADIUS).
- The Dieline is located at a distance of 6.0 feet (6' 0" DIA. TREE) from the TPZ boundary.

Section View (Bottom):

- The diagram shows a cross-section of the tree and the ground.
- The Dieline is located at a distance of 6.0 feet (6' 0" DIA. TREE) from the TPZ boundary.
- The Chain Link Fence (CLF) is located at a distance of 1.5 feet (1' 6" CLF) from the TPZ boundary.

3 TREE PROTECTION FENCE

1. THE PLANTING SOIL MIXTURE SHALL BE THUNDERBOLT BY GEOGEOFORMS OR GRANITE SOIL MIX BY DANIELSON, THE SANDY LOAM SHALL BE TAKEN FROM A WELL-JOINED, ARABLE SITE. IT SHALL BE FREE OF SUBSOIL, STONES, CLAY ROOTS, DEBRIS, WEEDS OR OTHER OBJECTIONABLE DEBRIS, MORTAR, OR TONC WASTES.
2. PLANTING SOIL SHALL HAVE A PH BETWEEN 6.5 AND 8.0 AND 1.5-4.0 PERCENT ORGANIC MATTER AND GREATER THAN A 100-PPM CONCENTRATION OF SOLUBLE SALTS.
3. COMPOST SHALL BE A WELL-COMPOSTED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, OR YARD TRIMMINGS, THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLE FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSIBLY NO OBJECTIONABLE ODORS OR TASTE. IT WILL NOT RESSEMBLE OR BE IDENTICAL TO THE COMPOST WHICH WAS USED.
4. ALL COMPOST SHALL BE TESTED BY A REPUTABLE LABORATORY AND MUST MEET THE FOLLOWING PARAMETERS:
 - a. pH RANGE OF 6.0-8.5
 - b. MAXIMUM SOLUBLE SALT CONCENTRATION OF 10 dS/m
 - c. MUST BE FREE OF CONTENT OF 20-40 PERCENT WEIGHT WEIGHT BASIS
 - d. ORGANIC MATTER CONTENT OF 30-60 PERCENT DRY WEIGHT BASIS