

April 22, 2024

Lety Hernandez
Community Development Services Director
City of Alamo Heights
6116 Broadway
San Antonio, TX 78209

Dear Ms. Hernandez:

Alamo Heights Independent School District, as part of their recently passed 2023 Bond program, is proposing the demolition of the existing apartment building and accessory structures at 7001 Broadway. The existing building, located on Broadway and Tuxedo Ave, will be demolished and paved into a temporary parking lot during the construction of the new Academic Building. Future permanent development of this lot as part of the Alamo Heights High School campus will be proposed in the future.

The proposed demolition preserves the existing heritage oak trees present on the site and provides an additional ninety two parking spaces for the High School Campus during the construction of the Academic building.

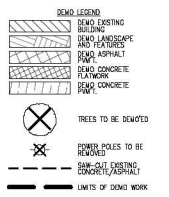
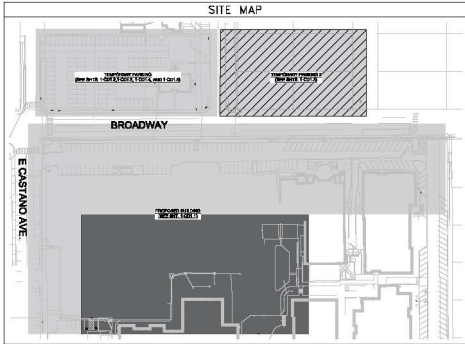
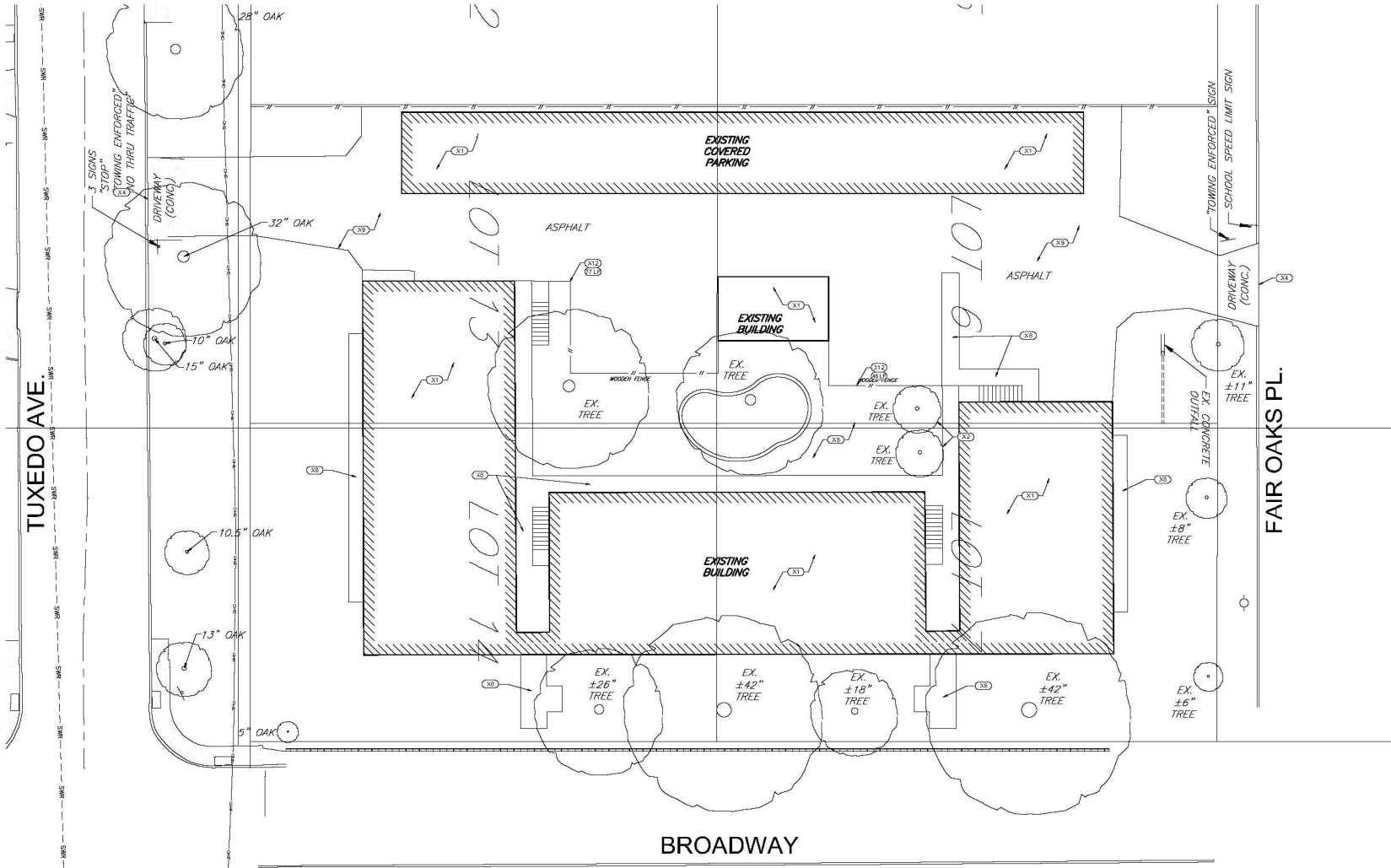
Please find the attached documents exhibiting the proposed demolition and temporary facilities. We thank you for your consideration and look forward to working with you on this important project.

Sincerely,

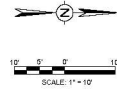
A handwritten signature in black ink that reads 'Eric Baumgartner'.

Eric Baumgartner
Project Manager
LPA Design Studios

CC: Mike Hagar, Sara Flowers



- DEMO KEYNOTES**
- (X1) EXISTING BUILDING TO BE DEMOLISHED AND REMOVED
 - (X2) EXISTING TREES TO BE REMOVED
 - (X3) EXISTING STORM DRAIN TO BE REMOVED
 - (X4) SAW-CUT EXISTING ASPHALT/CONCRETE
 - (X5) REMOVE EXISTING ELECTRICAL BOXES (REFER TO ELECTRICAL PLANS)
 - (X6) REMOVE EXISTING GAS METER (COORDINATE REMOVAL W/ ALAMO HEIGHTS HIGH SCHOOL AND OPS)
 - (X7) REMOVE EXISTING LANDSCAPE WALLS AND RETAINING WALLS
 - (X8) REMOVE EXISTING CONCRETE OR BRICK
 - (X9) REMOVE EXISTING ASPHALT AND FULL PAVEMENT SECTION
 - (X10) REMOVE EXISTING LANDSCAPE AND IRRIGATION
 - (X11) REMOVE AND CAP EXISTING WATER LINE
 - (X12) REMOVE EXISTING FENCE
 - (X13) REMOVE EXISTING POWER POLE/POWER LINE
 - (X14) SAW-CUT AND REMOVE EXISTING CURB
 - (X15) REMOVE EXISTING CONCRETE PAVEMENT
 - (X16) REMOVE EXISTING ASPHALT PAVEMENT DOWN TO EXISTING BASE MATERIAL



- LEGEND**
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EXISTING SOUTH ELEVATION - TUXEDO AVE

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EXISTING EAST ELEVATION - BROADWAY



EXISTING NORTH ELEVATION - CASTANO AVE

ALAMO HEIGHTS HIGH SCHOOL - DEMOLITION PACKAGE

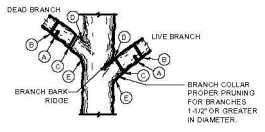
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Developed for
 ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

Project No.	DATE
Revision	DATE
Client	DATE
Scale	DATE
Checked By	DATE
Scale	DATE

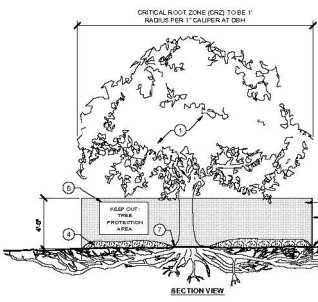
7001 Broadway Elevations

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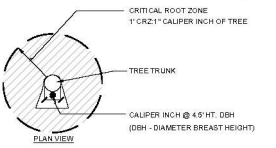
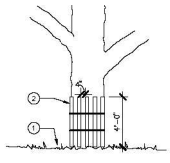
NOTE: DO NOT CUT FROM D TO E.
 A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
 B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.
 D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.
 FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK MILT.

TREE BRANCH PRUNING 1/2" x 1/2" 19



- 1 EXISTING TREE, PROTECT IN PLACE
 - 2 TREE PROTECTION FENCE, HIGH DENSITY POLYETHYLENE FENCING WITH 3.0' X 1.0' OPENINGS. COLOR: ORANGE. INSTALL STEEL POSTS AT 8' O.C. USE 11 GAUGE ALUMINUM TIES TO SECURE FENCING TO POSTS.
 - 3 2" DIA. X 6' HT. STEEL POSTS
 - 4 8" THICK LAYER OF MULCH AT ROOT PROTECTION ZONE OF EXISTING TREE
 - 5 MAINTAIN EXISTING GRADE AT THE BASE OF THE TREE PROTECTION FENCE UNLESS OTHERWISE NOTED ON PLANS
 - 6 18" X 11" PLASTIC LAMINATED SIGN SPACED AT 50' O.C.
 - 7 NO HARDWOOD MULCH AT TREE BASE
- NOTES:
 A. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 B. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING BURNING FENCE INSTALLATION AND REMOVAL. SEE PLANS FOR ADDITIONAL INFORMATION.
 C.

TREE PROTECTION FENCE 1/4" x 1/2" 18



- TREE PROTECTION NOTES:
 1 ALL TREES TO BE PRESERVED SHALL BE PROTECTED AGAINST BURY OR DAMAGE, INCLUDING SOIL COMPACTION, BREAKING OR BURNING OF ROOTS, TRUNKS, OR BRANCHES DURING CONSTRUCTION OPERATIONS. A MINIMUM OF 50% OF THE CRZ SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN 1/2 THE RP2 RADIUS.
 2 UNLESS OTHERWISE NOTED, INSTALL A TEMPORARY MIN. 4' HT FENCING. SEE TREE PROTECTION FENCE DETAIL.
 3 THE PROPOSED FINISHED GRADE AND ELEVATION WITHIN THE CRZ OF ANY EXISTING TREE SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES. FINISHED GRADE AND ELEVATION ABOVE OR BELOW 2' SHALL INCLUDE TREE WELL-RETAINING WALLS OUTSIDE THE CRZ.

- TREE PROTECTION NOTES:
 1 6" SHREDDED HARDWOOD MULCH UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES
 2 WRAP TREE TRUNK WITH 2X4" WOOD STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS

TREE ARMOR 3/4" x 1/2" 21

ROOT PROTECTION ZONE (RP Z) 1/2" x 1/2" 17

COLONY HOUSE APARTMENTS PROPERTY (7001 BROADWAY)						TREES Refer to City of Alamo Heights, TX Tree preservation							
FIELD NUMBER	SURVEY NUMBER	SPECIES <i>For notes refer to sheet C05, Demolition Plan</i>	IN TABLE 1?	DBH	ACTION	COMMENTS	TREES LESS THAN 8"		LARGER THAN 8"		HERITAGE TREES:		
							PRESERVED inches	REMOVED inches	PRESERVED inches	REMOVED inches	PRESERVED inches	MITIGATED inches	
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002		EXISTING TREE		8	PRESERVE		8						
003		EXISTING TREE		6	PRESERVE		6						
004		EXISTING TREE		42	PRESERVE				42				
005		EXISTING TREE		18	PRESERVE				18				
006		EXISTING TREE		42	PRESERVE				42				
007		EXISTING TREE		26	PRESERVE				26				
008		EXISTING TREE		5	PRESERVE		5						
009		EXISTING TREE		13	PRESERVE				13				
010		EXISTING TREE		10.5	PRESERVE				10.5				
011		EXISTING TREE		10	PRESERVE				10				
012		EXISTING TREE		15	PRESERVE				15				
013		EXISTING TREE		32	PRESERVE				32				
014		EXISTING TREE		34	PRESERVE				34				
015		EXISTING TREE		34	PRESERVE				34				
016		EXISTING TREE		10	REMOVE						10		
017		EXISTING TREE		10	REMOVE						10		
TOTAL INCHES OF SURVEYED TREES TREE							326.5						
SUBTOTAL INCHES								19	0	287.5	20	0	0
TOTAL MITIGATION INCHES REQUIRED:										0			
TOTAL HERITAGE TREE MITIGATION INCHES REQUIRED:										0			

REMOVED:
 TOTAL DEAD, DISEASED, OR IMMINENT HAZARD (DDI INCHES) REMOVED: 0 INCHES
 TOTAL HERITAGE TREE INCHES REMOVED: 0 INCHES

MITIGATION:
 TOTAL REPLACEMENT INCHES PLANTED: 0

ALAMO HEIGHTS HIGH SCHOOL - DEMOLITION PACKAGE

Date: _____
 Revision: _____

Scale: AS INDICATED
 Job Number: 31545
 Checked By: AT
 Date: _____

