



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Thursday, November 07, 2024 – 5:30 P.M.

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Thursday, November 07, 2024, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 2417 – 215 Argyle Ave

Application of Tobin Smith of Tobin Smith Architect, applicant, representing Easton McNab, owner, requesting the following variance(s) in order to construct a accessory structure at the property located at **CB 4024 BLK 28 LOT H & W IRR 23 OF G**, also known as **215 Argyle Ave**, zoned SF-A:

1. A proposed 5-foot masonry wall and ornamental fence located within the front yard setback area instead of the maximum 3-foot height allowed per Section 3-81(7),
2. A proposed pool structure located on the side of the main building instead of to the rear of the main building as required per Section 3-85(1),
3. A proposed 3-foot side yard setback to the main structure instead of the minimum 6-foot required on the non-driveway side per Section 3-15(2), and
4. The proposed wall plate of the main structure exceeds the height looming standard per Section 3-19(2)(a) of City’s Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Dakotah Procell, Planner, (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



City of Alamo Heights
Residential Permit Application*
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 Broadway, Alamo Heights, Texas 78209
CDS Dept. v: (210) 826-0516 f: (210) 832-2299
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

NOTE: This document is for reference only as part of the Alamo Heights B.O.A. Package and is not part of a Residential Permit Application

General Permit Information [Please print legibly]		Permit # (assigned by Staff):	
Project Address:		Application Date:	
Project Type – Please check all that apply:			
<input type="checkbox"/> New construction _____ sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa			
<input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape			
<input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____			
Materials (if applicable): Roof _____ Exterior Walls _____ Foundation _____ Flatwork _____			
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No		Does this project involve any removal of trees? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Estimated cost of construction (includes material & labor): \$		Total square footage of project:	
Estimated cost of demolition (if applicable): \$			
Applicant:	Phone:	Email:	Address:
Property Owner:	Phone:	Email:	Address:
Check One: <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*			
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) _____			

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	15884	15884	Footprint of all structures	2647*	4002**
Main house: 1st floor*	1728	2766	Driveway/Parking Pad	1867	1753
Main house: 2nd floor	2013	2478	Walkways	503	192
Front porch*	184	0	Swimming Pool/Spa /Water Feature	0	755
Side porch*		0	Other impervious cover: _____		636***
Rear porch*			Total Impervious Cover:	5017	7338
Garage/Carport: 1st floor*	735	791	Stormwater Development Fee:		
Garage: 2nd floor	466		Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area	4744	4744
Lower Level		213	Footprint of any structure(s)	241	424
Covered patio structure*	0		Driveway/Parking Pad		137
Other accessory structures*		890	Walkways	264	192
Total Square Footage:	5126	7138	Other impervious cover: _____		112***
Total Lot Coverage*:	2647	4002	Total Impervious Cover within Front Yard Setback:	505	865
Total FAR:	.32	.44			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by _____ utilizes equipment atypical

I hereby acknowledge that _____ the International Code se _____ Heights. I hereby acknow _____ and ordinances governing _____ authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

NOTE: Total Lot Coverage of proposed structures is calculated by taking the Total Square Footage and subtracting the Main house 2nd floor, and the second floor of the Accessory Structure (445 SF, which is part of the 890 SF "Other accessory structures").

_____ s grading, excavation, and demolition, or which _____ nstruction as would a typical general contractor.

_____ correct. This project as submitted complies with _____ the Code of Ordinances of the City of Alamo _____ proved permit is received. All provisions of laws _____ granting of a permit does not presume to give _____

Signature of Property Owner (if applicable)

Date:

Signature of Permit Applicant

Date:

Permit Applicant is ☐ Architect/Engineer, ☐ Registered Contractor, or ☐ Authorized Agent

*includes exterior terrace & stairs
**includes carports
***area of impervious walls of planters (pervious planter beds not included), & mech pads

Variance Request – Written Description

DATE:	October 18, 2024 [Hearing Date: November 4, 2024]
TO:	City of Alamo Heights Board of Adjustments
FROM:	Dylan Stewart [HOCKER]
PROJECT NAME:	McNab Residence: 215 Argyle Avenue
RE:	Landscape Variance Request Description(s)

Notes:

Project Summary: The McNab Residence is a proposed new home for an expanding young family committed to this site, this street and this community. Claire and Easton McNab both have Alamo Heights roots and want to raise their family here. Their proposed residence and landscape are designed to work with this special site; however, this property has the trifecta of challenges with an irregular lot shape, extreme slope (the site drops 19 ft from west to east over 153’ with a 12.4% slope in the middle of the property), and numerous heritage trees.

Variance Request #1:

A proposed 5 ft height masonry wall in frontyard setback & right-of-way (license agreement application submitted) instead of wall not exceeding 3 ft height per Section 3-81(7) of the City's Zoning Code.

Hardship Explanation:

The house has been centrally sited to preserve heritage live oak and red oak trees located in the northeast and eastern portions of the lot and allow space for a side driveway to descend from the alley at the west side of the property. As a result, the western façade of the McNab’s house is left visually exposed to the 219 Argyle Avenue property located uphill and across the alley. Windows located on the main/entry level and second level floors are left open to views to and from the neighboring 219 Argyle Ave property.

The landscape proposal utilizes a continuous, built-up planter that will allow plant material to be lifted approximately 5’ above the finish floor level of the McNab Residence. Southern Magnolias and Slender Silhouette Sweetgums will be the predominant overstory tree species planted through-out this space to create a tall, informal hedge. A 5’ tall masonry wall extends

south into the frontyard setback and halfway into the right-of-way to allow for a continuation of this planting effect. The extended wall is an important architectural extension from the house. It acts partly as the pool enclosure barrier. A mailbox shall be discreetly integrated into the side of this wall and not set at the curb. The address numbers can be mounted to the face of wall for ease of reference from the street.

Due to the proposed wall extending into the right-of-way halfway between the property line and back of curb, the McNab's are requesting a license agreement from the Board of Adjustments along with the Variance request.

The neighbor at 219 Argyle will have enhanced "borrowed" views of the McNab's garden and not of 215 Argyle house. Claire and Easton will have the necessary planted screening to their uppermost windows and front entry.

Exhibit #1: View of entry wall in right-of-way from Argyle Avenue.



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Exhibit #2: View of mature, vegetative screening from shared alley.



Exhibit #3: Photo of 219 Argyle property as seen from the center of the McNab's property looking west.



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Variance Request #2:

A proposed 5 ft height ornamental fence in frontyard setback instead of fence not exceeding 3 ft height per Section 3-81(7) of the City's Zoning Code.

Hardship Explanation:

The pool is proposed to be located on the east side of the house to preserve numerous heritage oak trees to the northeast of the proposed house (see Variance Request #3 for further information regarding rear parking, etc.). As a result, to conform with code, the pool enclosure fence would need to be located within 7' of the proposed pool deck structure and an additional entry fence to contain young children and dogs would be set 30' south at the property line.

To avoid subdividing the yard with an unnecessary double fence scenario, a single 5' tall, ornamental fence is proposed to be installed inside the property line and will tie-in to the 5' tall masonry wall described under Variance Request #1. The 5' tall height is necessary to (1) satisfy pool code of minimum 4' enclosure height and (2) be above 54" in height to allow for a standard, architectural lockset to be installed at the entry gate. At a 4' height, the gate would require the drop pool safety drop latch that would sit proud above the top of gate and be a tragic first impression of a fine new residence.

The fence design is comprised of a series of 1" x 3" steel tube pickets set at tight spacing to satisfy pool code. The pickets would be allowed to oxidize and patina naturally. This type of fence is visually porous, would be set behind a planted landscape buffer and would be minimally visible from the street. Additionally, given the significant width of the McNab's property (+/-137' along Argyle Ave) and the deep city right of way which puts the property line +/-30' away from the curb, a 5' tall fence will feel appropriate and proportional relative to the narrower lots with 3' tall fences closer to the street. The following photo is of a HOCKER designed project to visually communicate design intent:

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Exhibit #4: Built precedent image of proposed fence in front yard.
[Reference Exhibit #5 for rendered street with planting overlay in right-of-way between curb and proposed fence.]



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Variance Request #3:

A proposed pool structure set on side of house structure instead of behind house structure per Section 3-85(1) of the City's Zoning Code.

Hardship Explanation:

As previously outlined in the preceding Variance requests and initial Variance by the McNab's and Tobin Smith Architect at the February 20, 2024 Variance hearing, (16) established trees (including (7) heritage designated oaks) are located on-site. In an effort to preserve the heritage trees, the house is sited in the void left by the former structure in order to minimize encroachment on critical root zones. The northside of the lot is designated as the rearyard and parking has been located there as it was previously and as is common in the neighborhood. As a result, there is no space to fit a modestly sized pool "behind" the house as the code requires.

The pool is proposed to be located on the eastside of the house to preserve heritage trees and sized appropriately to as not unduly encroach on critical root zones. The pool is sized to fit between critical tree rootzones (and within the allowable 30% of the critical rootzone per the landscape ordinance requirements). A raised planter is built at the east end of the pool to allow for effective plant screening material to provide privacy for the McNab's and their neighbors at 201 Argyle Avenue. A floating wood deck on slender, pier supported columns surrounds the pool and mitigates impact on existing tree's critical root zones. A robust planting palette is scheduled to infill the frontyard space leading up to Argyle Avenue. The intent is for the pool to be screened by layered vegetation and not visible from the street or the neighboring property to the east.

Exhibit #5: View of entire project frontage from Argyle Avenue.



Exhibit #6a: View of pool indicating vegetative screening on north, south, and east sides.



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Exhibit #6b: View of pool indicating vegetative screening on north, south, and east sides.



Variance Request #4:

A proposed attached accessory structure (planter wall, wall, and deck) set within 6 ft sideyard setback (up to 3 ft sideyard accessory structure setback) with maximum measured height 11'-6" above actual finish grade (three locations where condition occurs) instead of attached accessory structure set outside 6 ft sideyard setback with maximum height of 6 ft as measured from actual grade per Section 3-15 and 3-19(5) of the City's Zoning Code.

Hardship Explanation:

The pool (see Variance Request #3) and surrounding deck/planter wall structures are interpreted as Attached Accessory Structures by City Development Review staff. To create safe and usable space around the pool, including general circulation, three edges extend into the 6 ft side yard setback and up to the 3 ft accessory structure setback. The layout of the structures allow for the architecture to effectively extend out into the landscape and to mitigate impact on the heritage trees (limited to allowable impact within the critical root zone(s)).

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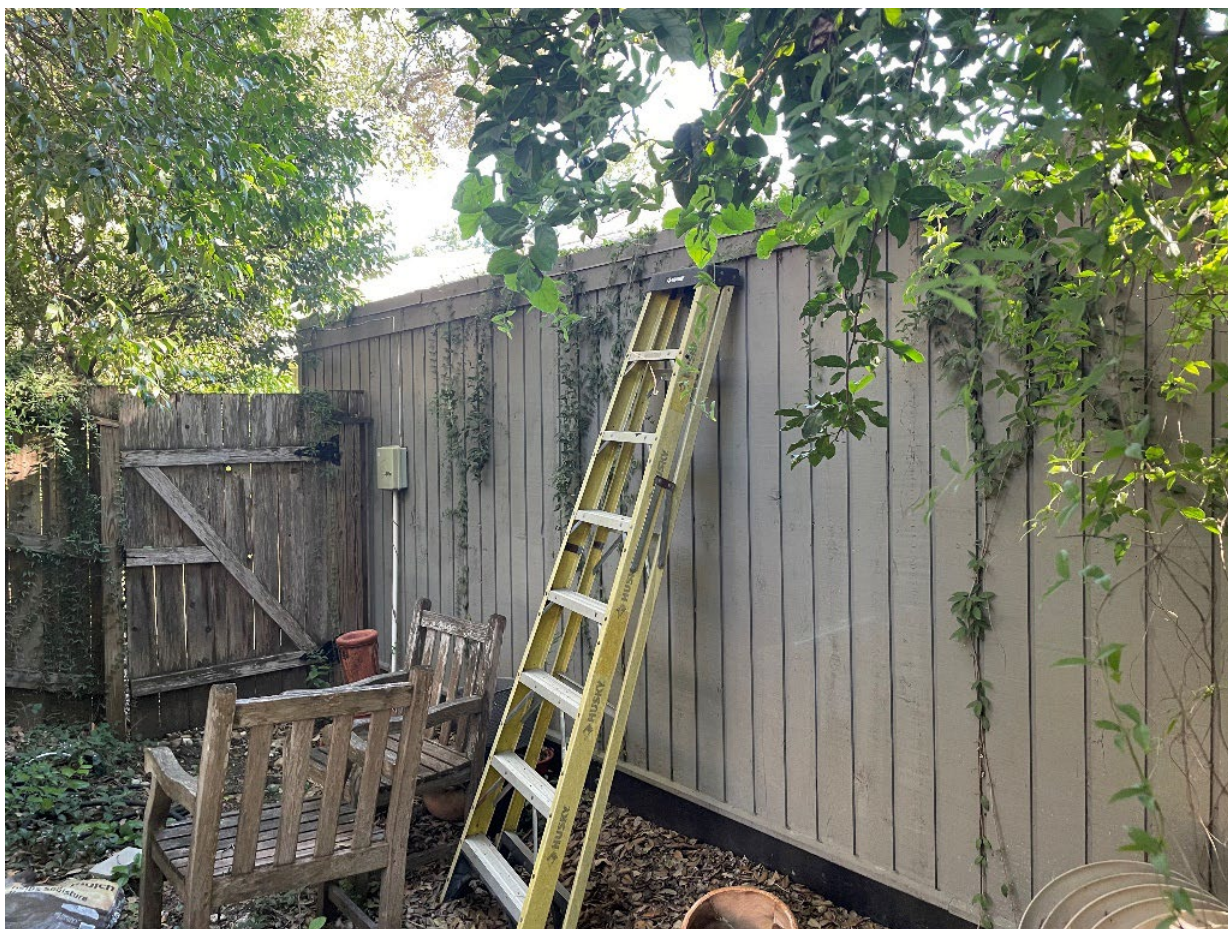
Three areas around the pool are proposed to built up to the 3 ft accessory structure setback and above the maximum 6 ft height allowance. They are as follows:

- (1) The northeast corner of the planter wall (east end of pool) is proposed at an 11 ft height above actual grade and extends up to the 3' accessory structure setback. The height factors in the wall height acting as the guardrail for the pool along this edge. The raised planter allows for robust and layered plant palette to totally screen the 201 Argyle Avenue property so that the wall is visually hidden from their views to the west. The pool equipment is planned to be located in an alcove below the planter behind a vented doorway as an added benefit to the 201 Argyle Ave neighbor. Additional screening of the planting wall will be achieved by planting a layered Southern Magnolia hedge between east face of the wall and property line.
- (2) The site wall directly north of the northwest corner of the pool is proposed at an 8 ft height above actual grade and extends up to the 3' accessory structure setback. The height factors in the wall height acting as a guardrail along this edge. Slender Silhouette Sweetgums are proposed to be planted between this wall at the property line. Please note that the detached garage for the 615 Patterson Avenue property is located at this property corner (and approximately 1 ft off that property's property line).
- (3) The upper pool deck (northeast corner) is proposed at an 11'-6" height above actual grade (as measured to top of guardrail) and extends up to the 3' accessory structure setback. The closest structure to the raised deck is the detached garage of the 615 Patterson Avenue property. This structure has solid walls (no windows) and serves as a buffer for the neighbor's backyard gathering area. As previously stated, this detached garage is non-conforming and encroaches within the 3' accessory structure setback on that property.

Exhibit #7: View of upper deck from heritage live oak motte located directly to the north.



Exhibit #8: Various views of 615 Patterson Avenue detached garage structure set within sideyard setback.



H O C K E R



H O C K E R



TOBIN SMITH ARCHITECT

McNab Residence: 215 Argyle Avenue

Variance Request – Written Description

Submission Date: 18 October 2024

Hearing Date: 04 November 2024

Variance Request #5:

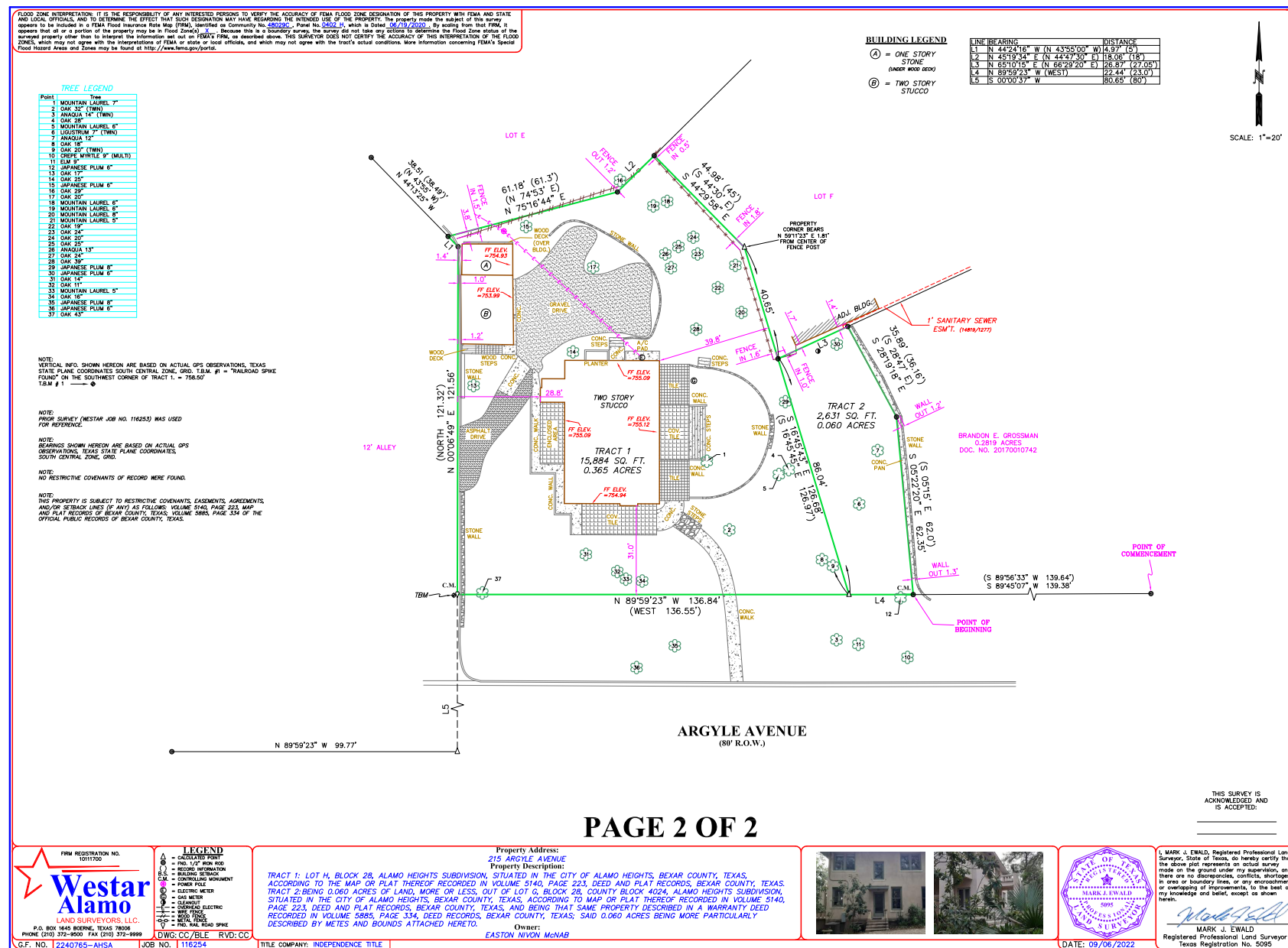
A change to the footprint of a non-conforming accessory structure by expanding the one-story northern carport portion up to the rear setback line in order to fit a reasonably-sized vehicle.

Hardship Explanation:

There are sixteen mature oak trees on this property, seven of which are heritage trees, making this one of the most blessed, but also limited, sites in Alamo Heights. The area east of the proposed structure covered by heritage oak tree canopy is approximately forty-five percent of the buildable area of the site. Extreme slope - the site drops nineteen feet from west to east over 153' at the middle of the property [a 12.4 percent slope] - and an irregular shape add further complexity to the project. The cumulative effect of these challenges is a highly restricted buildable area.

The existing accessory structure is non-conforming as it is built within the three-foot side setback along the alley. A variance is requested to change the footprint of this non-conforming structure by expanding the one-story northern carport portion up to the rear setback line in order to fit a reasonably-sized vehicle. A third covered parking spot is critical for this family of four plus a nanny and this would benefit the neighborhood by concealing a third vehicle behind the residence and out of sight from Argyle Avenue.

The height of the proposed one-story carport would not change, nor would the experience of it from the alley. It would conform to the 3' rear accessory structure setback and comply with the height looming code per the exception for the first eleven feet of wall plate. CPS has determined that they cannot use the power pole currently located between the north side of the existing structure and the property line and will remove it. This recent revelation allows us the opportunity to make this carport more functional.





TOBIN SMITH
ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN
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NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

McNAB
RESIDENCE

215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECT
TOBIN SMITH ARCHITECT
2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
210.817.4744 T

STRUCTURAL ENGINEER

MECHANICAL CONSULTANT

LIGHTING CONSULTANT

GEOTECHNICAL ENGINEER

SURVEYOR

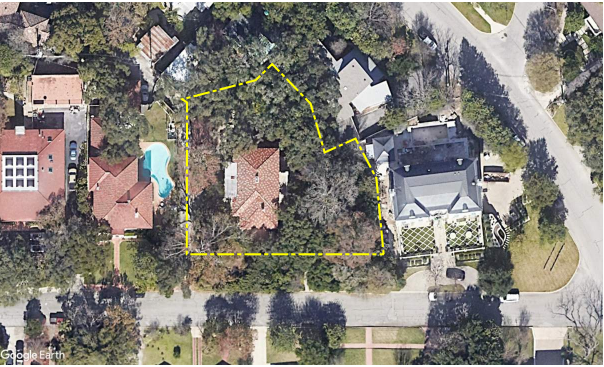
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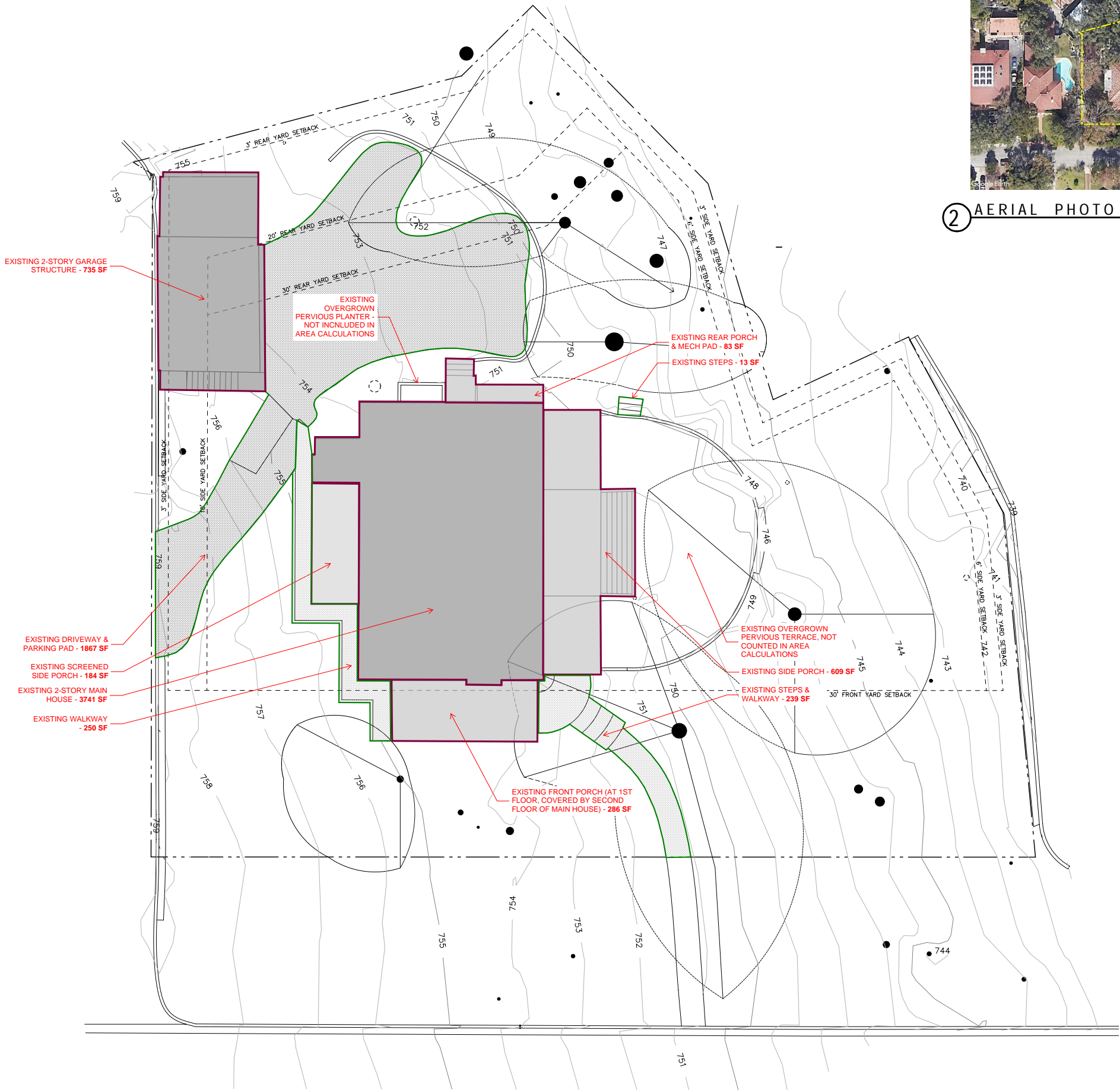
ALAMO HEIGHTS
B.O.A. PACKAGE

SURVEY-
EXISTING

EX100i



2 AERIAL PHOTO - EXISTING



1 SURVEY - EXISTING - LOT COVERAGE
SCALE: 1/8" = 1'-0"



SYMBOL LEGEND	
	TREE TO BE REMOVED

0 12 4 8 16

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ARCHITECT

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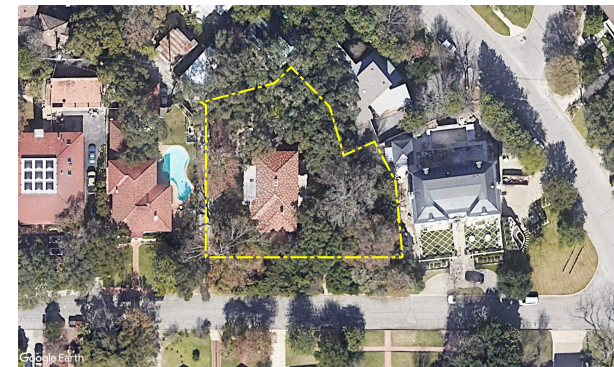
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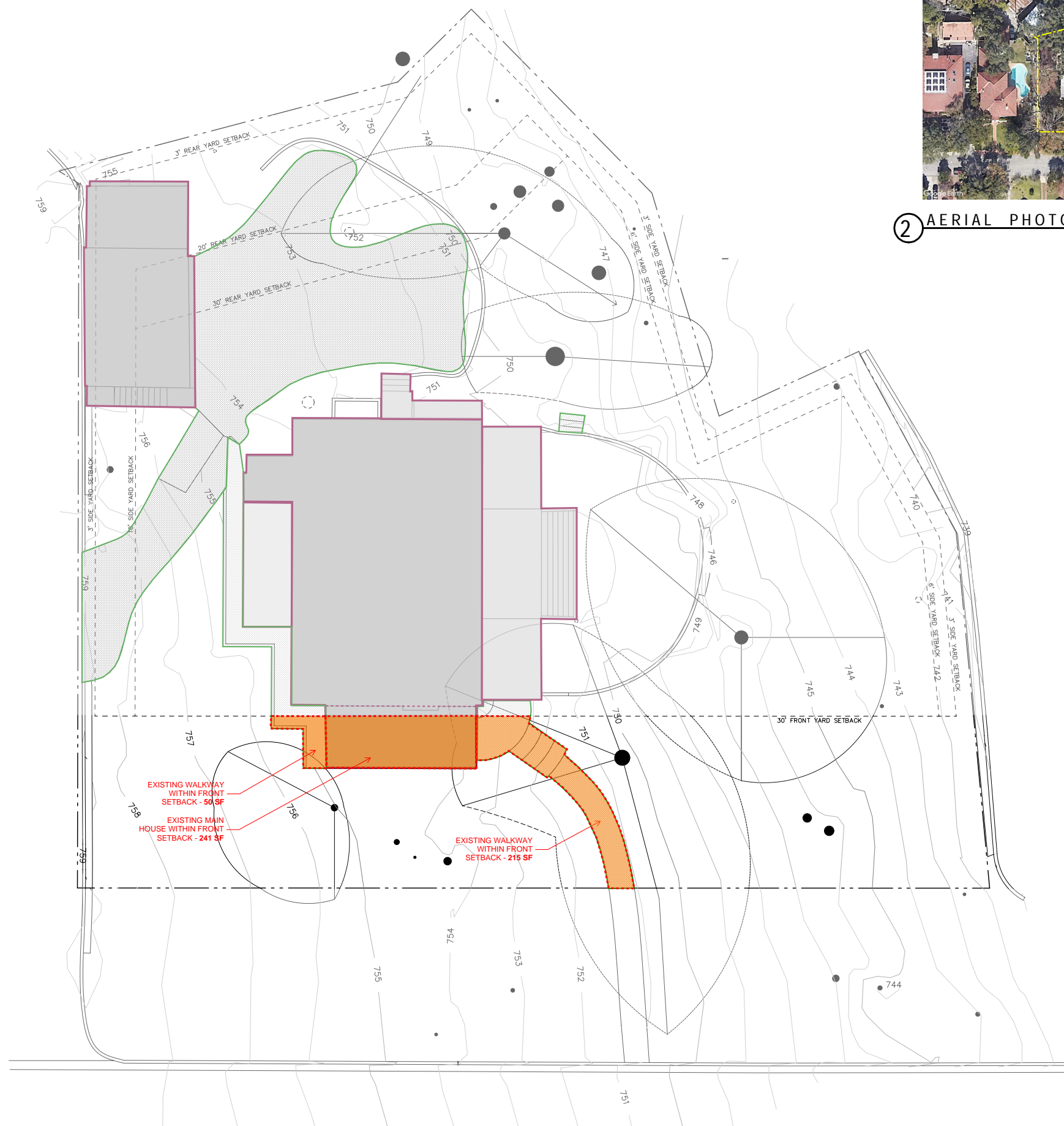
ALAMO HEIGHTS
B.O.A. PACKAGE

SURVEY-
EXISTING

EX100ii



2 AERIAL PHOTO - EXISTING



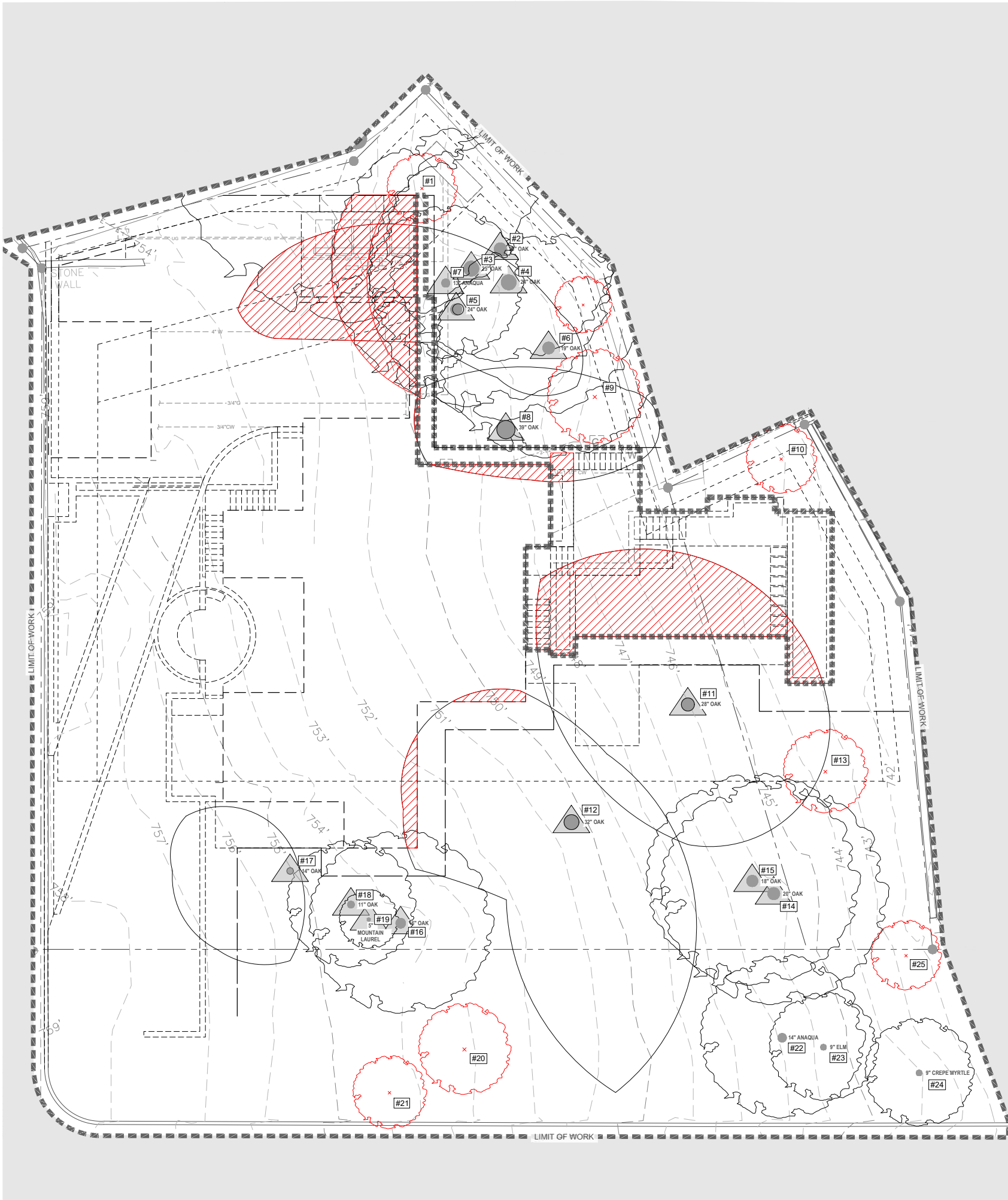
1 SURVEY - EXISTING - FRONT SETBACK LOT COVERAGE
SCALE: 1/8" = 1'-0"



SYMBOL LEGEND	
	TREE TO BE REMOVED

0 12 4 8 16

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A TREE PROTECTION & DEMOLITION PLAN | 1/8" = 1' - 0"

TREE PROTECTION & DEMOLITION LEGEND:

- EXISTING TREE TO REMAIN, PROTECT IN PLACE. RE: B/L1.00
- EXISTING TREE TO BE REMOVED
- TREE PLANKING. RE: B/L1.00 FOR FURTHER INFORMATION.
- TREE PROTECTION CHAINLINK FENCING. RE: B/L1.00
- PROPOSED BUILDING / DRIVEWAY
- PROPOSED IMPERVIOUS COVER WITHIN HERITAGE TREE CRITICAL ROOT ZONE
- PROPOSED TRENCHING/EXCAVATION AREA IN IMPACT AREA OF HERITAGE TREE CRITICAL ROOT ZONE.
- PROPOSED HARDSCAPE. RE: L3.0X

DEMOLITION NOTES:

- CONTRACTOR TO FIELD VERIFY & MARK ALL EXISTING CONDITIONS PRIOR TO BID AND/OR WORK COMMENCEMENT.
- CONTRACTOR TO COORDINATE, RELOCATE AND/OR REMOVE ALL ITEMS NOT NOTED/INVENTORIED TO ACHIEVE DESIGN INTENT OF DRAWINGS UNLESS DIRECTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL ITEMS TO BE REMOVED, SALVAGED AND/OR PROVIDED TO LOCAL JURISDICTION.
- CONTRACTOR TO REMOVE ALL MATERIAL TO BE DEMOLISHED OFF-SITE.
- CONTRACTOR TO REMOVE ALL EXISTING CONCRETE, ASPHALTIC, TIMBER, METAL AND SO ON FLAT & FORMWORK WITH SAW-CUTS FOR CLEAN DEMOLITION BREAKS.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES TO REMAIN PER CIVIL OR MEP NOTES.
- CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT ON CONCRETE REMOVAL LAYOUT.
- PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR AN ON-SITE INSPECTION. ALL PROPOSED SLAB REMOVALS SHALL BE CLEARLY INDICATED WITH PINK SPRAY PAINT TO INDICATE TEMPORARY SURVEY LINES.
- ALL SAW-CUTS SHALL BE STRAIGHT & TRUE AND AT DEPTH 1.5X THE PAVEMENT SLAB THICKNESS.
- SAW CONCRETE IN 10' GRID THROUGH-OUT LARGER DEMOLITION AREAS. ISOLATED SLABS SHALL BE REMOVED BY LIFT-OUT METHOD OR CAREFULLY JACKHAMMERED TO BREAK UP INTO MANAGEABLE SIZES.
- ADEQUATE EQUIPMENT AND PROCEDURES SHALL BE EMPLOYED TO AVOID DAMAGE TO ADJACENT SLABS AND DISTURBING THE EXISTING SUBBASE.
- AFTER ENTIRE EXTENT OF INDICATED CONCRETE PAVEMENT HAS BEEN REMOVED, ALL REMAINING COMPACTED ROADBASE SHALL BE REMOVED FROM SITE TO AN APPROPRIATE WASTE DEPOSIT FACILITY. VERIFY IN FIELD EXACT DEPTH OF OF ROADBASE SUBBASE PROFILE. IF PROFILE DEPTH EXCEEDS 6", COORDINATE WITH LANDSCAPE ARCHITECT FOR FURTHER DIRECTIVE.
- REFER TO SOILS PLAN AND/OR PLANTING DETAILS FOR REQUIRED FILL DEPTHS AT PROPOSED PLANTING AREA.

ARTICLE X HERITAGE TREE NOTES:

- ALL SURVEYED HERITAGE TREES TO REMAIN PRESERVED ON-SITE. REFERENCE L1.01 FOR TREE ACCOUNTING CHART.
- PER CITY OF ALAMO HEIGHTS ARTICLE X ORDINANCE HERITAGE TREES SHALL HAVE NO MORE THAN 50% OF CRITICAL ROOT ZONE COVERED WITH IMPERVIOUS COVER.
 - TREE #3, 25' LIVE OAK. 432 SF (IMPERVIOUS COVER) / 1963 SF (TOTAL CANOPY) = 22% < [50% MAX COVER]
 - TREE #4, 24' LIVE OAK. 229 SF (IMPERVIOUS COVER) / 1810 SF (TOTAL CANOPY) = 13% < [50% MAX COVER]
 - TREE #5, 24' LIVE OAK. 550 SF (IMPERVIOUS COVER) / 1125 SF (TOTAL CANOPY) = 49% < [50% MAX COVER]
 - TREE #8, 39' LIVE OAK. 66 SF (IMPERVIOUS COVER) / 730 SF (TOTAL CANOPY) = 9% < [50% MAX COVER]
 - TREE #11, 28' RED OAK. 632 SF (IMPERVIOUS COVER) / 2112 SF (TOTAL CANOPY) = 30% < [50% MAX COVER]
 - TREE #12, 32' LIVE OAK. 67 SF (IMPERVIOUS COVER) / 2265 SF (TOTAL CANOPY) = 3% < [50% MAX COVER]
- PER CITY OF ALAMO HEIGHTS ARTICLE X ORDINANCE HERITAGE TREES SHALL HAVE NO MORE THAN 30% OF CRITICAL ROOT ZONE TRENCHED, EXCAVATED, DAMAGED OR REMOVED.
 - REFERENCE TRENCHING/EXCAVATION ZONE ON PLAN THAT IMPACTS TREE(S) #3, 4, 5, & 8. CONTRACTOR TO LIMIT TRENCHING & EXCAVATION IN CRITICAL ROOT ZONE AS INDICATED. TRENCHING/EXCAVATION SHALL NOT OCCUR WITHIN 3 FEET OF TRUNK. CERTIFIED ARBORIST TO ROOT PRUNE PRIOR TO START OF UTILITIES & FOUNDATION WORK.
 - REFERENCE TRENCHING/EXCAVATION ZONE ON PLAN THAT IMPACTS TREE #11. POOL EXCAVATION SHALL NOT EXCEED 30% MAX ALLOWANCE AND WITHIN 3 FEET OF TRUNK. WITHIN EFFECTED TREES CRITICAL ROOT ZONE. CERTIFIED ARBORIST TO ROOT PRUNE PRIOR TO START OF POOL EXCAVATION.
- CANOPY OUTLINES FOR HERITAGE TREE(S) #5, 8, 11, AND 12 ARE DERIVED FROM 3D SCAN SURVEY. ALL OTHER CANOPY OUTLINES ARE SIZED PER TOPOGRAPHIC SURVEY CALIPER RECORDING [X CALIPER INCHES = X FEET CANOPY DIAMETER].

TREE PROTECTION NOTES:

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A LICENSED ARBORIST SHALL BE SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOT(S), ETC.
- GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE. RE: DEMOLITION & TREE PRESERVATION PLAN FOR EXTENT OF PROTECTION AT EACH TREE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE IF TREE PROTECTION INTERFERES WITH CONSTRUCTION PROCESS AND/OR STAGING.
- MATERIAL STORAGE - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.
- EQUIPMENT CLEANING / LIQUID DISPOSAL - NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED NEAR OR WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, FUEL, ETC.
- TREE ATTACHMENTS - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC - NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES. WHERE CONSTRUCTION ACTIVITIES MUST TAKE PLACE WITHIN THE DRIPLINE OF THE TREE, PLACE A FOUR INCH (6") LAYER OF SHREDDED HARDWOOD MULCH TO CUSHION PEDESTRIAN AND CONSTRUCTION TRAFFIC.
- BORING OF UTILITIES - MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.
- TRENCHING - UTILITY & IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG OR AIR SPADE ALL TRENCHES WITHIN CANOPY OF TREE. ALL TRENCHING TO BE DONE AT RADIAL INCREMENTS TO TREE TRUNK TO AVOID CROSS-CUTTING STRUCTURAL FEEDER ROOTS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT & CERTIFIED TREE ARBORIST 48 HOURS IN ADVANCE OF ALL TRENCHING WITHIN A PROTECTED TREES DRIPZONE.
- PROTECTIVE FENCING - ALL TREES AS NOTED ON DRAWINGS TO REMAIN, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE AS SHOWN ON PLAN. THE PROTECTIVE FENCING SHALL BE 72" TALL CHAINLINK UNLESS ALTERNATE METHOD IS APPROVED BY LANDSCAPE ARCHITECT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE DEMOLITION PLAN(S). REFER TO TREE PROTECTION DETAIL(S).
- BARK PROTECTION - IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY FIRST WRAPPING THE ENTIRE CIRCUMFERENCE OF THE TRUNK WITH BURLAP, THEN, ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING - IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

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Tree Protection &
Demolition Plan
L1.00



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Tree Protection & Demolition Details L1.01

EXISTING TREE CHART:

#	SPECIES	DBH (")	RETAIN OR REMOVE	STATUS	COMMENTS
1	MOUNTAIN LAUREL	6.00	REMOVE	SIGNIFICANT	
2	OAK	20.00	RETAIN	SIGNIFICANT	
3	OAK	25.00	RETAIN	HERITAGE	
4	OAK	24.00	RETAIN	HERITAGE	
5	OAK	24.00	RETAIN	HERITAGE	
6	OAK	19.00	RETAIN	SIGNIFICANT	
7	ANAQUA	13.00	RETAIN	SIGNIFICANT	
8	OAK	39.00	RETAIN	HERITAGE	
9	MOUNTAIN LAUREL	8.00	REMOVE	SIGNIFICANT	
10	JAPANESE PLUM	6.00	REMOVE	NON-NATIVE	
11	OAK	28.00	RETAIN	HERITAGE	
12	OAK	32.00	RETAIN	HERITAGE	
13	LIGUSTRUM	7.00	REMOVE	NON-NATIVE	
14	OAK	20.00	RETAIN	SIGNIFICANT	
15	OAK	18.00	RETAIN	SIGNIFICANT	
16	OAK	16.00	RETAIN	SIGNIFICANT	
17	OAK	14.00	RETAIN	SIGNIFICANT	
18	OAK	11.00	RETAIN	SIGNIFICANT	
19	MOUNTAIN LAUREL	5.00	RETAIN		
20	JAPANESE PLUM	8.00	REMOVE	NON-NATIVE	
21	JAPANESE PLUM	6.00	REMOVE	NON-NATIVE	
22	ANAQUA	14.00	RETAIN	SIGNIFICANT	
23	ELM	9.00	RETAIN	SIGNIFICANT	
24	CREPE MYRTLE	9.00	RETAIN	SIGNIFICANT	

TREE PRESERVATION

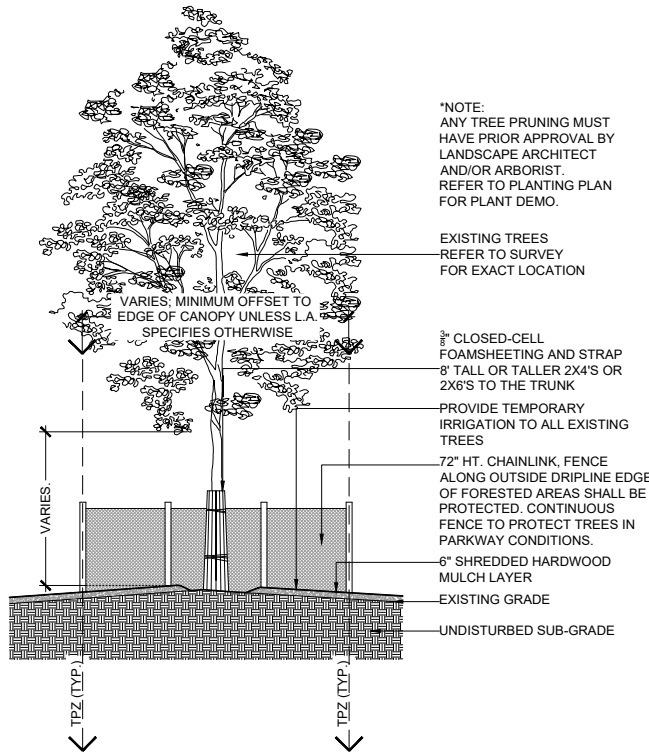
PRESERVACION DE LOS ARBOLES

THE FOLLOWING ARE PROHIBITED UNDER TREES
LO SIGUIENTE ESTA PROHIBIDO DEBAJO DE LOS ARBOLES

- No vehicle parking
 - No equipment cleaning
 - No liquid disposal
 - No material or trash deposition
 - No grade changes / trenching
 - No heavy equipment
- No estacionar vehiculos
 - No limpieza de equipos
 - No tirar liquidos
 - No tirar basura
 - No excavar zanjas
 - No estacionar equipos pesados

DO NOT ENTER FENCED TREE PROTECTION ZONE WITHOUT AUTHORIZATION
Esta prohibida la entrada en zona protegida de los árboles sin autorización

B DETAIL: TREE PROTECTION SIGNAGE | NTS



A DETAIL: TREE PROTECTION | 1/2" = 1'-0"



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Rendered Views

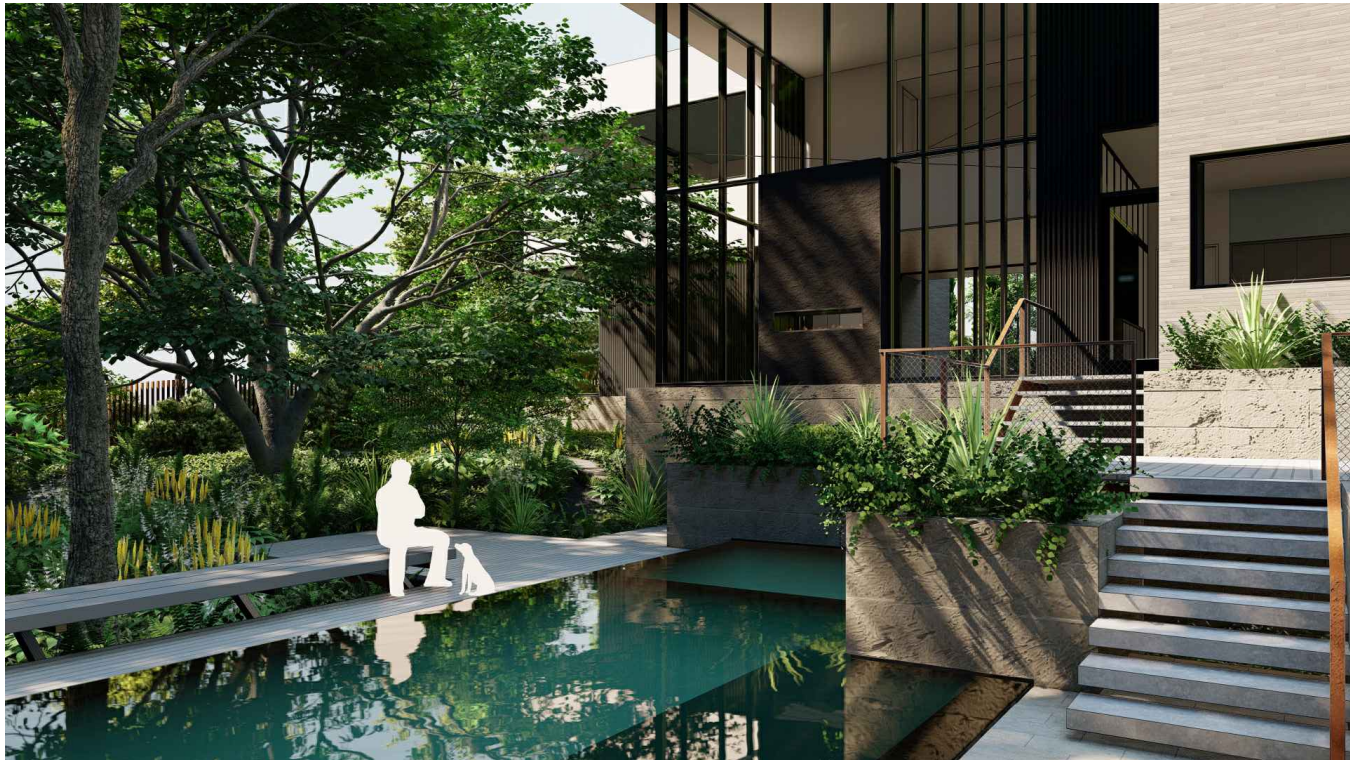
L3.11



D GRAPHIC PERSPECTIVE | NTS



C GRAPHIC PERSPECTIVE | NTS



B GRAPHIC PERSPECTIVE | NTS



A GRAPHIC PERSPECTIVE | NTS



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L3.12



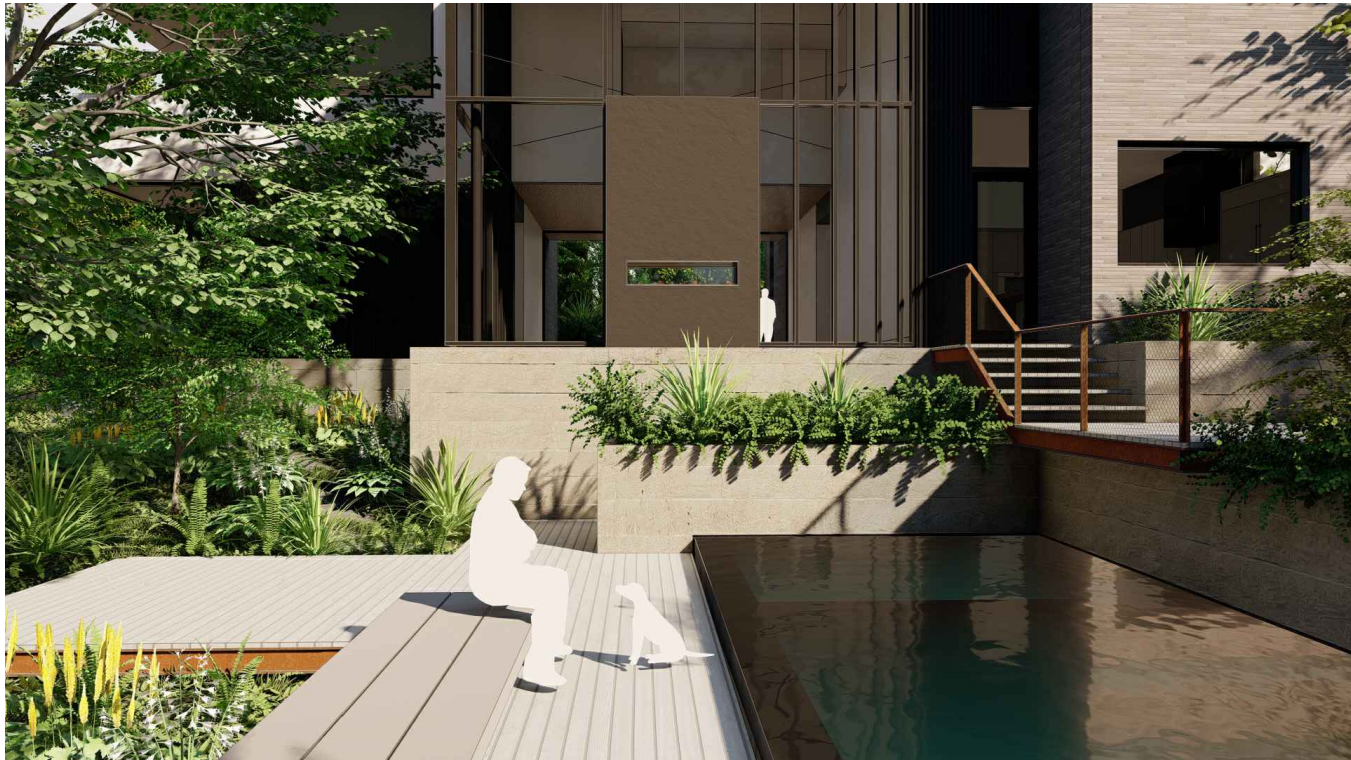
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B GRAPHIC PERSPECTIVE | NTS



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Rendered Views

L3.13



D GRAPHIC PERSPECTIVE | NTS



C GRAPHIC PERSPECTIVE | NTS



B GRAPHIC PERSPECTIVE | NTS



A GRAPHIC PERSPECTIVE | NTS

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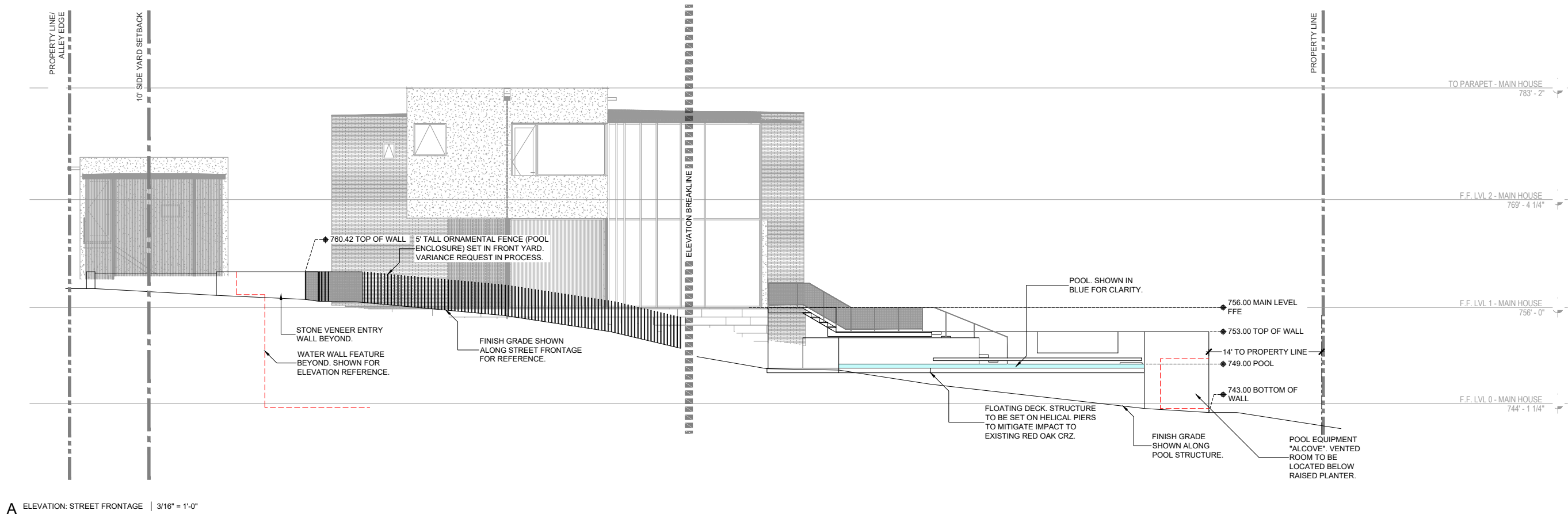
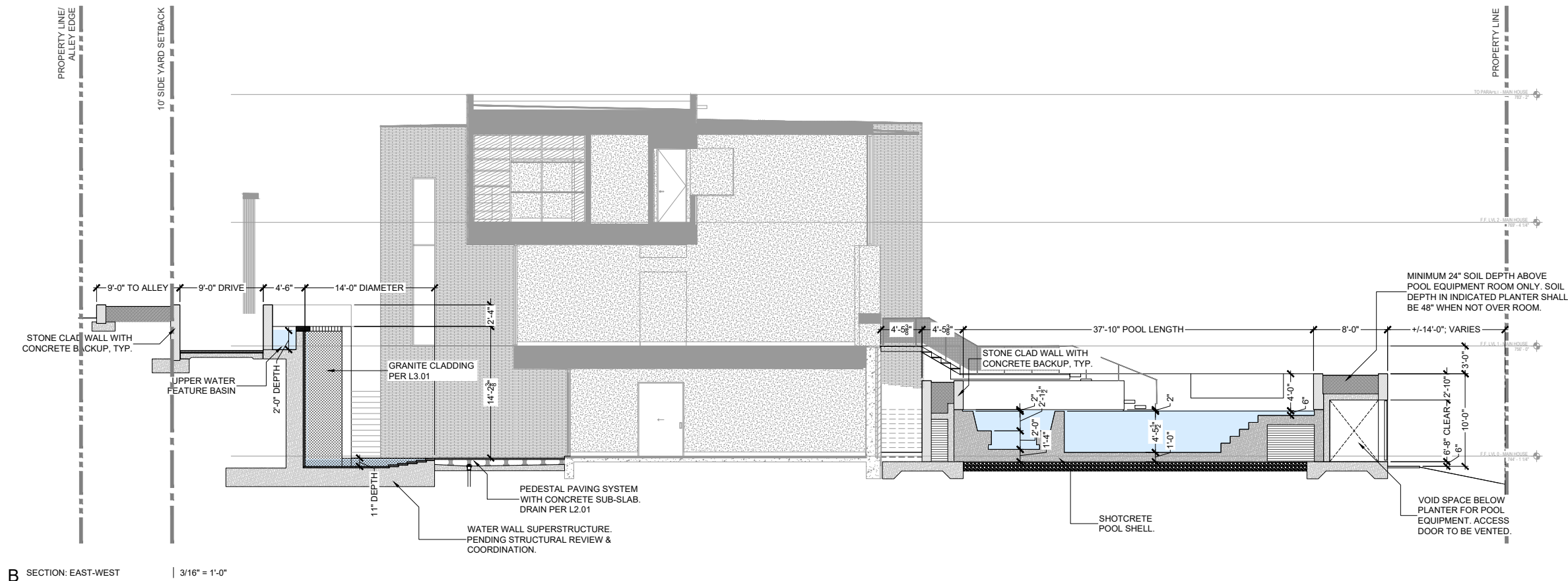
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Site Elevation & Section L3.16



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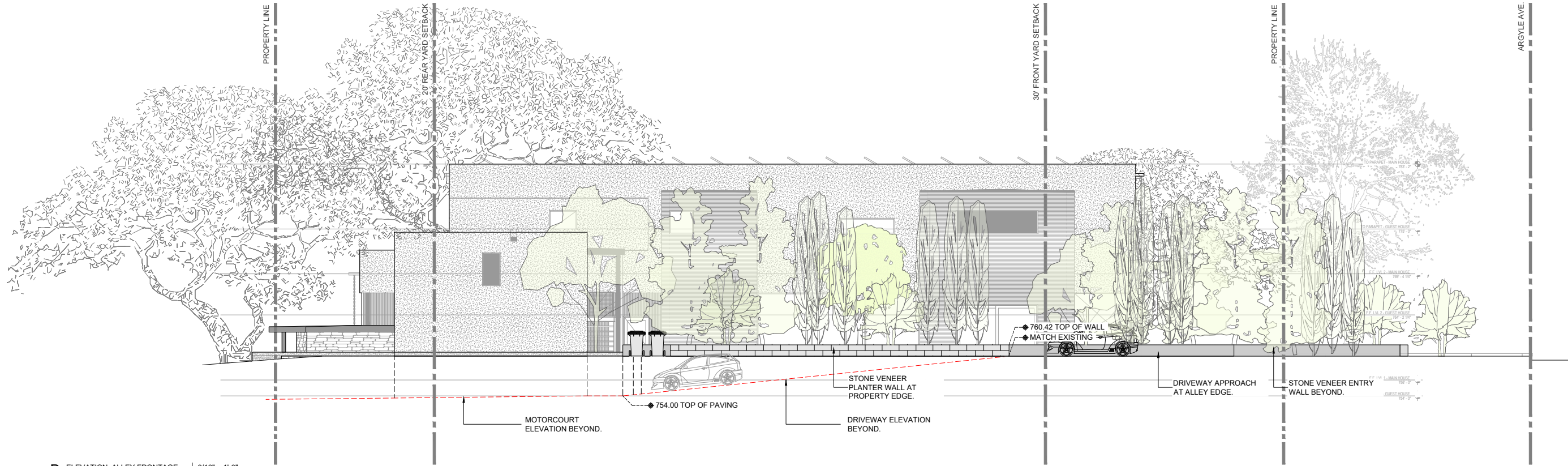
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Site Elevation & Section L3.17





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Site Elevation &
Section
L3.18



PLANTING NOTES

1. CONTRACTOR SHALL CONTACT UTILITY LOCATOR SERVICES AND LOCATE UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL STAKE ALL TREE AND LARGE SHRUB LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT ARISE DURING CONSTRUCTION. CONTRACTOR SHALL ASSUME LIABILITY FOR DEMOLITION AND REINSTALLATION OF WORK IF FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO LANDSCAPE ARCHITECT RESULT IN REJECTION OF WORK INCOMPLIANT WITH DESIGN INTENT.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
5. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT 48 HOUR NOTICE ON ARRIVAL OF ALL PLANT MATERIAL TO SITE FOR QUALITY ASSURANCE INSPECTION.
6. FINAL LOCATION OF PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT, ALL PLANT MATERIAL SHALL BE LAID OUT ON-SITE IN PROPOSED LOCATION FOR PLANTING.
7. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHODS, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
8. PLANTING AREAS SHALL HAVE 6" OF AVAILABLE TOP SOIL FREE OF DEBRIS, STONES, WEEDS OR GRASSES. TOP DRESS WITH 3" SHREDDED HARDWOOD MULCH PER LANDSCAPE SPECIFICATIONS. MINERAL MULCH IS SHOWN IN HARDSCAPE PLANS.
9. ALL LANDSCAPE AREAS SHALL RECEIVE IRRIGATION. REFER TO IRRIGATION PLANS, FOR FURTHER DIRECTIVE. CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH IRRIGATION SHOP DRAWINGS FOR APPROVAL IF SIGNED & SEALED DRAWINGS ARE NOT PROVIDED BY UNLICENSED IRRIGATION DESIGNER.
10. ALL PLANT MATERIALS TO BE MAINTAINED IN NEAT MANNER. ANY PLANT MATERIAL LOSS SHALL BE REPLACED WITHIN 90 DAYS.
11. ROUGH AND FINE GRADING ISSUES SHALL BE THOROUGHLY COORDINATED BETWEEN LANDSCAPE AND GENERAL CONTRACTORS PRIOR TO COMMENCEMENT OF PLANTING. LANDSCAPE ARCHITECT SHALL RECEIVE AT LEAST 48 HOURS NOTICE TO VISIT SITE FOR REVIEW OF GRADING PRIOR TO PLANT DELIVERY ON-SITE.
12. REFER TO PLANTING DETAILS ON SHEET L5.20 & L5.21 FOR PLANTING TECHNIQUES.
13. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "AMERICAN NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."
14. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING AND VERIFYING PROVIDED QUANTITIES OF ALL ELEMENTS SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
15. PLANTING AREAS WITH RIP RAP AGGREGATE OR MINERAL MULCH (AS SHOWN ON HARDSCAPE PLAN) DO NOT REQUIRE SHREDDED HARDWOOD MULCH.
16. TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL NOT HAVE LATERAL LIMBS BELOW 80" ABOVE ADJACENT PAVEMENT. RAISE LIMBS IN ACCORDANCE W/ ANSI A300 (PART 1) TREE, SHRUB & OTHER WOODY PLANT MAINTENANCE- STANDARD PRACTICES (PRUNING)
17. JUTE MESH EROSION CONTROL FABRIC SECURED WITH 6" STEEL LANDSCAPE STAPLES ON SLOPES EXCEEDING 3:1. MESH SHALL BE PLACED OVER SOIL PRIOR TO PLANTING AND DRIP IRRIGATION INSTALLATION.
18. CONTRACTOR RESPONSIBLE FOR MONITORING HEALTH OF PLANT MATERIAL DURING CONSTRUCTION. PLANTING SHALL NOT OCCUR FROM DURING THE TIME PERIOD OF JUNE 15TH THROUGH SEPTEMBER 1ST. CONTRACTOR TO PLAN ACCORDINGLY AND CONSULT LANDSCAPE ARCHITECT IF PLANTING IS TO OCCUR DURING AFOREMENTIONED SUMMER TIMEFRAME.
19. FOR SITES WITH HIGH POPULATION OF DEER AND SIMILAR WILDLIFE, CONTRACTOR TO ENSURE PROPER PRECAUTIONS ARE MADE TO PROTECT PLANTINGS. WITHIN REASON, THROUGH-OUT CONSTRUCTION, TEMPORARY FENCING AND ORGANIC DEER REPELLENTS MAYBE REQUIRED TO MITIGATE DAMAGE FROM WILDLIFE.

SOIL NOTES

1. SOIL IMPROVEMENT AREA(S) SHALL BE CONTINUOUS FROM TREE TO TREE IN A CONTINUOUS OR SIMILAR CONDITION. CONTIGUOUS SOIL IMPROVEMENT AREAS SHALL EXTEND BETWEEN PLANTING BEDS WHERE POSSIBLE AS WELL.
2. CONTRACTOR SHALL REFER TO PLANTING DETAIL(S) & PLANT LEGEND SOIL PREPARATION NOTES FOR ROTO-TILLING REQUIREMENTS AT ALL PLANTING AREA(S).
3. ALL PLANTING AREA EXCAVATIONS, THAT INCLUDE BUT ARE NOT LIMITED TO, FOR TREES, SHRUBS, PERENNIALS & VINES SHALL HAVE ROUGHENED SIDES AND BOTTOM TO MITIGATE SETTLING.
4. SELECT FILL SHALL BE FREE OF DEBRIS, FROZEN MATERIALS, ANGULAR ROCKS, ROOTS AND ORGANICS. MAXIMUM PARTICLE SIZE SHALL NOT EXCEED 1" Ø. BORROW USED FOR THE SELECT FILL SHALL BE FREE OF CONTAMINATION. EACH PROPOSED BORROW SOURCE SHALL BE STAMPED AND ANALYZED FOR CHEMICAL CONTAMINATION BY LICENSED TEST CENTER PRIOR TO APPROVAL OF USE BY LANDSCAPE ARCHITECT.
5. WHERE POSSIBLE, CONTRACTOR TO LIMIT HEAVY EQUIPMENT USE IN FUTURE PLANTING AREAS. CONTRACTOR RESPONSIBLE FOR AERATING HEAVILY COMPACTED AREAS PRIOR TO SOIL PREPARATION AND PLANTING INSTALLATION.
6. CONTRACTOR SHALL ENSURE NO UNNECESSARY COMPACTION SHALL OCCUR OVER COURSE OF INSTALLATION DUE TO EXCESSIVE ACCELERATION/BRAKING, SHARP-TURNS OR OPERATION SPEEDS IN EXCESS OF 5 MPH BY EARTHWORK CONTRACTOR'S EQUIPMENT.
7. FOR BERMED LANDFORMS, BUILD SOIL PROFILE IN 12" LIFTS, HEAVILY COMPACT EACH LIFT AND REPEAT, UNTIL 4" LEVEL BELOW REQUIRED FINISH SURFACE ELEVATION IS ACHIEVED. ROTO-TILL IN CLAY BUSTER OR EQUAL SOIL MIX IN TOP 12" OF BERM. FINAL 4" SHALL BE IMPORTED TOP SOIL AND COMPOST MIX. INSTALL IN 1" LIFTS, THOROUGHLY WATER DOWN EACH LIFT AND REPEAT UNTIL REQUIRED SURFACE ELEVATION IS ACHIEVED.

PLANT LEGEND & SYMBOL KEY

KEY	PLANT QUANTITY	SYMBOL	COMMON NAME BOTANICAL NAME	PLANT SIZE	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES							
T1	11		SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i> 'Alta'	8" CAL.	21'-24"	8'-11'	BALLED & BURLAPPED (B&B), MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, SINGLE TRUNK WITH STRONG CENTRAL LEADER.
T2	18		SWEET GUM <i>Liquidambar styraciflua</i> 'Slender Silhouette'	4.5" CAL.	18'-20"	2'-3'	B&B, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, SINGLE TRUNK WITH STRONG CENTRAL LEADER. FULL TO GROUND CANOPY (FTG).
T3	2		PERSIAN IRONWOOD <i>Parrotia persica</i>	6" CAL.	16'-18"	12'-14"	BALLED & BURLAPPED (B&B), MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, SINGLE TRUNK WITH STRONG CENTRAL LEADER.
T4	3		ANACUA <i>Ehretia anacua</i>	4.5" CAL.	14'-16"	9'-11'	BALLED & BURLAPPED (B&B) OR FIELD DUG, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, SINGLE TRUNK WITH STRONG CENTRAL LEADER.
T5	4		TEXAS MOUNTAIN LAUREL <i>Sophora secundiflora</i>	3.5" CAL.	10'-12"	6'-8'	BALLED & BURLAPPED (B&B), MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, MULTI-TRUNK SPECIMEN.
T6	3		DESERT WILLOW <i>Chilopsis linearis</i> 'Bubba'	3.5" CAL.	9'-11'	4'-5'	CONTAINER GROWN OR BOXED, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, MULTI-TRUNK SPECIMEN.
T7	9		MEXICAN BUCKEYE <i>Ungnadia speciosa</i>	3" CAL.	7'-9'	5'-7'	BALLED & BURLAPPED (B&B), MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, MULTI-TRUNK SPECIMEN.
T8	9		GREEN JAPANESE MAPLE <i>Acer palmatum</i> (Various specimens)	3" TO 5" CAL.	-	-	BALLED & BURLAPPED (B&B) OR BOXED, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, SINGLE AND/OR MULTI-TRUNK SPECIMEN. SPECIMEN QUALITY MATERIAL. SOURCED FROM OREGON OR WASHINGTON STATE.
T9	8		SPECIMEN WHITE MISTFLOWER <i>Ageratina havanensis</i>	4' HT	4'-5'	3'-4'	CONTAINER GROWN OR FIELD DUG, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED.
T10	9		TAYLOR JUNIPER <i>Juniperus virginiana</i> 'Taylor'	10' HT	10' HT	2'-3'	BALLED & BURLAPPED (B&B), MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, STRONG CENTRAL LEADER.
HEDGES & LARGE SHRUBS							
S1	0	-	-	-	-	-	-
VINES							
V1	0	-	-	-	-	-	-
PLANTING MIXES							
G1	1864 SF		ZONE 1: FRONT YARD SEDGE MIX				(P1) 25%, (P2) 25%, (P3) 25%, (P4) 12%, (P5) 23%. UNDERPLANT (P4) & (P5) WITH (P2) [MULTIPLY (P4) AND (P5) QUANTITIES BY 0.625 FACTOR].
G2	1940 SF		ZONE 2: FRONT YARD TEXAS GARDEN				(P3) 34%, (P4) 8%, (P5) 8%, (P6) 10%, (P7) 10%, (P8) 10%, (P9) 10%, (P10) 10%. UNDERPLANT (P4) AND (P5) WITH (P2) [MULTIPLY (P4) AND (P5) QUANTITIES BY 0.625 FACTOR].
G3	3379 SF		ZONE 3: MARGINAL SHADE ZONE				(P11) 40%, (P12) 20%, (P13) 20%, (P14) 20%. UNDERPLANT (P12), (P13), AND (P14) WITH (P11) [MULTIPLY (P4) AND (P5) QUANTITIES BY 0.625 FACTOR].
G4	1712 SF		ZONE 4: DEEP SHADE ZONE				(P11) 30%, (P15) 30%, (P16) 15%, (P17) 12%, (P18) 13%. UNDERPLANT (P18) WITH (P11) [MULTIPLY (P4) AND (P5) QUANTITIES BY 0.625 FACTOR].
G5	1721 SF		ZONE 5: SHADY PERENNIAL MIX				(P14) 10%, (P15) 30%, (P19) 30%, (P20) 15%, (P21) 15%. UNDERPLANT (P14), (P20), AND (P21) WITH (P19) [MULTIPLY (P4) AND (P5) QUANTITIES BY 0.625 FACTOR].
G6	830 SF		ZONE 6: RAISED PLANTER MIX				(P13) 10%, (P14) 7%, (P17) 7%, (P20) 7%, (P22) 10%, (P23) 31%, (P24) 7%, (P25) 7%, (P26) 7%, (P27) 7%.

KEY	PLANT QUANTITY	SYMBOL	COMMON NAME BOTANICAL NAME	PLANT SIZE	HEIGHT MIN.	SPREAD MIN.	COMMENTS
P1			WEBBERVILLE SEDGE <i>Carex perdentata</i>	4" POT	4'-6"	4'-6"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P2			BERKELEY SEDGE <i>Carex divulsa</i>	4" POT	4'-6"	4'-6"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P3			LAWN SEDGE <i>Carex leavenworthii</i>	4" POT	4'-6"	4'-6"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P4			PALE LEAF YUCCA <i>Yucca pallida</i>	3 OR 5 GAL	MIN. 24"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 40" O.C.E.W.
P5			SPINELESS PRICKLY PEAR <i>Opuntia cacanapa</i> 'Ellisiana'	3 OR 5 GAL	MIN. 24"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 40" O.C.E.W.
P6			BUSH GERMANDER <i>Teucrium fruticans</i>	3 GAL	18"-22"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 32" O.C.E.W.
P7			COLD HARDY ROSEMARY <i>Rosmarinus officinalis</i> 'Alcade Cold Hardy'	3 GAL	20"-24"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 32" O.C.E.W.
P8			FLAME ACANTHUS <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	3 GAL	20"-24"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P9			MEXICAN MINT MARIGOLD <i>Tagetes lucida</i>	1 GAL	14"-16"	10"-12"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P10			RUSSIAN SAGE <i>Perovskia atriplicifolia</i> 'Lissliff'	1 GAL	12"-15"	9"-12"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P11			SANDY LEAF FIG <i>Ficus tikoua</i>	4" POT	4'-6"	4'-6"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P12			TWISTLEAF YUCCA <i>Yucca rupicola</i>	3 GAL	16"-18"	16"-18"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P13			FOXTAIL OR NOVA AGAVE <i>Agave attenuata</i> or <i>Agave mitis</i> 'Nova'	5 GAL	MIN. 24"	MIN. 24"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 32" O.C.E.W.
P14			MANFREDA <i>Manfreda</i> x 'Macho Mocha'	3 OR 5 GAL	18"-22"	MIN. 24"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 32" O.C.E.W.
P15			DWARF PITTSOPORUM <i>Pittosporum tobira</i> 'Wheeler's Dwarf'	5 GAL	18"-22"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 32" O.C.E.W.
P16			CAST IRON PLANT <i>Aspidistra elatior</i>	3 GAL	18"-22"	12"-14"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P17			COONTIE <i>Zamia integrifolia</i>	3 GAL	18"-22"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P18			LADDER BREAK FERN <i>Pteris vittata</i>	1 GAL	12"-15"	12"-15"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P19			HORSEHERB <i>Calypocarpus vialis</i>	4" POT	4'-6"	4'-6"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P20			ACANTHUS <i>Acanthus mollis</i> 'Bear's Breech'	3 GAL	18"-22"	18"-22"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P21			FOXGLOVE <i>Digitalis lutea</i>	1 GAL	14"-16"	9"-12"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P22			CHOCOLATE CHIP MANFREDA <i>Manfreda undulata</i> 'Chocolate Chip'	1 GAL	12"-15"	12"-15"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 16" O.C.E.W.
P23			PURPLE HEART <i>Setcreasea pallida</i> 'Pale Puma'	1 GAL	9"-12"	9"-12"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 8" O.C.E.W.
P24			CORAL HONEYSUCKLE <i>Lonicera sempervirens</i>	3 GAL	24"	12"-15"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P25			EVERGREEN CLEMATIS <i>Clematis armandii</i>	3 GAL	24"	12"-15"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P26			CASCADE ROSE <i>Rosa</i> x 'Red Cascade'	3 GAL	18"-24"	18"-24"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.
P27			CASCADE HYDRANGEA <i>Hydrangea</i> x 'Fairytale Bride'	3 GAL	18"-24"	18"-24"	NURSERY GROWN, MATCHED FULL AND WELL ROOTED, PLANT AT 24" O.C.E.W.



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01 75% DD [Pricing] 09.18.2024

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1 EXISTING ACCESSORY STRUCTURE - LOT SIDE
SCALE : 1" = 1'-0"



2 EXISTING ACCESSORY STRUCTURE - ALLEY SIDE
SCALE : 1" = 1'-0"



3 EXISTING ACCESSORY STRUCTURE - CARPORT
SCALE : 1" = 1'-0"



4 EXISTING ACCESSORY STRUCTURE - CARPORT
SCALE : 1" = 1'-0"



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STRUCTURE

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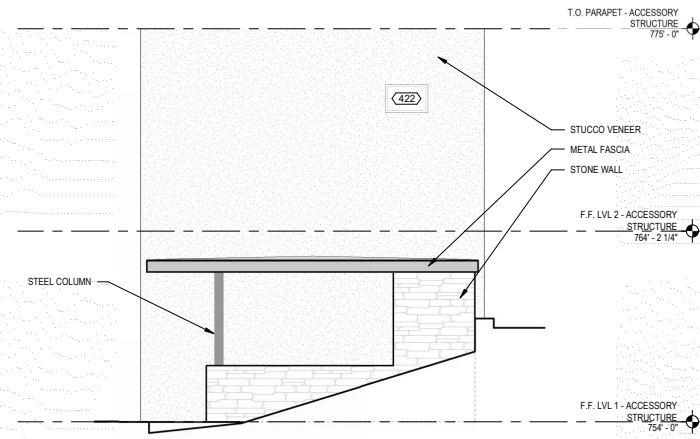
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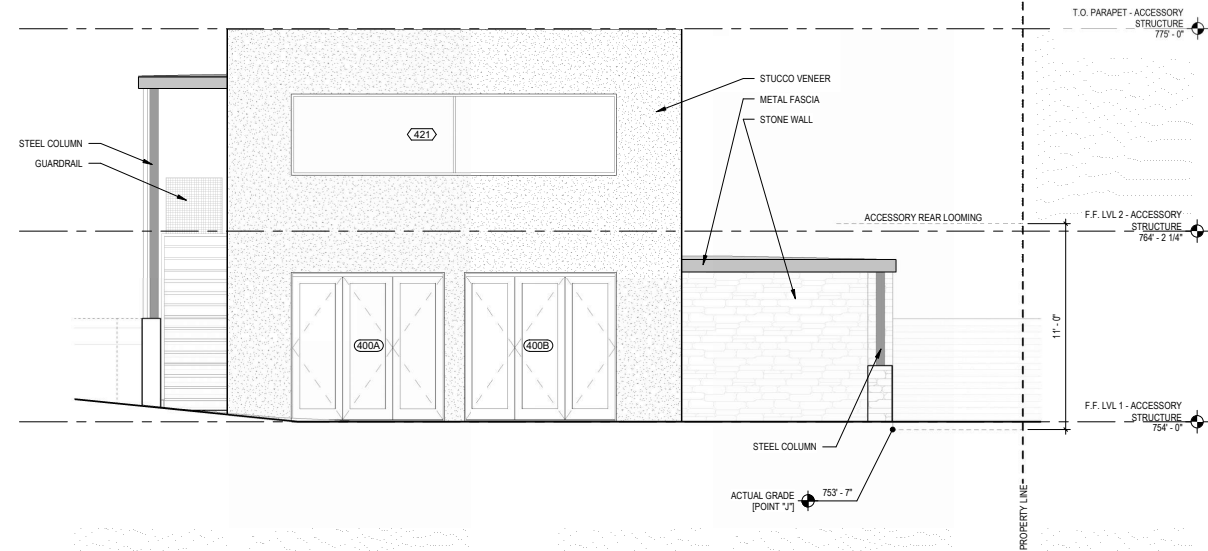
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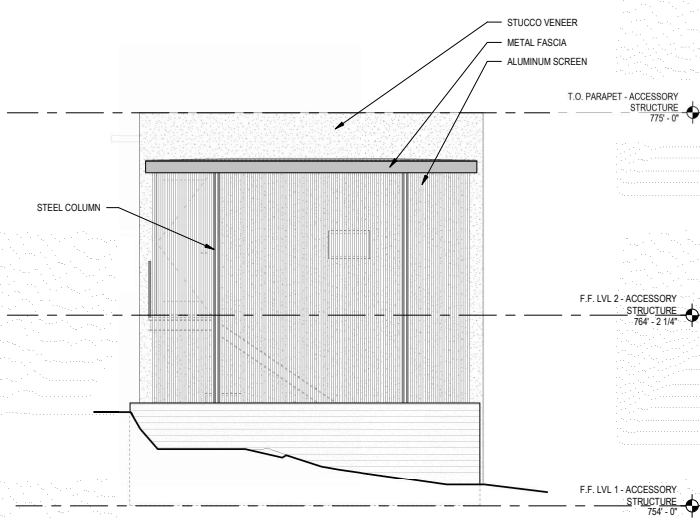
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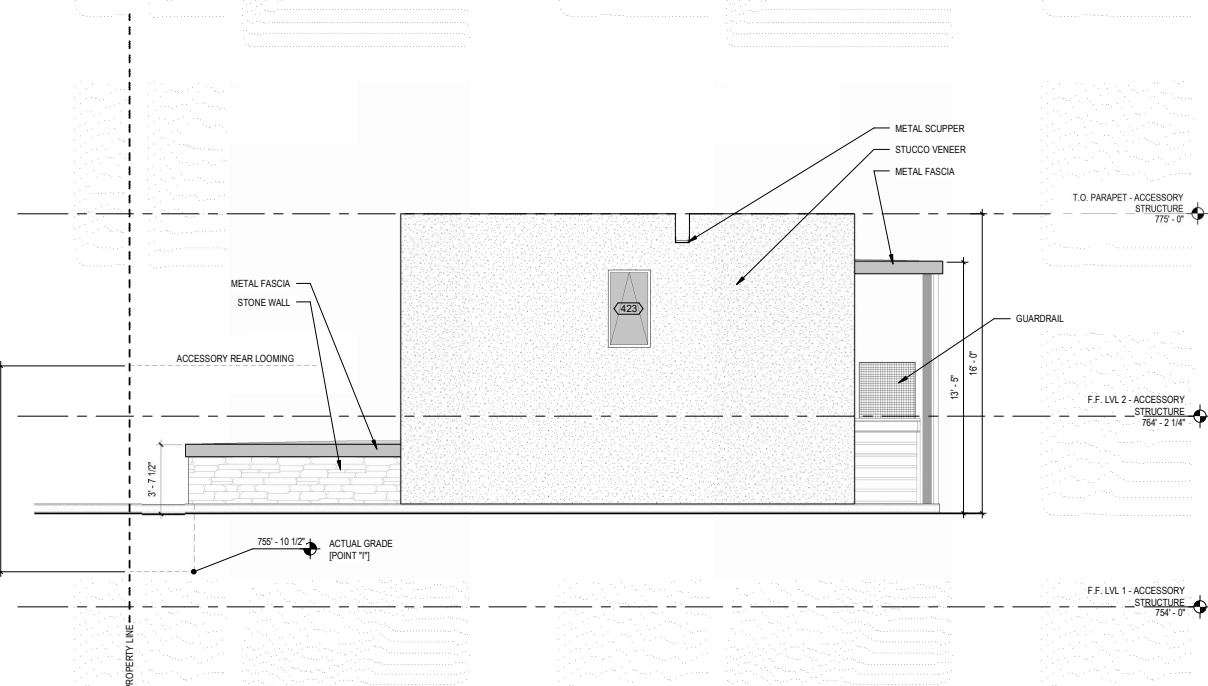
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SCALE : 1/4" = 1'-0"



2 EAST ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



3 SOUTH ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



4 WEST ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



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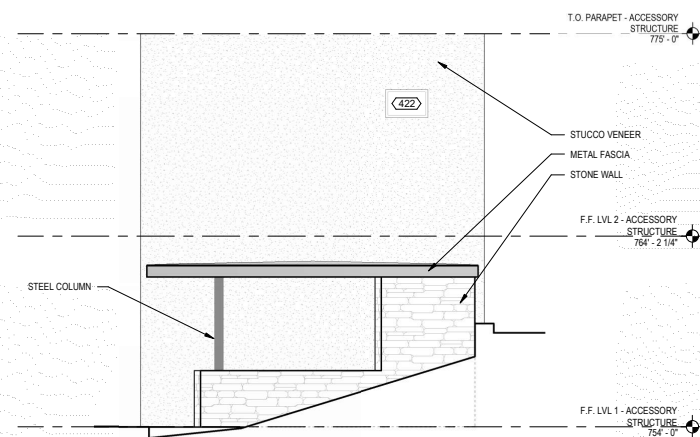
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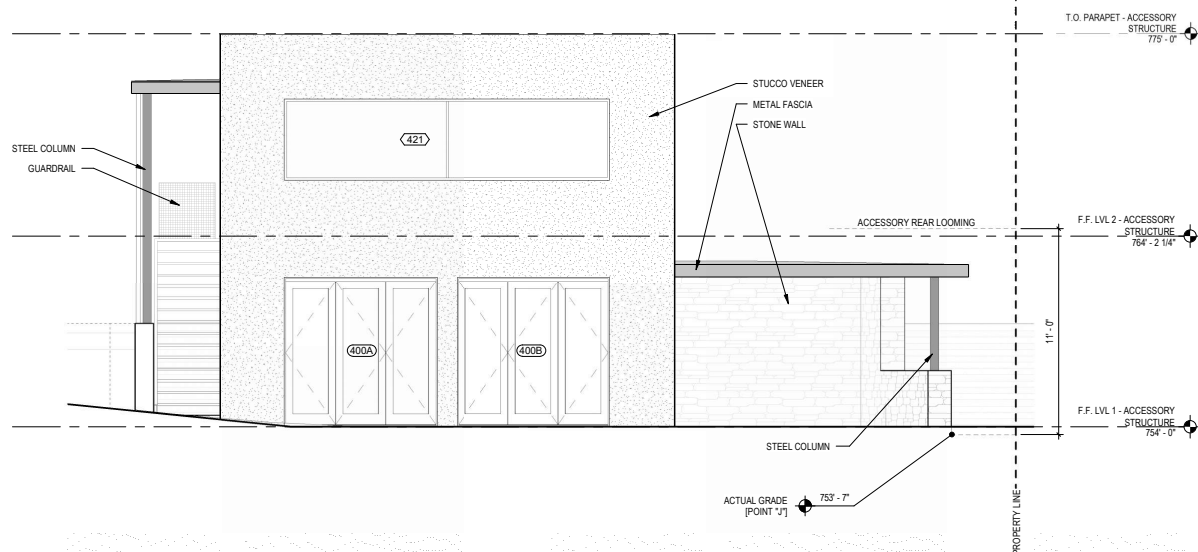
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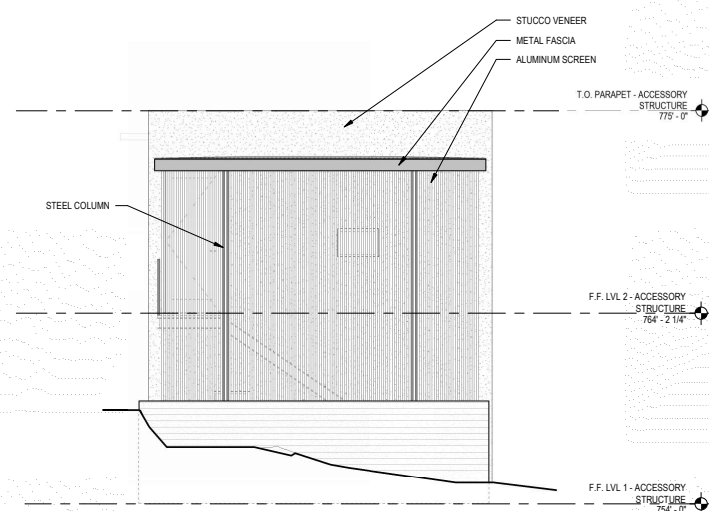
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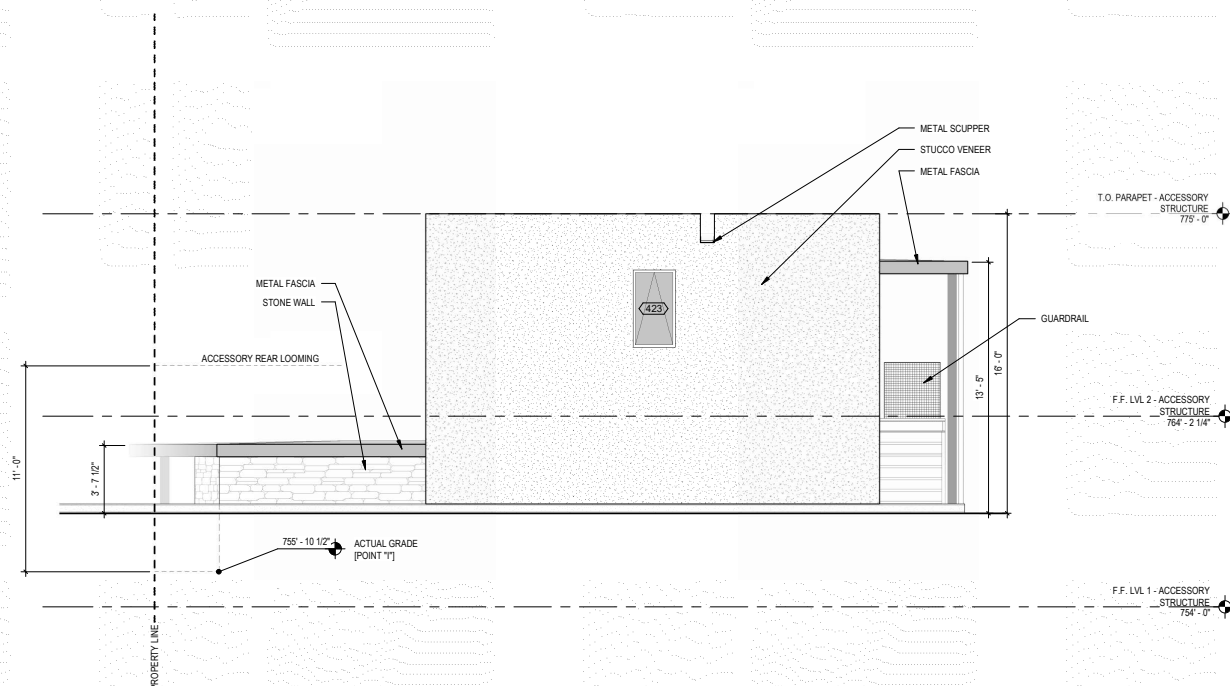
1 NORTH ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



2 EAST ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



3 SOUTH ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



4 WEST ELEVATION - ACCESSORY STRUCTURE
SCALE : 1/4" = 1'-0"



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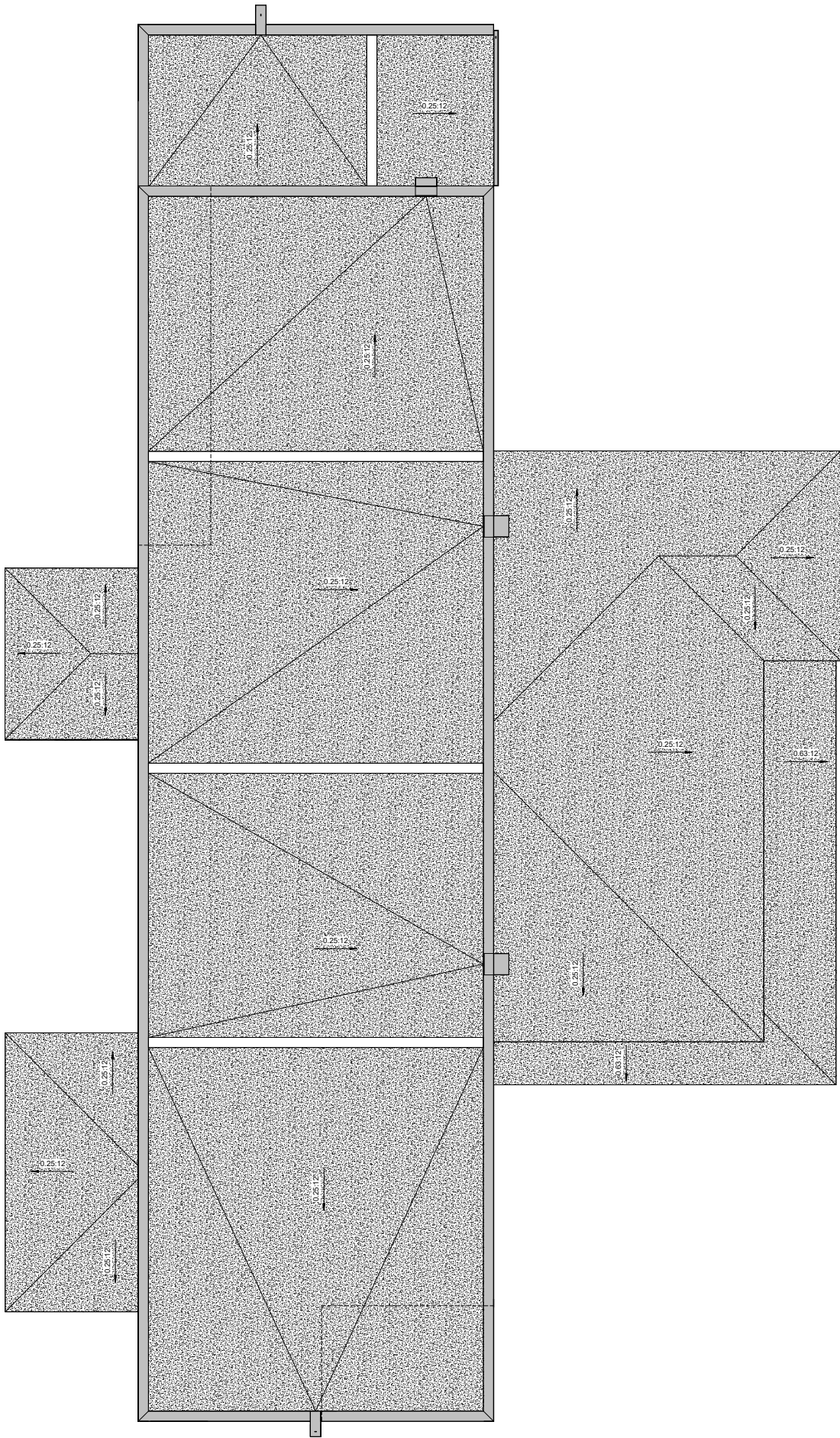
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ROOF PLAN

A240



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



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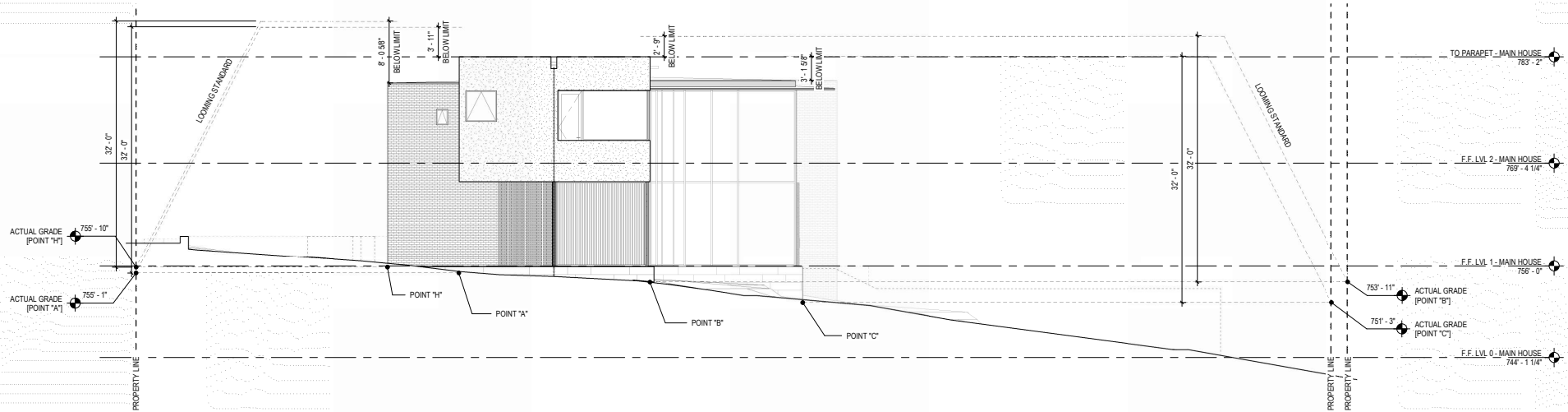
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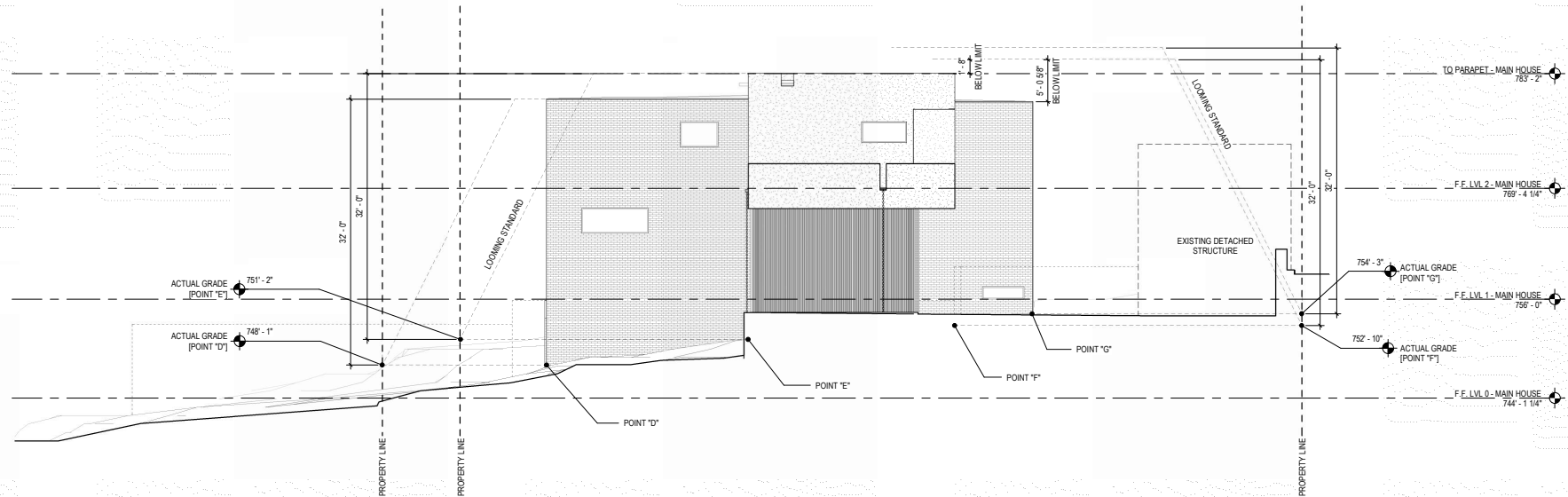
NO.	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS -
SITE

A400



1 SOUTH ELEVATION - SITE
SCALE : 1/8" = 1'-0"



2 NORTH ELEVATION - SITE
SCALE : 1/8" = 1'-0"



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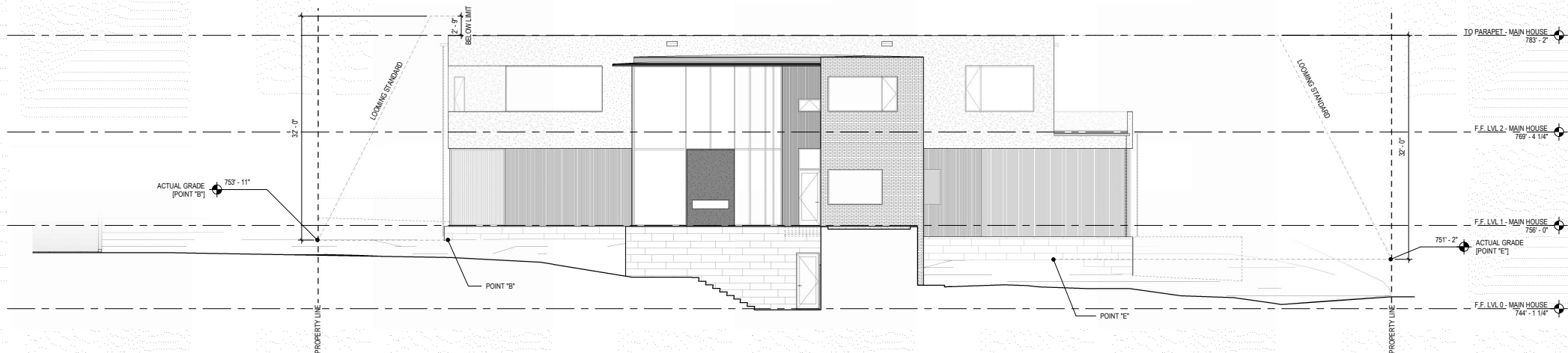
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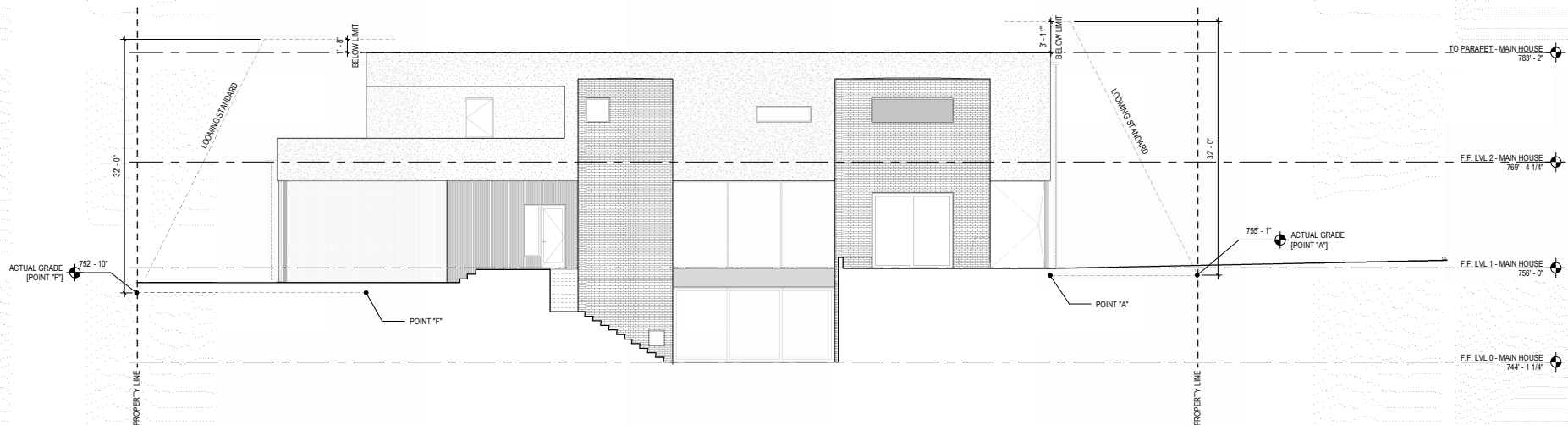
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EXTERIOR
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1 EAST ELEVATION - SITE
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2 WEST ELEVATION - SITE
SCALE : 1/8" = 1'-0"



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P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
214 915 0910 T

GENERAL CONTRACTOR
CLASSIC CONSTRUCTORS
2806 FLINTCROOK TRACE #202
AUSTIN, TX 78738
512 402 1660 T

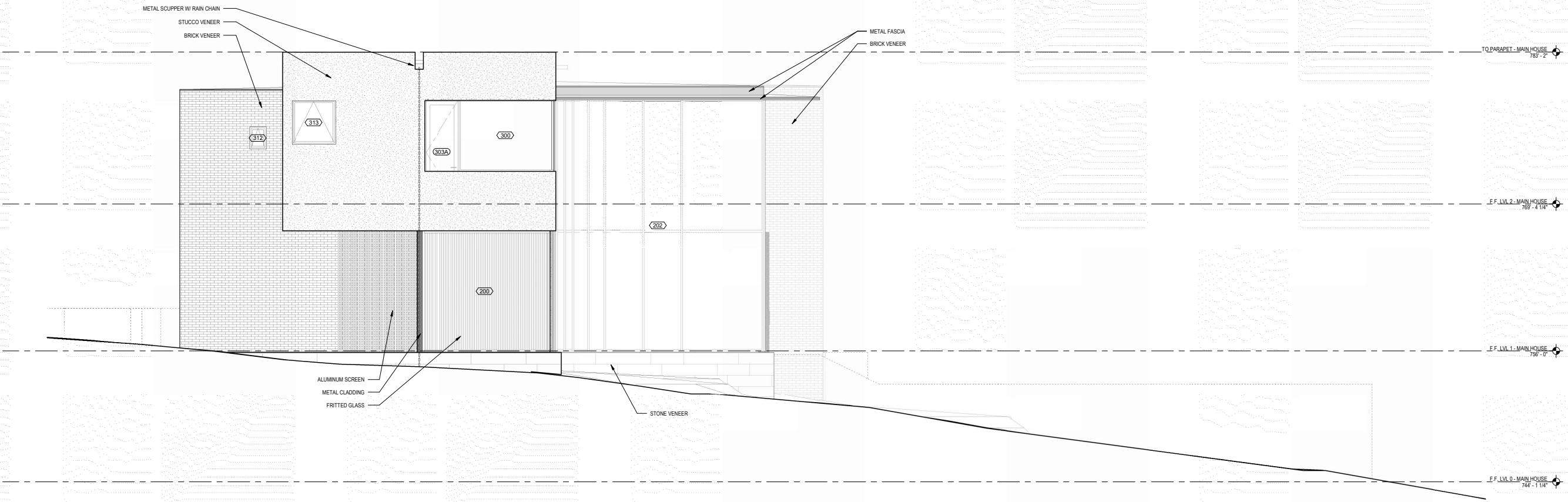
18 OCT 2024 PROJ. NO. 2302
PROJ. ARCHITECT: TS DRAWN BY: ER

SET ISSUE DATES	
DATE	ISSUE

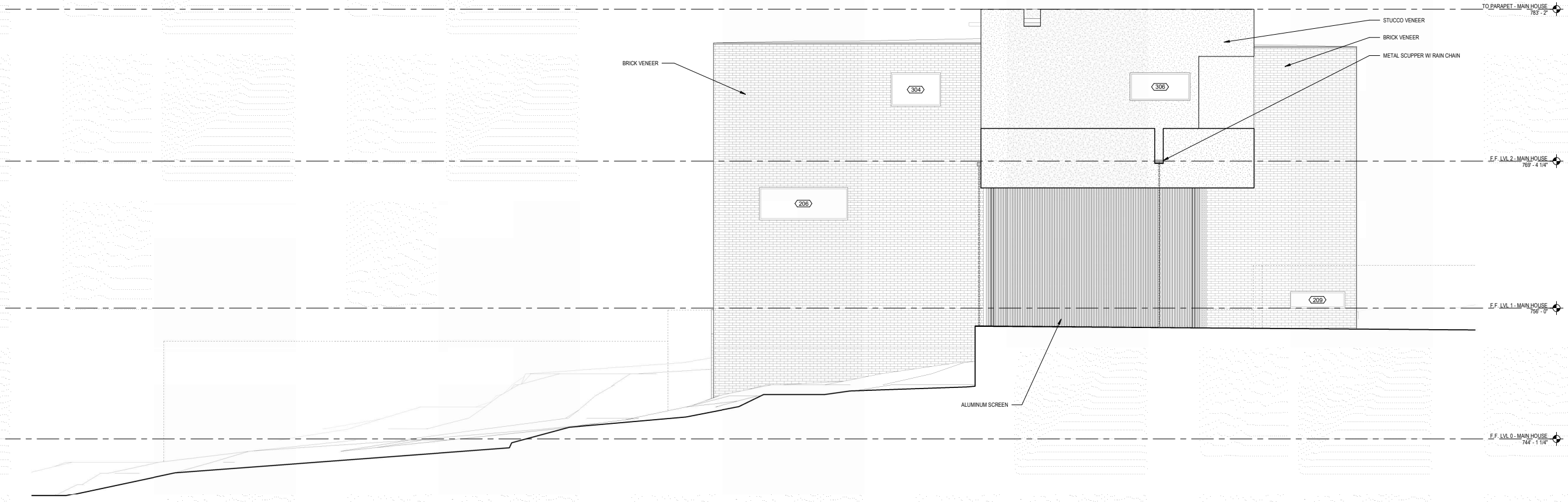
REVISIONS		
NO.	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

A402



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



2 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



TOBIN SMITH
ARCHITECT

NOTE:
ALL DRAWINGS & WRITTEN
MATERIAL APPEARING HEREIN
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REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

McNAB
RESIDENCE

215 ARGYLE AVENUE
SAN ANTONIO, TX 78209

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

INTERIOR DESIGNER
FERN SANTINI DESIGN
1234 EAST 12TH ST., SUITE 110
AUSTIN, TX 78702
512 300 2303 T

STRUCTURAL ENGINEER
M. SCOTT WILLIAMSON, PE
5203 LERALLYNN ST
AUSTIN, TX 78751
512 560 8238 T

M.E.P. ENGINEER
CONSULTING ENGINEERING SERVICES
1370 PANTHEON WAY, SUITE 200
SAN ANTONIO, TX 78232
210 686 1614 T

CIVIL ENGINEER
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD., SUITE 218
SAN ANTONIO, TX 78248
210 641 9999 T

ENCLOSURE CONSULTANT
ACTON PARTNERS, LLC.
P.O. BOX 203683
AUSTIN, TX 78720
512 576 5347 T

LIGHTING CONSULTANT
VESPRE DESIGNS
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347 821 1914 T

LANDSCAPE ARCHITECT
HOOKER DESIGN
918 DRAGON ST.
DALLAS, TX 75207
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GENERAL CONTRACTOR
CLASSIC CONSTRUCTORS
2806 FLINTCROOK TRACE #202
AUSTIN, TX 78738
512 402 1660 T

18 OCT 2024 PROJ. NO. 2302
PROJ. ARCHITECT: TS DRAWN BY: ER

SET ISSUE DATES

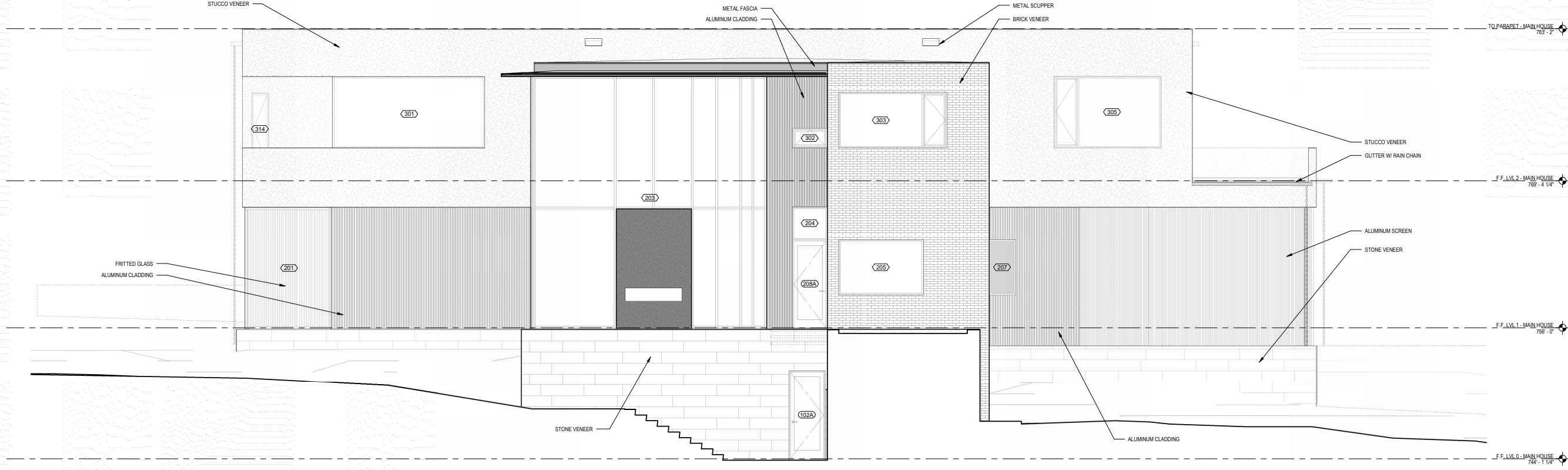
DATE	ISSUE

REVISIONS

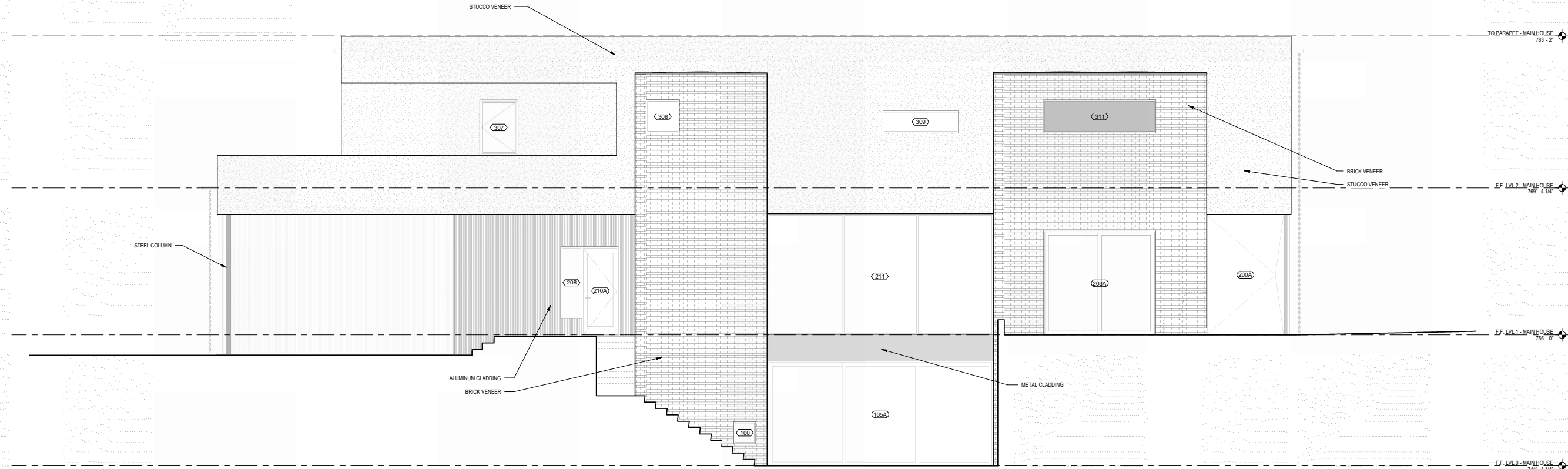
NO.	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

A403



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



2 WEST ELEVATION
SCALE : 1/4" = 1'-0"