

Design Assumptions – Design Development

Encore Riverwalk

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Landscape Design Development Assumptions

1. Streetscape Paving:

- a. Enhanced Paving at primary building entry's consisting of pavers and/or integral color concrete.
- b. Leasing Plaza consisting of pavers in designed patterns.
- c. Motor Court / Guest Parking consisting of vehicular quality pavers in colors and patterns to signified parking spaces and drive lanes.
- d. Perimeter Pedestrian Sidewalks shall be 6' wide, standard gray concrete with brushed finish. At secondary building entries the concrete shall incorporate enhanced score joint patterns/accents.
- e. Parkway pavers, 5' width, shall be installed adjacent to street parallel parking and bus stop. Pavers shall be either brick or concrete.
- f. Provide accessible route and handicap access points as necessary in sidewalks and building entries.
- g. All pavers shall be sand set, butt joints with concrete sub-base.

2. Streetscape Furnishings:

- a. Benches, bollards, trash receptacles, bicycle racks and decorative containers to be designed, specified and coordinated with paving patterns and to be installed at primary building entries and Leasing Plaza.
- b. COSA signage and parking pay boxes per city standards and spacing coordinated with street trees and street lighting.

3. Streetscape Landscape Lighting:

- a. Existing COSA street lights to remain.
- b. Pedestrian Pole lights to be installed and spaced accordingly with street trees.
- c. Landscape accent lighting to be placed within the landscape planting.
- d. Bollards with lights to be used in the Motor Court / Guest Parking to light pedestrian path and vehicular lanes and parking spaces.

4. Streetscape Trees and Planting:

a. Street canopy trees to be installed in 5' wide parkway. Trees within the Parkway Pavers to be placed in 5' square tree wells with grates. All canopy trees to be a minimum of 6" caliper.

b. Ornamental/Accent trees to be installed in planting beds adjacent to the building where space allows. All ornamental/accent trees shall be a minimum of 8' in height.

c. Parkway planting to consist of shrubs, perennials and ground covers and to be of varieties that do not exceed 30" in height and have a low water requirement.

d. Foundation planting to consist of shrubs, perennials and ground covers and to be of varieties that have a low water requirement. Flowering shrubs to be used often and accent plants provided at building corners and entries.

Planting design will be different at each apartment unit to create a 'residential' appearance.

e. Decorative containers are to be planted with seasonal accent plants and annuals.

5. Streetscape Screening:

a. Horizontal board fence to be installed to screen transformer units. Fencing to be stained and sealed.

6. Special Streetscape Amenity:

a. At Main Avenue entry court, a small water feature/fountain is to be installed consisting of frothy nozzles and underwater LED lights. The fountain construction to be gunitite with of cut stone veneer and wall cap. Interior walls and flooring of the fountain to be porcelain tile patterns.

7. Swimming Pool:

a. Swimming pool dimension is to be approx. 90' in length by 25' in width. Pool depth is to be 4' deep in the center of the pool.

b. Swimming pool to be a zero edge pool with cut stone coping and a metal patterned grate.

c. Pool to include a horizontal, linear fountain feature within the pool with frothy nozzles display and LED lighting. Fountain sides and top shall be porcelain tile.

Fountain feature is to be approx. 16" in height above the pool water level. Water from the fountain will flow over the edges of the fountain walls.

d. Pool to include a vertical fountain feature within the pool in the shape of an arch with a rain curtain cascading from the underneath side of the arch. Rain curtain to be lit with LED lights, in different colors controlled by a controller.

e. Pool to include two tanning benches and a seat bench around the perimeter of the pool.

f. Pool plaster to be a colored plaster.

g. Pool lighting to be color LED lights controlled by a controller.

8. Courtyard 'A':

a. Pool deck to be enhanced paving of either integral color concrete or pavers.

b. Pool fencing to be ornamental iron fencing at 5' height.

c. Decorative containers to be placed around the pool deck.

d. A vertical art piece to be placed in the courtyard planting, on center line of the pool, to separate the pool area from the 'entertaining' area. Art work to be designed by MESA or commissioned by Owner.

e. The 'entertaining' area of the courtyard to consist of a grill island and arbor.

f. Grill island to consist of two natural gas grills with an extended countertop for bar seating. Countertop is to be either stone (granite or quartz) or custom concrete. Grill island base and walls to be cmu block construction with cut stone veneer and caps.

g. Arbor to be constructed with metal posts and horizontal beams, joists to be Ipe wood.

h. Courtyard planting to be designed to create a lush, semi-tropical garden. Plant material selection is to consist of flowering, evergreen shrubs and ground covers. Canopy trees shall be trees with an upright growth and have an open/airy canopy. Accent trees shall be palms and/or flowering ornamental trees.

i. Landscape lighting within the courtyard to accent the planting and the amenities within the courtyard.

Lights shall be placed in the arbor and around the grill island. Art work and plant material to be illuminated as well as pedestrian light fixtures placed in and around the courtyard.

9. Courtyard 'B':

a. Courtyard 'B' is designed into three areas. Area one consists of two hammocks; area two consists of a fire pit, arbor and water feature; and area three is an 'entertaining' area with a grill island.

b. Water feature consists of three levels and includes two water weirs. Fountain construction to consist of gunite with tile finishes on the inside walls and cut stone on the exterior walls and caps.

c. Fire pit to be constructed of cmu block with cut stone veneer and cap. Fire pit burner to be a natural gas flame and have remote/timer controls.

d. Arbor construction to be the same as the arbor in courtyard 'A'.

e. Grill island to be the same construction as the grill island in courtyard 'A' but is only one grill and does not have an extended countertop for bar seating.

f. Paving material within this courtyard is the same as to be used in courtyard 'A'.

g. Landscape planting design to be the same as in courtyard 'A' but with tall, vertical growing evergreen trees planted to screen the adjacent garage.

h. Landscape lighting design will be the same as in courtyard 'A'.

10. Historic Remembrance:

a. To signify the historic heritage of the site, mainly an 'acequia', a band of special paving is to be incorporated into the landscape design of courtyards 'A' and 'B' and possibly extend through the amenity areas flanking the courtyards. Within the paving band, paver lights are to be randomly installed, accentuating the watercourse.

11. Dog Run:

- a. The Dog Run is to be located between the garage and building on the east side of the garage.
- b. The Dog Run surface is to be artificial turf with a 'flush' irrigation system and a drainage system connected to the sanitary sewer system.
- c. Entrance to the Dog Run is to have an entry patio with enhanced paving, water/dog fountain and seating. Seating is to also be placed out in the Dog Run.
- d. Lighting within the Dog Run is to be provided by decorative wall sconces placed on the garage/building walls.

12. Landscape Irrigation System:

- a. Irrigation system to be a landscape dripline, automated system.
- b. Tree bubblers are to be provided to irrigate all the trees and shall be controlled by separate control zones from the landscape dripline zones.
- c. Water source for the irrigation system to be from both domestic water and rain fall harvest system. Rain fall is to be collected from the roof and courtyards and piped to underground storage tanks located beneath the garage or in the courtyards. Harvested water is to be pumped out into the landscape planting during the growing season. In the event that the tanks are filled during a rain event, excess water is to be pumped to the street. During dry months, the irrigation tanks are to be supplemented with domestic water.
- d. Irrigation system is to be equipped with an Et based, smart controller and to include all of the appropriate sensors.
- e. All decorative containers to be irrigated with micro sprays.