

Planting & Irrigation

All proposed planting beds at ground level shall have a minimum soil mix of 12" and mulched with double shredded hardwood mulch (4" min. depth). Proposed turf areas shall have 6" min. topsoil depth. The landscape plant material included with this scope of work will be comprised of large shade trees (6" – 8" caliper). These trees shall be locally harvested and may be a mix of cedar elms, live oaks, bald cypress and mexican sycamore trees. Specimen persimmon trees will be installed along with a variety of several small Texas native trees such as mountain laurels and yaupons. Native shrubs, ornamental grasses and turf areas will be included in this project. Planting areas for the Schematic Design submittal are defined on Sheet L2.0-L2.5

A fully automatic underground irrigation system utilizing a 2-wire controller will be utilized here to provide 100% coverage over the project scope. A mixture of ½" drip tube with integrated emitters will be used in all planting areas at grade and over structure. Tree bubblers and NP type rotors will be used for larger trees and limited turf areas.

Landscape Demolition/Tree Relocation:

Site clearing for the garage will require all existing trees to be removed. Mitigation for two heritage trees at 3:1 will be required. A seven inch Monterrey Oak will be dug, moved off site where it will be cared for during construction and installed by the landscape contractor when appropriate. Please reference landscape drawing sheet L1.1 and L1.2

Newell Frontage:

Landscape along Newell will echo the streetscape theme established around the Can Plant Apartments. Concrete and a mix of colored concrete and brick pavers at the motor court will make up the paving materials in this area. Large cedar elms with tree mounted down lights will be provided to mitigate the removed heritage trees and meet COSA ordinance mandatory criteria. The planting areas along Newell will serve as a LID features to treat the storm water moving west. Deep pockets of planting media here will contain grasses and other plants to absorb contaminants in the water before allowing it to pass downstream to the San Antonio River.

Pool Deck

The space west of the main building adjoining the river frontage provides an area for an outdoor living (over structure), extending the interior spaces towards the river. The space will house 2 salvaged tanks. One centered on the corridor will be used as a cabana structure and the other will house the pool equipment. Both screen the SARA monitor structure north and west of the site. The water feature associated with the south tank will utilize the pool pumps to circulate water in a shallow trough adjacent to a seat wall west of the pool. The pool will be approximately 1800 square feet and will have a negative edge portion facing the river. Ample seating for chase lounges and tables will be provided on the east and north side of the pool. Paving in the area will be a mix of colored concrete and clay brick pavers similar the pool area at the Can Plant. Covered seating areas recessed in the west side of the building will be available for residents with access to the outdoor pool. Approximately (12) twelve, eighteen foot clear trunk height Phoenix palm trees will be placed around the pool with supplemental planting areas under the trees to provide screening from the circulation routes around the pool. Some container plants will be placed for seasonal color and accent. All large trees will require anchoring to the garage structure to prevent them from falling over in high winds. Two natural gas grills with cooking prep space will be provided at the north end of the pool courtyard. Tree mounted down lights will provide general illumination for this space. Supplemental accent lights on the plants and cisterns will provide sparkle lights to enhance the atmosphere for night time use.

Large Interior Courtyard:

The 5000 square foot space above the parking garage will contain a salvaged tank that will be retrofit to accommodate a small cabana type setting. It will provide covered seating and a social venue for residents. The hardscape will be a mixture of a colored concrete topping slab, brick pavers and South American hardwood deck over waterproofing and drain board material required for the garage below. Planting areas will be raised with an edge of D'Hanis block or concrete seat walls. Other plants will be in containers. Plants will provide low screening at the private balconies and separation between the common use spaces. Large yaupon trees will be installed to provide scale in the space. Two natural gas grills with prep space will be provided in this courtyard. Lighting will be string lights attached to the building with minimal poles in the common space.

Small Interior Courtyard:

This 3600 square foot outdoor courtyard east of the center of the building above the parking garage will contain a series of small, semi-private spaces separated by low walls and screening plant material to break up the space. The hardscape will be a mixture of a colored concrete topping slab, brick pavers and south American hardwood deck over waterproofing and drain board material required for the garage below. Planting areas will be raised with an edge of D'Hanis block or concrete seat walls. Containers will be thoughtfully spaced within the courtyard to provide scale and seasonal color. Large yaupon trees will be installed to provide scale in the space. Two natural gas grills with prep space will be provided in this courtyard. Lighting will be string lights attached to the building with minimal poles in the common space.

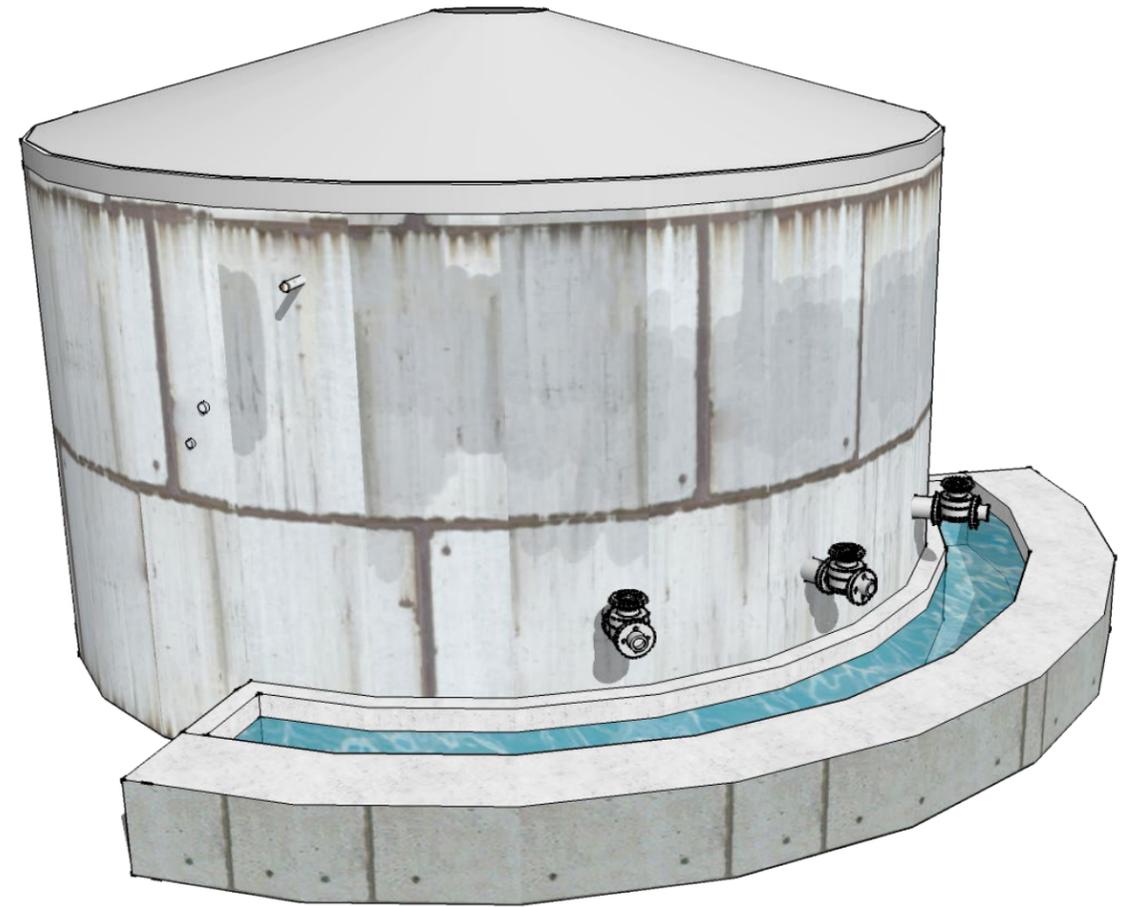
Dog Park:

The south east corner of the site will house a fully fenced (pipe posts with mesh panel infill) dog park is approximately 4000 square feet will be covered in a mixture of synthetic lawn and concrete at the entry gates. Irrigation will be proved to rinse down the lawn as needed. A simple steel pipe framed structure with corrugated metal roof will house a dog washing station with sink and counter top.





Large interior courtyard



Water feature at pool deck

