

HARDSCAPE AND LANDSCAPE IMPROVEMENTS TO

ASCEND ON JUNO LANDING

7542 JUNO LANDING,
SAN ANTONIO, TEXAS

ISSUE FOR CONSTRUCTION
JANUARY 26, 2024



PROJECT INFORMATION	
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STRUCTURAL STRAND 10003 TECHNOLOGY BLVD. WEST DALLAS, TEXAS CONTACT: CHAD KONGER PHONE: 972-620-8204	MEP VP ENGINEERING 6301 GASTON AVENUE, WEST TOWER, SUITE #1431, DALLAS, TX 75214 PHONE: 704.372.7755 CONTACT: ZACHARY JOYCE

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STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INTL.
KH
KH
CC
KH

ISSUE
06/31/2023 CITY COMMENTS
08/01/2023 ISSUE FOR CONSTRUCTION
09/11/2023 CLIENT COMMENTS
10/06/2023 CLIENT COMMENTS - SCD
12/08/2023 12-8-23 - IFC SET

DATE
06/31/2023
08/01/2023
09/11/2023
10/06/2023
12/08/2023

REV
01
02
03
04
05

SEAL

01/26/2024

ASCEND ON JUNO LANDING
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

COVER SHEET

SHEET NO.

L0.00

STRAND 2148616

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I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\LT1.00 tree preservation plan.dwg, kamrul/hasan, 1/26/2024 10:24 AM

LEGEND

XXXX

PROTECTED TREE
TO PRESERVE

XXXX

PROTECTED TREE
TO REMOVE

XXXX

EASEMENT/ROW
TREE TO REMOVE

XXXX

HERITAGE TREE
TO PRESERVE

XXXX

FLOODPLAIN AREA
TREE TO PRESERVE

XXXX

ESA-30FT BUFFER AREA
TREE TO PRESERVE

XXXX

ESA-30FT BUFFER AREA
TREE TO REMOVE

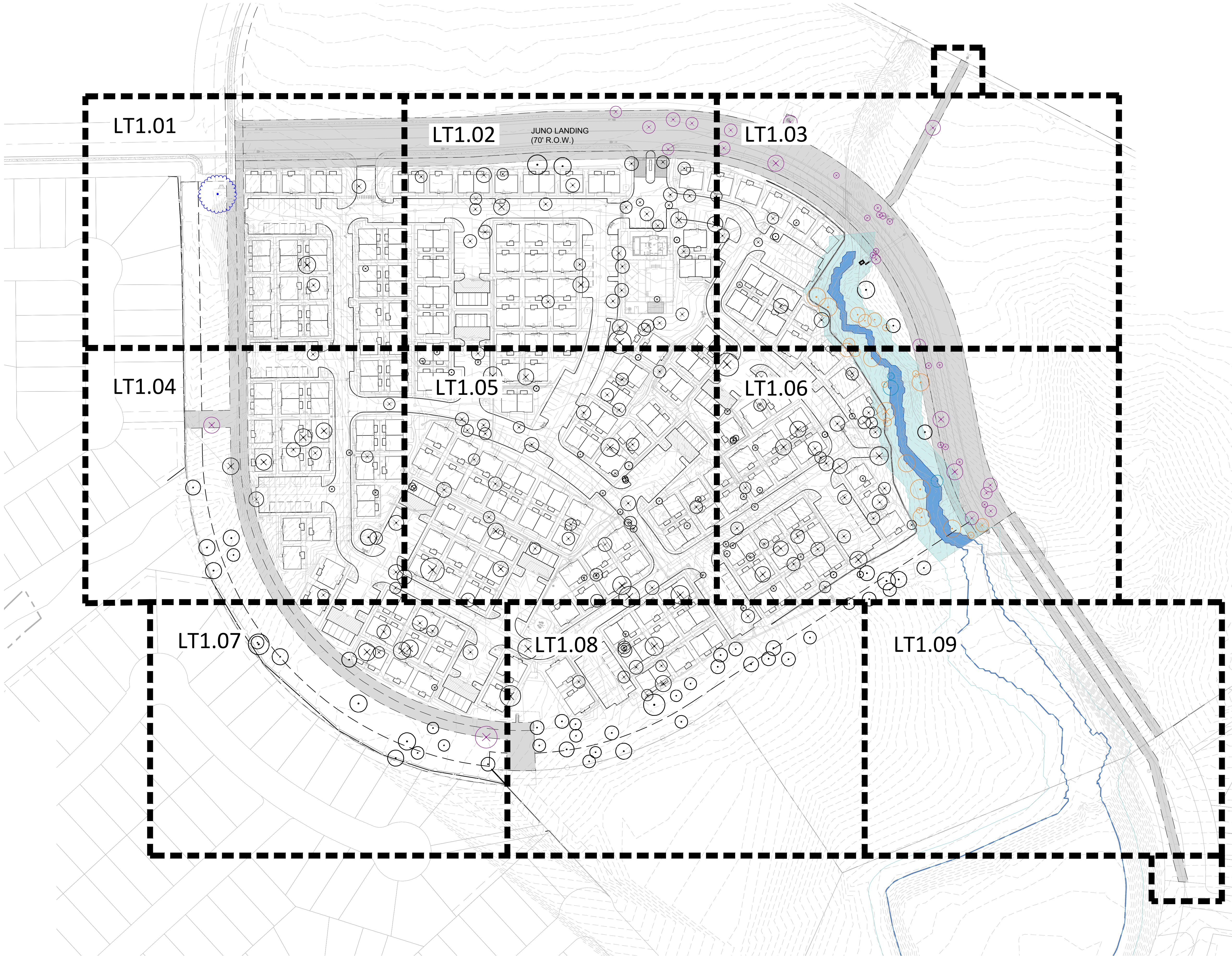
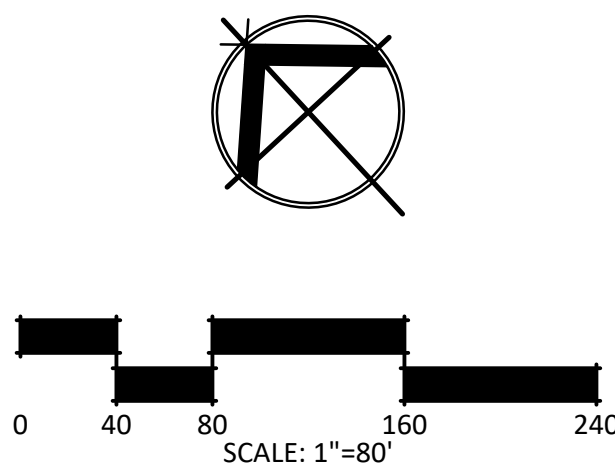
FLOODPLAIN AREA

ESA-30FT BUFFER AREA

EASEMENT AND RIGHT-OF-WAY

EXISTING CONTOUR

PROPOSED CONTOUR



STRAND

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01	06/31/2023	06/31/2023	ISSUE FOR CONSTRUCTION	
02	08/01/2023	08/01/2023	CLIENT COMMENTS - SCD	
03	09/11/2023	09/11/2023	CLIENT COMMENTS - SCD	
04	10/06/2023	10/06/2023	12-8-23 - IFC SET	
05	12/08/2023	12/08/2023		

SEAL



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SHEET TITLE

OVERALL TREE
PRESERVATION
PLAN

SHEET NO.

LT1.00

STRAND 2148616

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LEGEND

XXXX
PROTECTED TREE
TO PRESERVE

XXXX
PROTECTED TREE
TO REMOVE

XXXX
EASEMENT/ROW
TREE TO REMOVE

XXXX
HERITAGE TREE
TO PRESERVE

XXXX
FLOODPLAIN AREA
TREE TO PRESERVE

XXXX
ESA-30FT BUFFER AREA
TREE TO PRESERVE

XXXX
ESA-30FT BUFFER AREA
TREE TO REMOVE

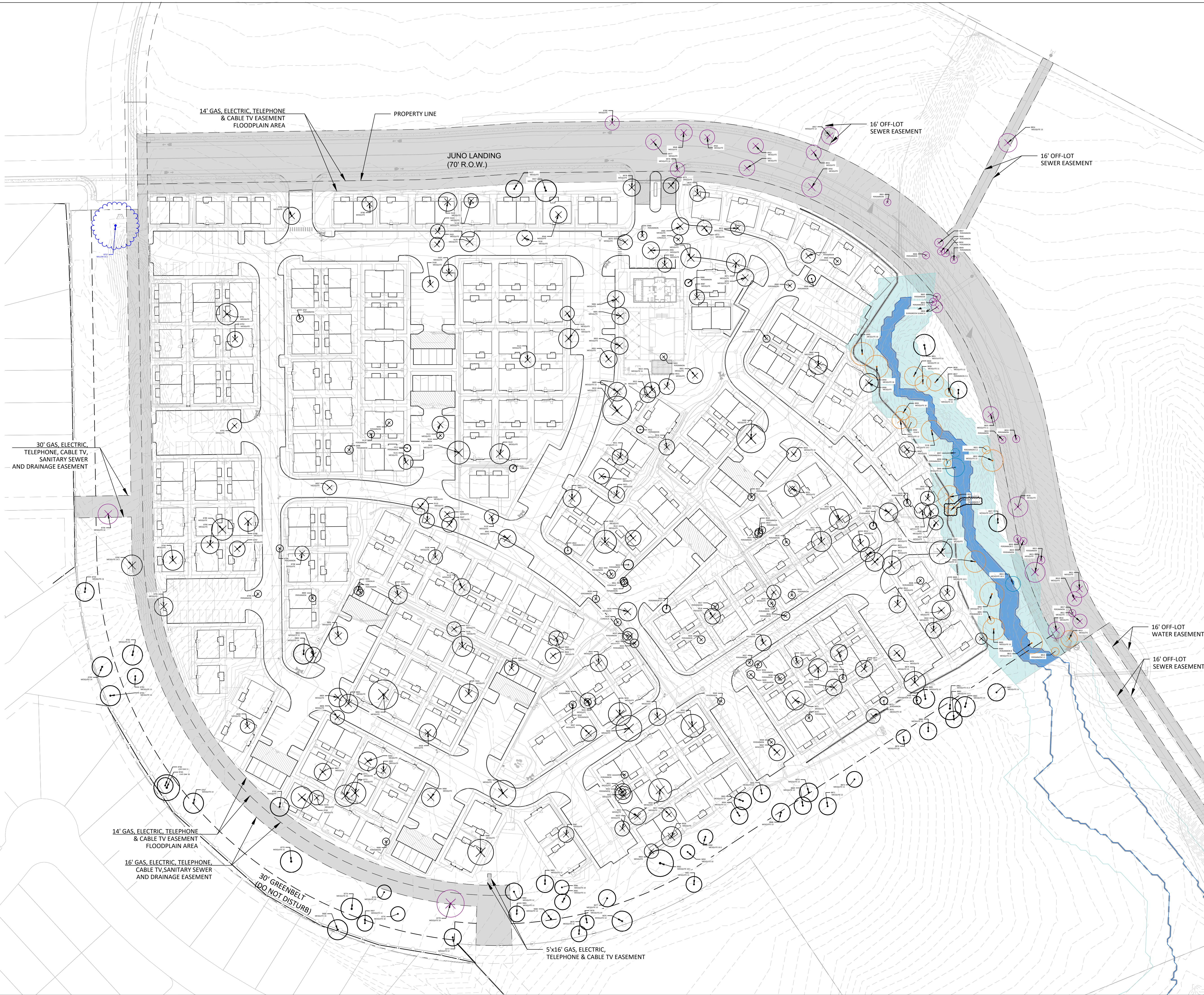
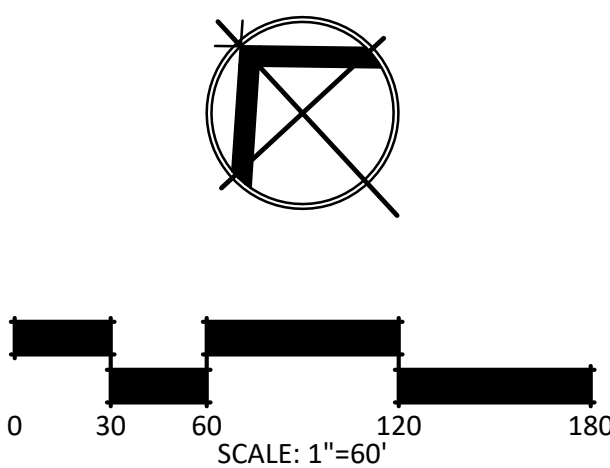
FLOODPLAIN AREA

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02	09/17/2023	ISSUE FOR CONSTRUCTION	03	09/17/2023	CLIENT COMMENTS
03	10/06/2023	CLIENT COMMENTS	04	10/06/2023	CLIENT COMMENTS - SOD
04	12/08/2023	12-8-23 - IFC SET	05		

SEAL



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SAN ANTONIO, TEXAS 78242

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SHEET TITLE

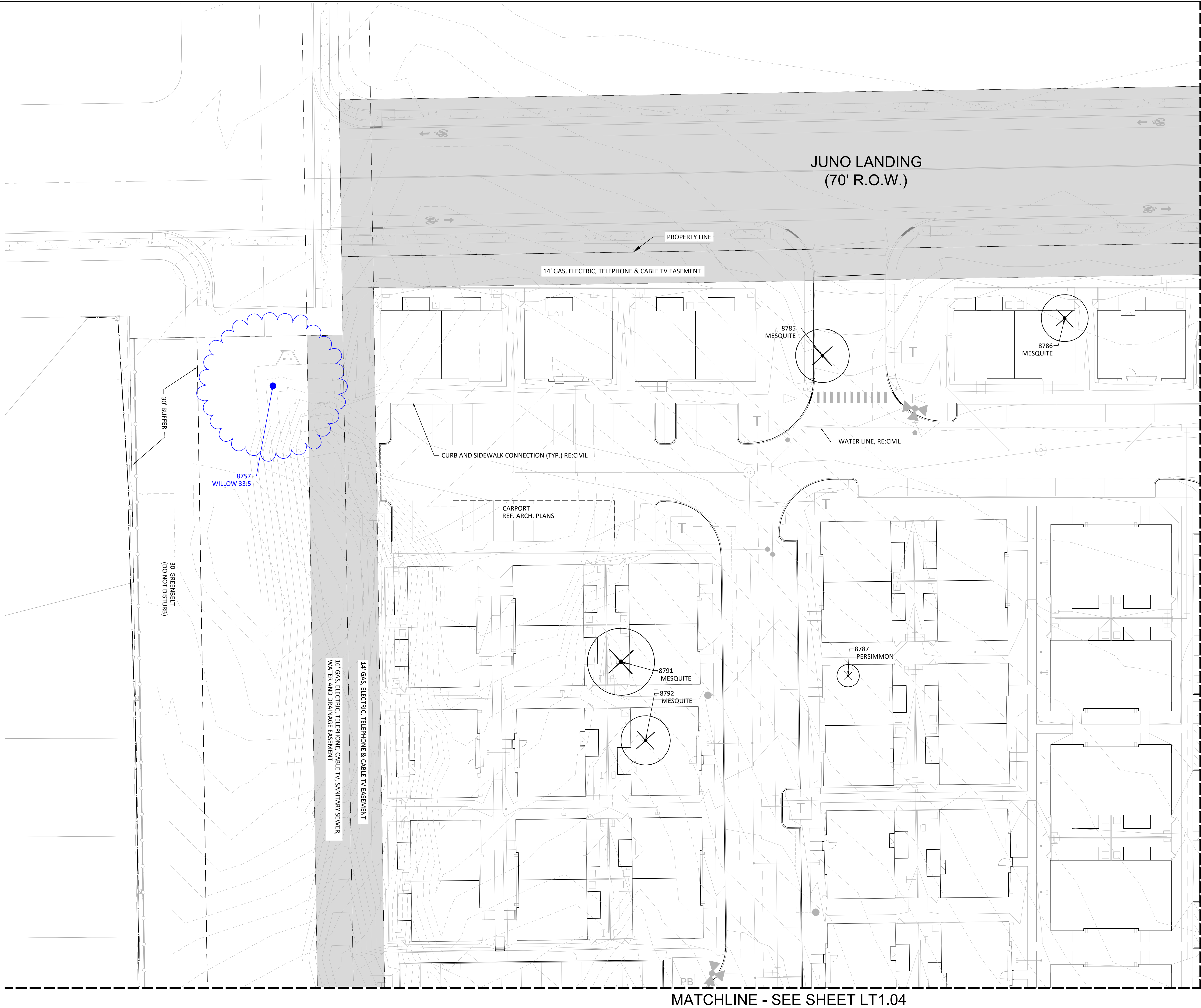
OVERALL TREE
PRESERVATION
PLAN

SHEET NO.

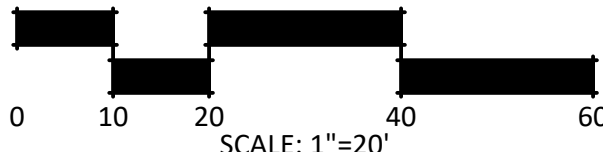
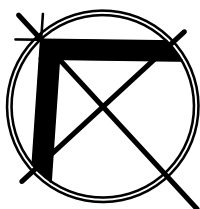
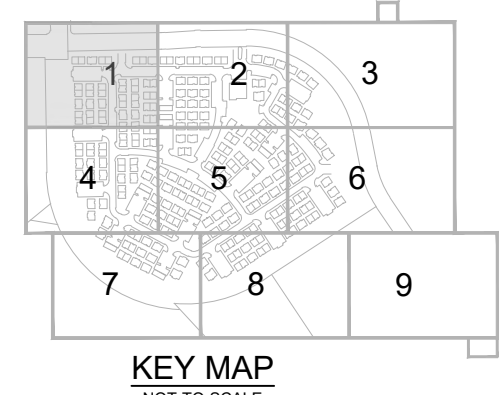
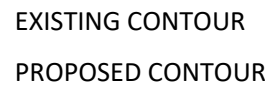
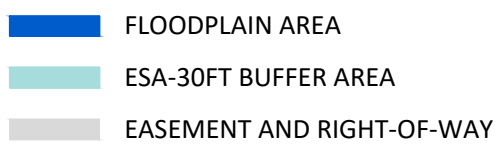
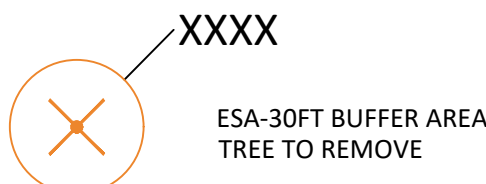
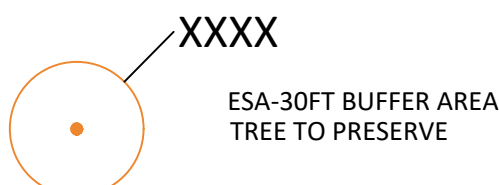
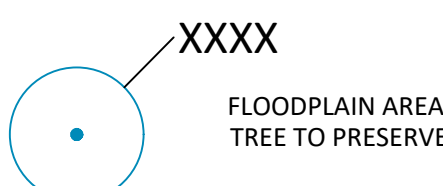
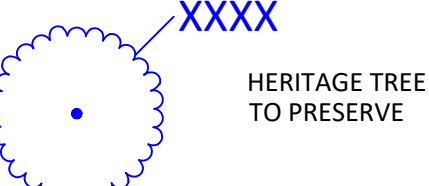
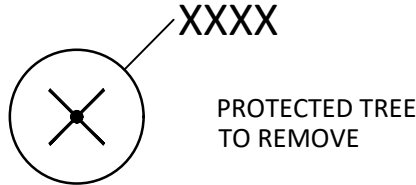
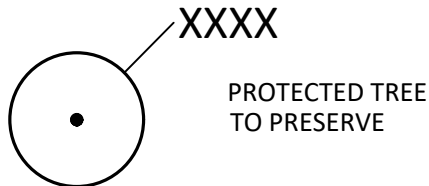
LT1.00A

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LEGEND



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972-620-8204
REGISTRATION NO: F-1629

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REV	01	02	03	04
ISSUE	CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS	CLIENT COMMENTS - SOD
SEAL				



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NO.

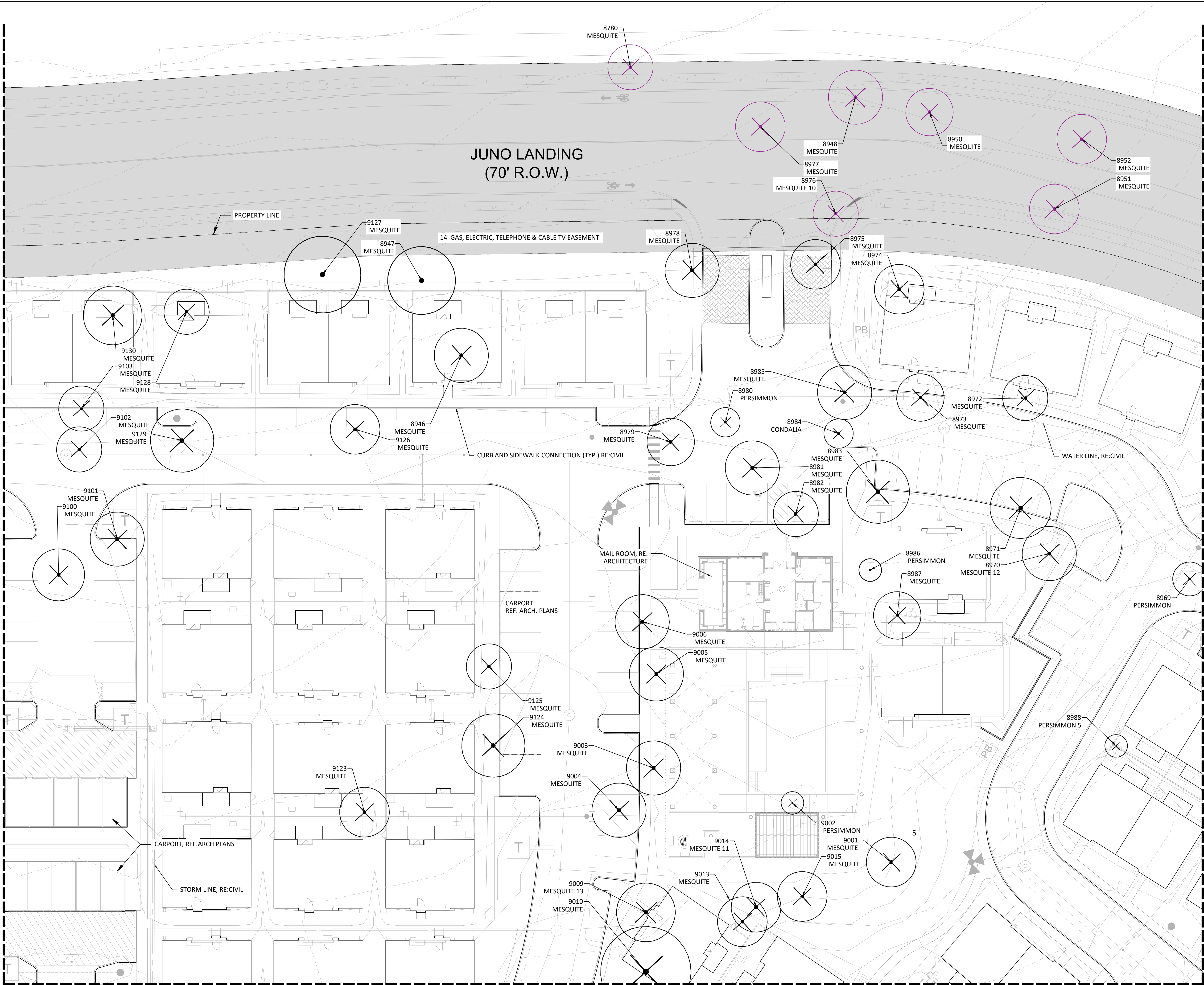
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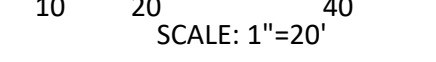
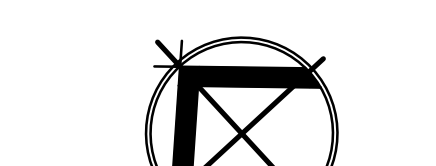
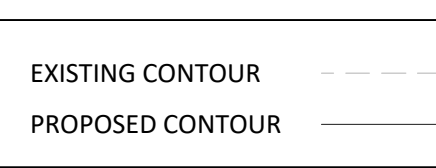
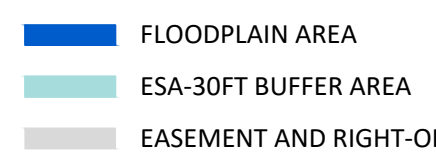
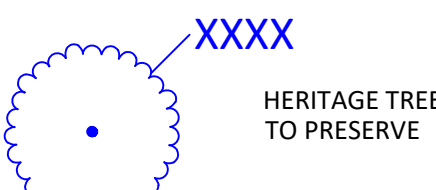
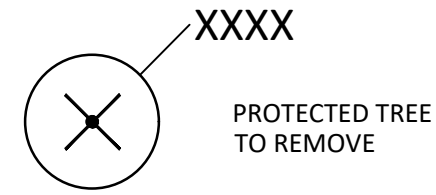
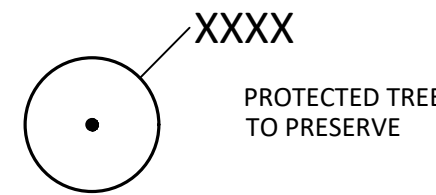
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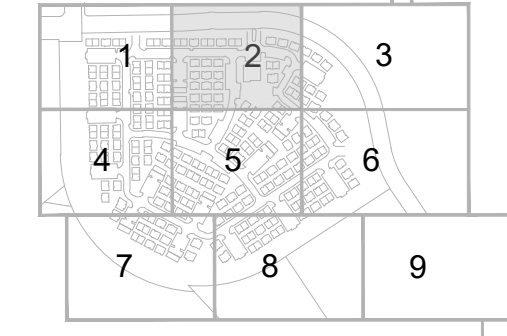


MATCHLINE - SEE SHEET LT1.05

LEGEND



SCALE: 1"=20'



KEY MAP
NOT TO SCALE

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NO.

LT1.02

STRAND 2148616

I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\LT1.0D tree preservation plan.dwg, kamrul/hasan, 1/26/2024 10:25 AM

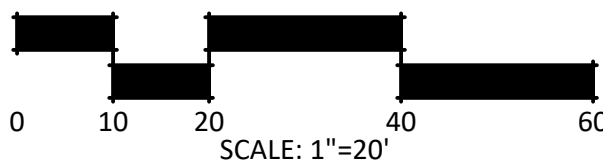
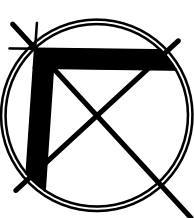
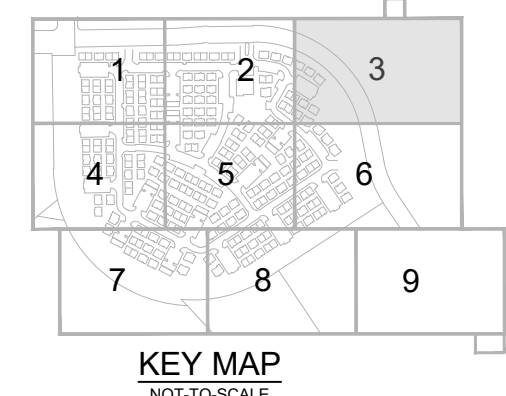
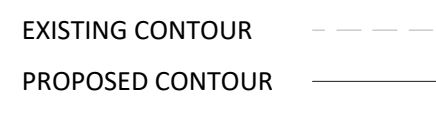
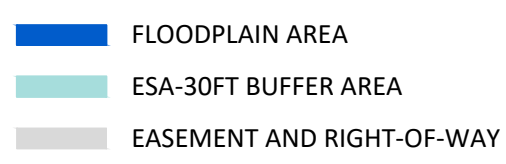
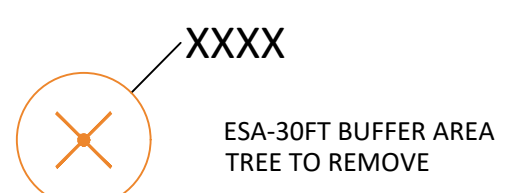
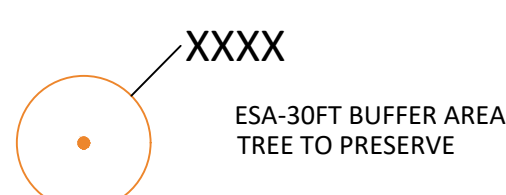
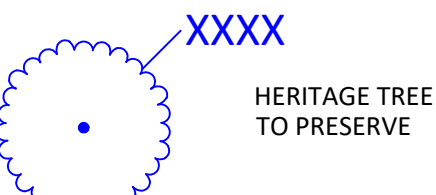
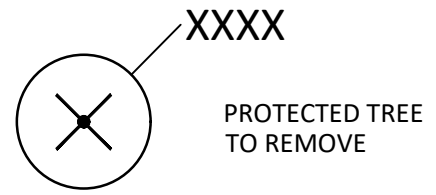
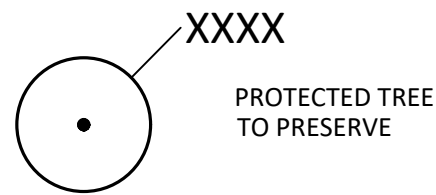
MATCHLINE - SEE SHEET LT1.02

MATCHLINE - SEE SHEET LT1.06

MATCHLINE REF 1

MATCHLINE REF 1

LEGEND



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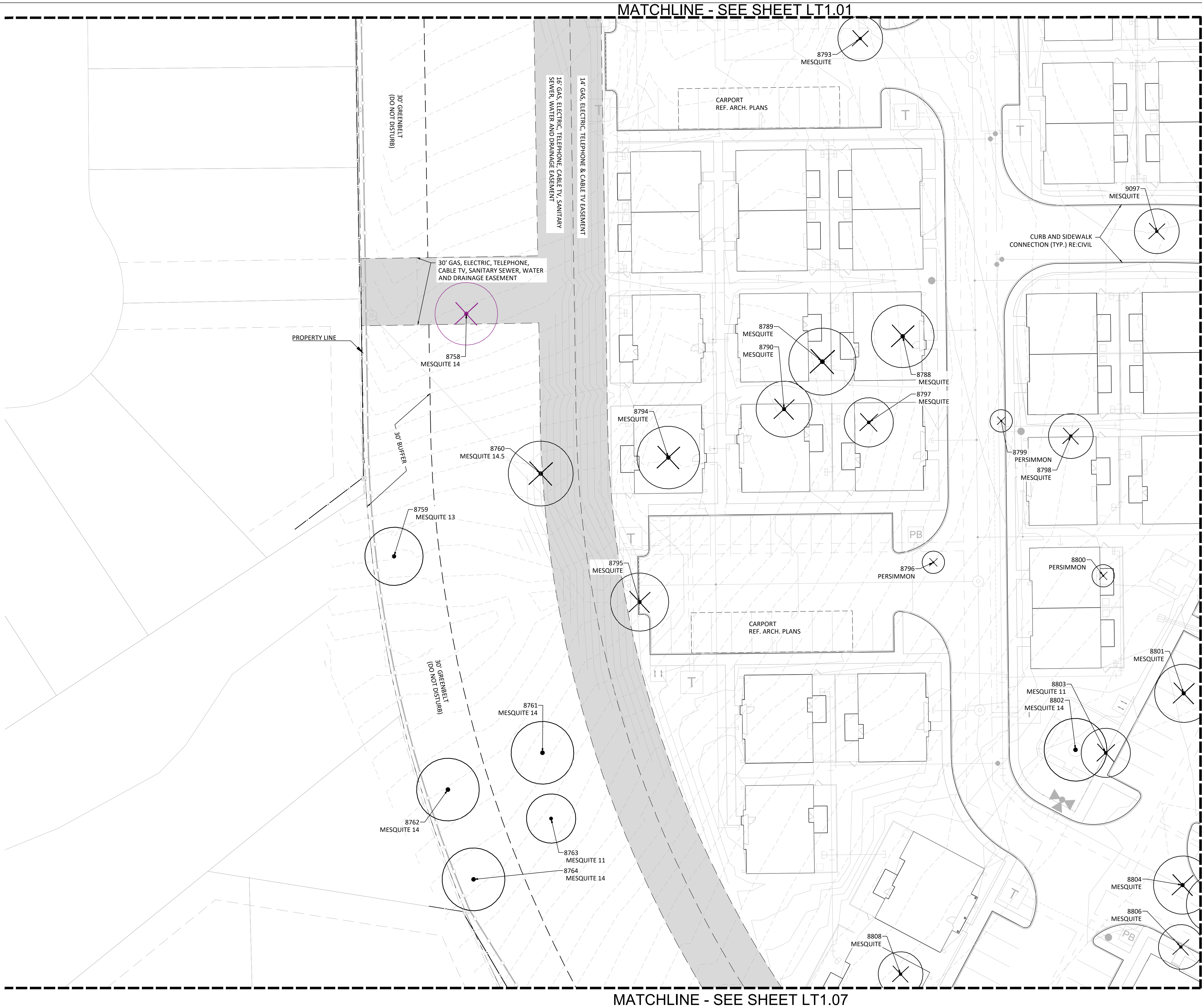
TREE
PRESERVATION
PLAN

SHEET NO.

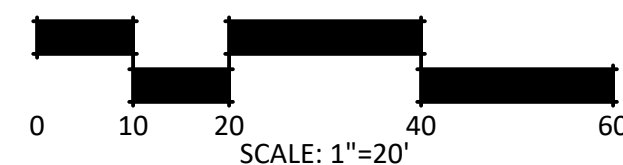
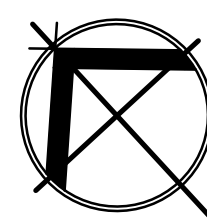
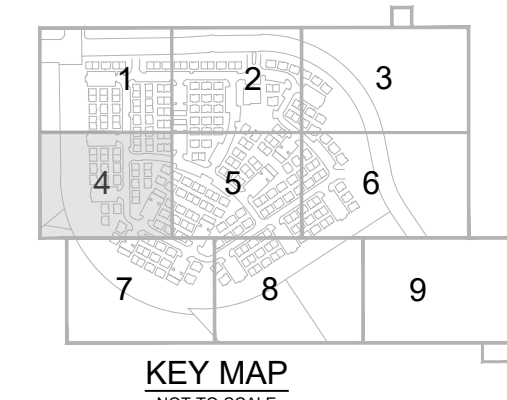
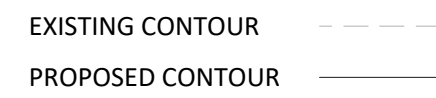
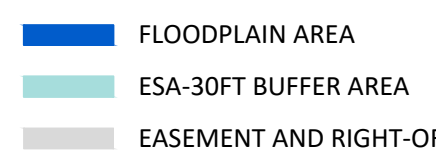
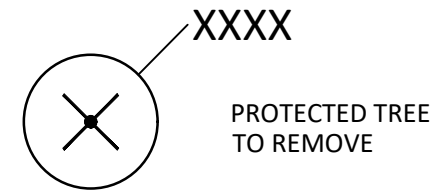
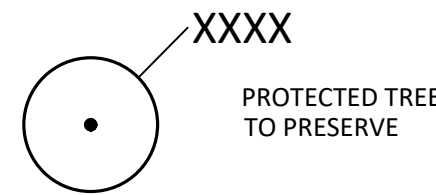
LT1.03

STRAND 2148616

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SEAL



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SHEET TITLE

TREE
PRESERVATION
PLAN

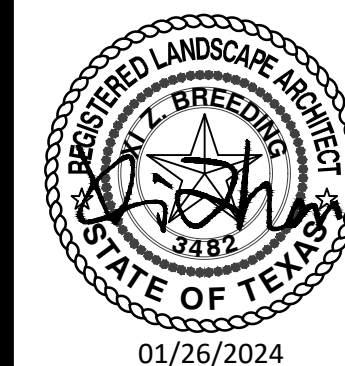
SHEET NO.

LT1.04

STRAND 2148616

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DATE	ISSUE	INT.
05/31/2023	CITY COMMENTS	KH
08/01/2023	ISSUE FOR CONSTRUCTION	KH
09/11/2023	CLIENT COMMENTS	
10/06/2023	CLIENT COMMENTS- SOD	CC
12/08/2023	12*23 - IFC SET	KH



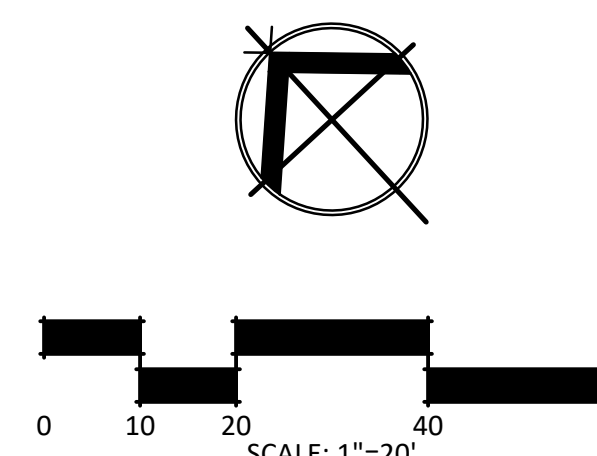
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

STRAND	2148616
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MATCHLINE - SEE SHEET LT1.04

MATCHLINE - SEE SHEET LT1.06

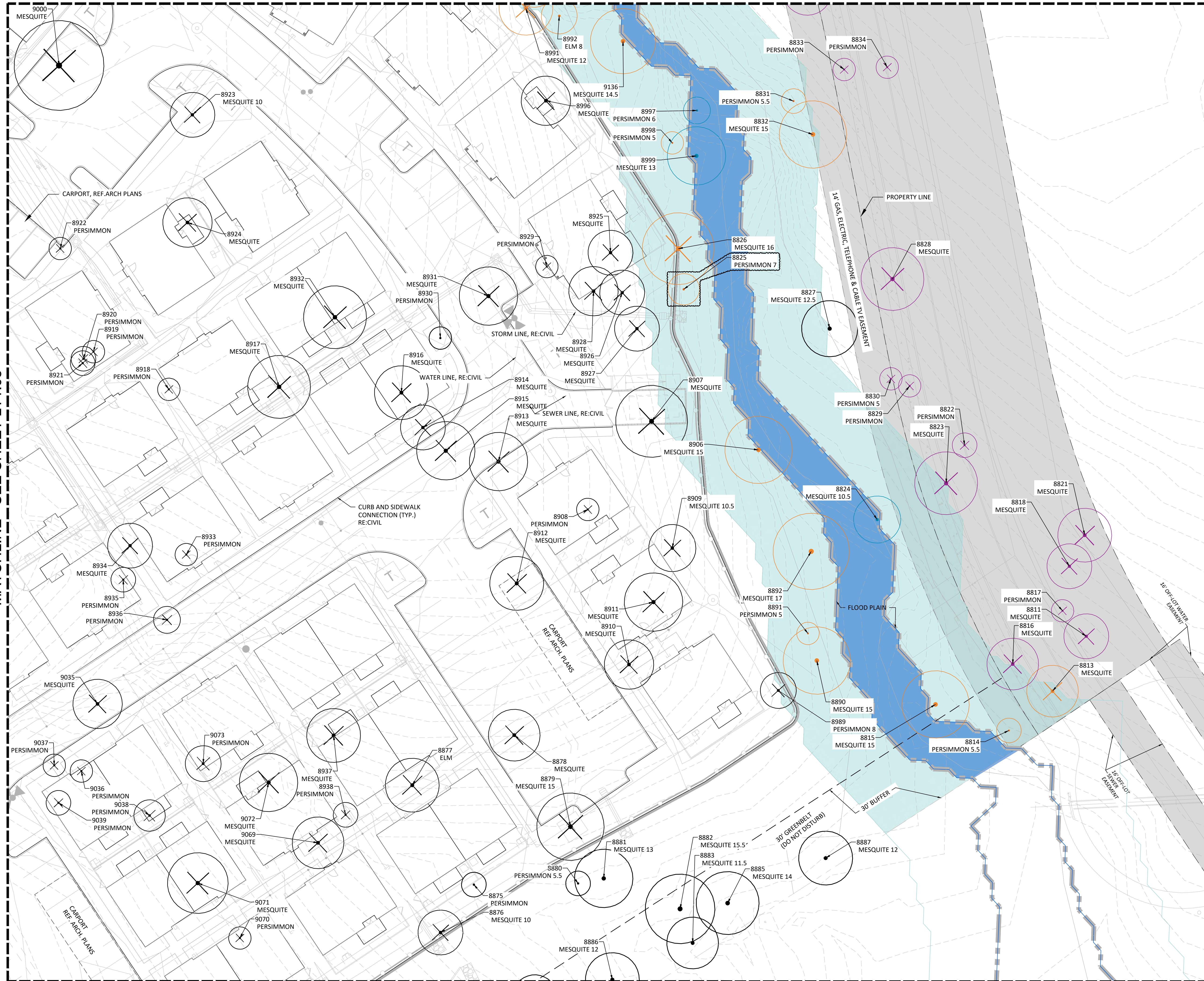
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MATCHLINE - SEE SHEET LT1.05

MATCHLINE - SEE SHEET LT1.03



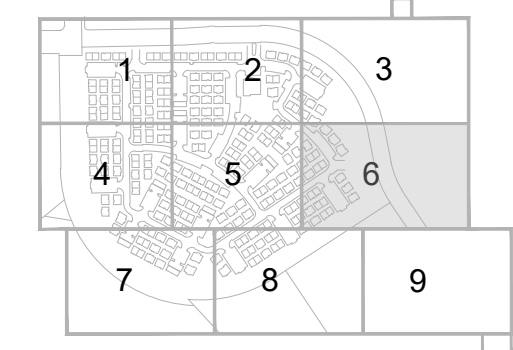
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LEGEND

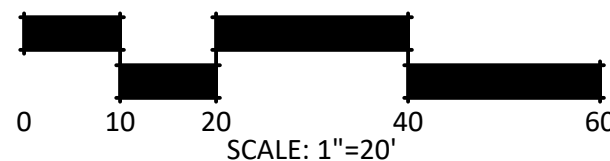
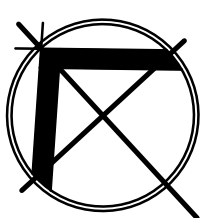
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- XXXX PROTECTED TREE TO REMOVE
- XXXX EASEMENT/ROW TREE TO REMOVE
- XXXX HERITAGE TREE TO PRESERVE
- XXXX FLOODPLAIN AREA TREE TO PRESERVE
- XXXX ESA-30FT BUFFER AREA TREE TO PRESERVE
- XXXX ESA-30FT BUFFER AREA TREE TO REMOVE

- FLOODPLAIN AREA
- ESA-30FT BUFFER AREA
- EASEMENT AND RIGHT-OF-WAY

- EXISTING CONTOUR
- PROPOSED CONTOUR



KEY MAP
NOT TO SCALE



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10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
DATE	06/31/2023	08/01/2023	09/11/2023	10/06/2023
REV	01	02	03	04
ISSUE	CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS	CLIENT COMMENTS - SOD

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NO.

LT1.06

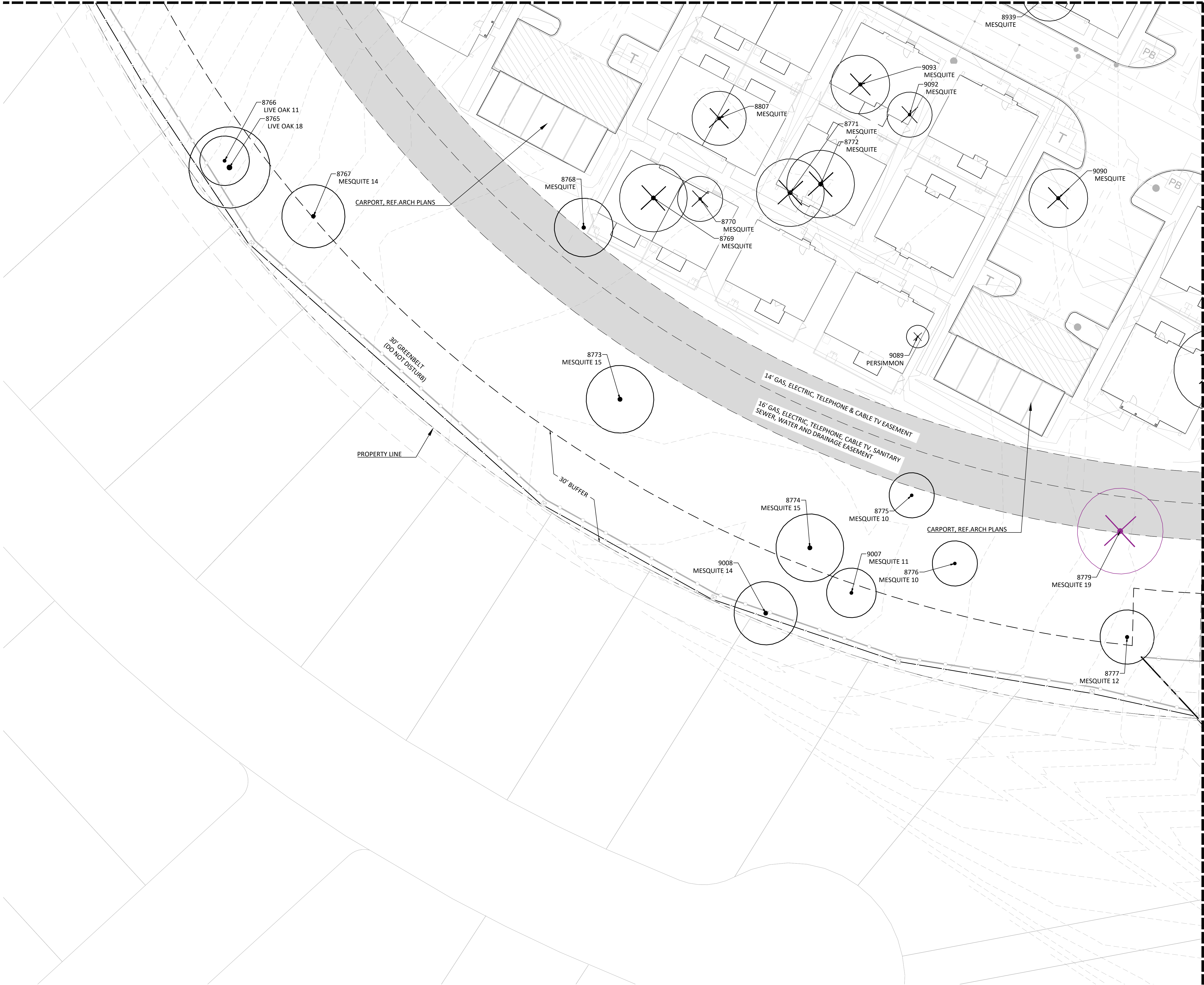
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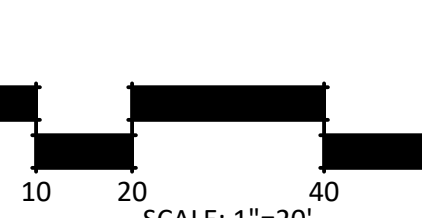
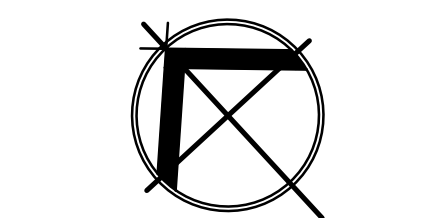
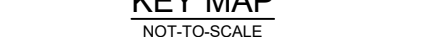
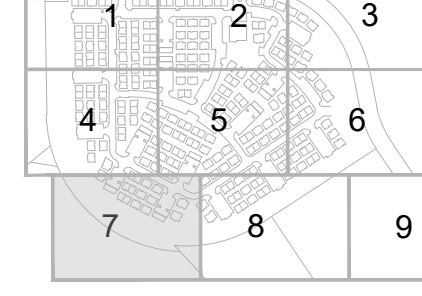
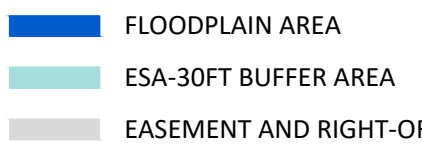
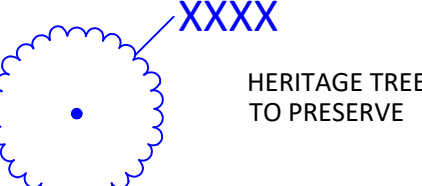
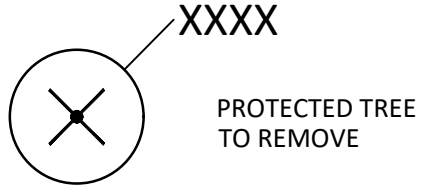
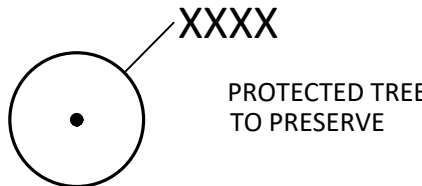
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MATCHLINE - SEE SHEET LT1.04

MATCHLINE - SEE SHEET LT1.05



LEGEND



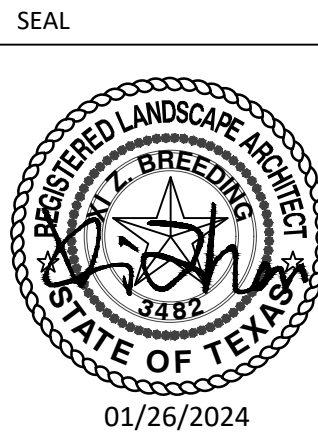
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WEST DALLAS, TX. 75220
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REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH



01/26/2024

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

ASCEND ON JUNO LANDING

SCALE: AS SHOWN

DATE: 12/08/2023

DRWN: STRAND

CHKD: STRAND

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NO.

LT1.07

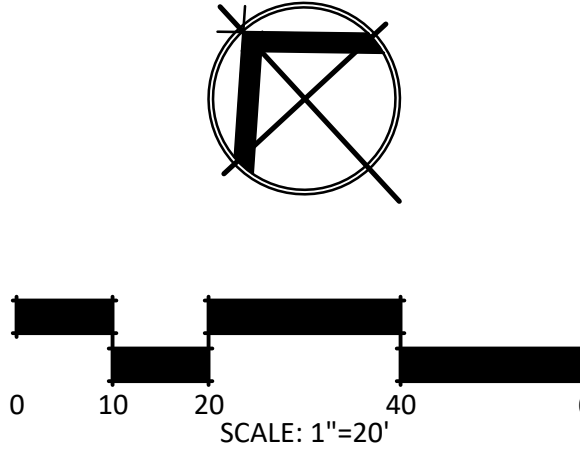
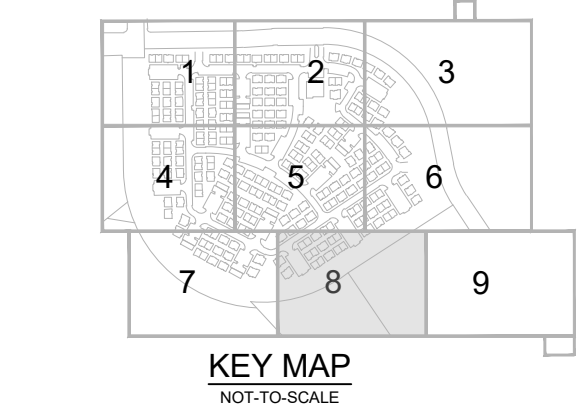
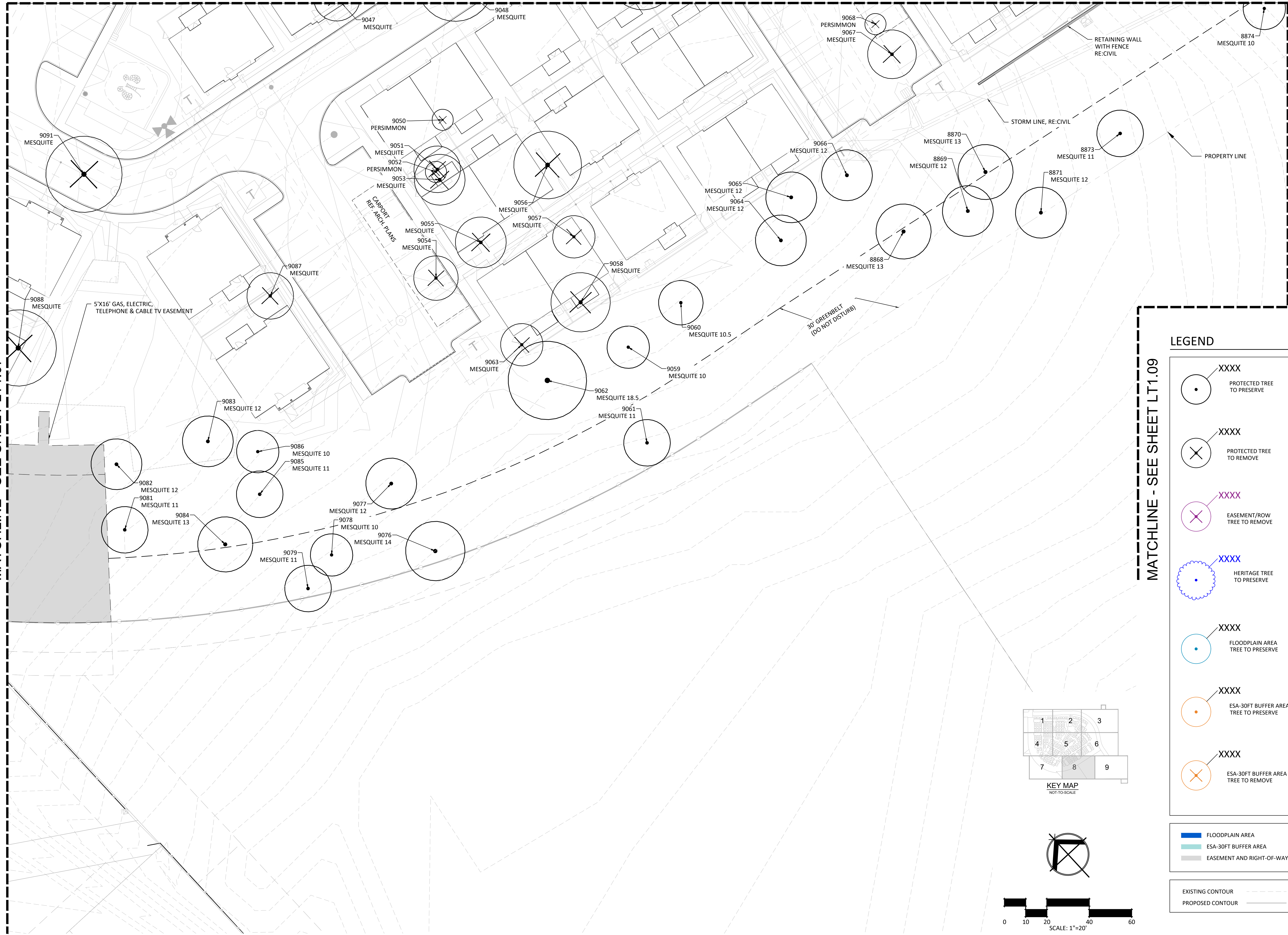
STRAND 2148616

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MATCHLINE - SEE SHEET LT1.07

MATCHLINE - SEE SHEET LT1.05

MATCHLINE - SEE SHEET LT1.06



LEGEND

- XXXX
PROTECTED TREE
TO PRESERVE
- XXXX
PROTECTED TREE
TO REMOVE
- XXXX
EASEMENT/ROW
TREE TO REMOVE
- XXXX
HERITAGE TREE
TO PRESERVE
- XXXX
FLOODPLAIN AREA
TREE TO PRESERVE
- XXXX
ESA-30FT BUFFER AREA
TREE TO PRESERVE
- XXXX
ESA-30FT BUFFER AREA
TREE TO REMOVE

- FLOODPLAIN AREA
- ESA-30FT BUFFER AREA
- EASEMENT AND RIGHT-OF-WAY

- EXISTING CONTOUR
- PROPOSED CONTOUR

STRAND

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01	05/31/2023	CITY COMMENTS	KH
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03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NO.

LT1.08

STRAND 2148616

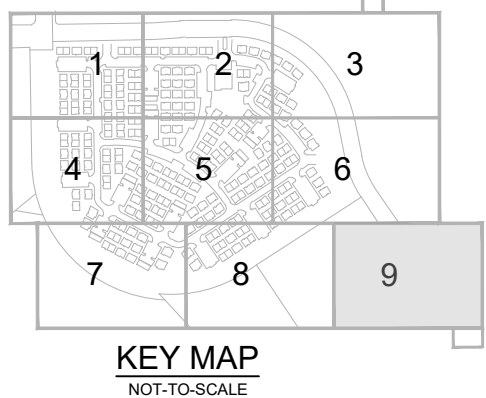
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MATCHLINE - SEE SHEET LT1.08

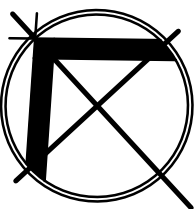
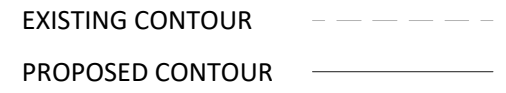
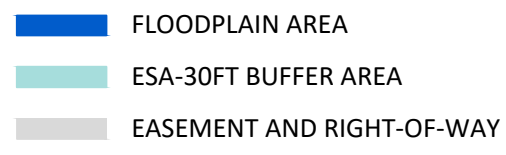
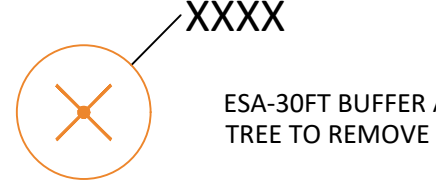
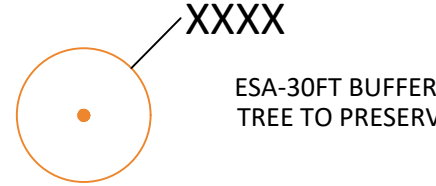
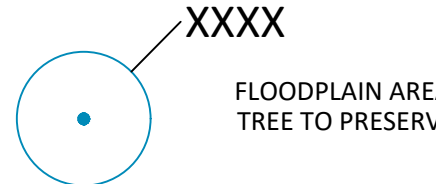
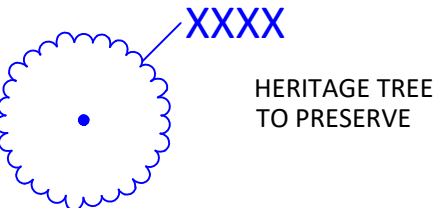
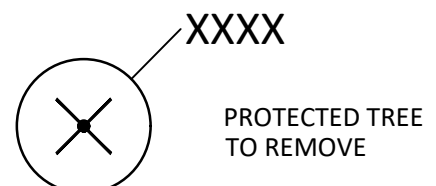
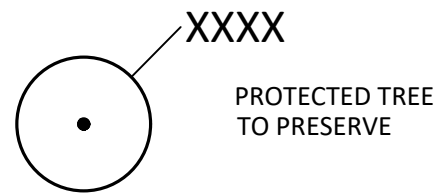
MATCHLINE - SEE SHEET LT1.06

MATCHLINE - REF 2

MATCHLINE - REF 2



LEGEND



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972-620-8204
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CLIENT INFO

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5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	05/31/2023	CITY COMMENTS		
02	08/01/2023	ISSUE FOR CONSTRUCTION		
03	09/11/2023	CLIENT COMMENTS		
04	10/06/2023	CLIENT COMMENTS - SCD		
05	12/08/2023	12-8-23 - IFC SET		

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
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SHEET TITLE

TREE
PRESERVATION
PLAN

SHEET NO.

LT1.09

STRAND 2148616

TREE INVENTORY TABLE

		SIGNIFICANT TREE (UNDERSTORY SPECIES) 5.0'-11.5"		SIGNIFICANT TREE 6.0'-23.5"		SIGNIFICANT TREE 10.0'-23.5"		HERITAGE 3:1 ">4.0"		HERITAGE 1:1 ">12"		FLOODPLAIN AREA		ESA-30FT BUFFER (INCLUDING EASMENT/ROW)		EASEMENT/ROW TREE (EXCLUDING ESA)		ADDITIONAL INCHES PRESERVED FOR MITIGATION**			
TAG	SPECIES	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	REMOVED	PRESERVED	PRESERVED	CONDITION	COMMENTS	
8757	SALIX ALBA / WILLOW									33.5									GOOD		
8758	PROSOPIS GLANDULOSA / MESQUITE																14		FAIR		
8759	PROSOPIS GLANDULOSA / MESQUITE						13												FAIR		
8760	PROSOPIS GLANDULOSA / MESQUITE				14.5														FAIR		
8761	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8762	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8763	PROSOPIS GLANDULOSA / MESQUITE						11												FAIR		
8764	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8765	QUERCUS VIRGINIANA / LIVE OAK						18												GOOD		
8766	QUERCUS VIRGINIANA / LIVE OAK						13												GOOD		
8767	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8768	PROSOPIS GLANDULOSA / MESQUITE						13												FAIR		
8769	PROSOPIS GLANDULOSA / MESQUITE				15														FAIR		
8770	PROSOPIS GLANDULOSA / MESQUITE				10														FAIR		
8771	PROSOPIS GLANDULOSA / MESQUITE				15														FAIR		
8772	PROSOPIS GLANDULOSA / MESQUITE			*15															IN DECLINE/HAZARD		
8773	PROSOPIS GLANDULOSA / MESQUITE						15												FAIR		
8774	PROSOPIS GLANDULOSA / MESQUITE					*15													IN DECLINE		
8775	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8776	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8777	PROSOPIS GLANDULOSA / MESQUITE						12												FAIR		
8779	PROSOPIS GLANDULOSA / MESQUITE															*19			HAZARD		
8780	PROSOPIS GLANDULOSA / MESQUITE															10			FAIR		
8783	PROSOPIS GLANDULOSA / MESQUITE						12												FAIR		
8786	PROSOPIS GLANDULOSA / MESQUITE				10.5														FAIR		
8787	DIOSPYROS KAKI / PERSIMMON	5																	GOOD		
8788	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8789	PROSOPIS GLANDULOSA / MESQUITE						15												FAIR		
8790	PROSOPIS GLANDULOSA / MESQUITE						12.5												FAIR		
8791	PROSOPIS GLANDULOSA / MESQUITE						15												FAIR		
8792	PROSOPIS GLANDULOSA / MESQUITE						11												FAIR		
8793	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8794	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8795	PROSOPIS GLANDULOSA / MESQUITE				*13														HAZARD		
8796	DIOSPYROS KAKI / PERSIMMON	5																	GOOD		
8797	PROSOPIS GLANDULOSA / MESQUITE						11												FAIR		
8798	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8799	DIOSPYROS KAKI / PERSIMMON	5																	GOOD		
8800	DIOSPYROS KAKI / PERSIMMON	5																	GOOD		
8801	PROSOPIS GLANDULOSA / MESQUITE						13												FAIR		
8802	PROSOPIS GLANDULOSA / MESQUITE						14												FAIR		
8803	PROSOPIS GLANDULOSA / MESQUITE						11												FAIR		
8804	PROSOPIS GLANDULOSA / MESQUITE						13												FAIR		
8805	PROSOPIS GLANDULOSA / MESQUITE						15												FAIR		
8806	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8807	PROSOPIS GLANDULOSA / MESQUITE						12												FAIR		
8808	PROSOPIS GLANDULOSA / MESQUITE				*10														IN DECLINE		
8811	PROSOPIS GLANDULOSA / MESQUITE																10		FAIR		
8813	PROSOPIS GLANDULOSA / MESQUITE													11.5					FAIR		
8814	DIOSPYROS KAKI / PERSIMMON														5.5				GOOD		
8815	PROSOPIS GLANDULOSA / MESQUITE														15				FAIR		
8816	PROSOPIS GLANDULOSA / MESQUITE														*11.5				HAZARD		
8817	DIOSPYROS KAKI / PERSIMMON															5			GOOD		
8818	PROSOPIS GLANDULOSA / MESQUITE															10			FAIR		
8821	PROSOPIS GLANDULOSA / MESQUITE															*12			IN DECLINE		
8822	DIOSPYROS KAKI / PERSIMMON															5.5			GOOD		
8823	PROSOPIS GLANDULOSA / MESQUITE																14		FAIR		
8824	PROSOPIS GLANDULOSA / MESQUITE											10.5							FAIR		
8825	DIOSPYROS KAKI / PERSIMMON															7			GOOD		
8826	PROSOPIS GLANDULOSA / MESQUITE													*16					HAZARD		
8827	PROSOPIS GLANDULOSA / MESQUITE				12.3														FAIR		
8828	PROSOPIS GLANDULOSA / MESQUITE																14		FAIR		
8829	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8830	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8831	DIOSPYROS KAKI / PERSIMMON														5.5				GOOD		
8832	PROSOPIS GLANDULOSA / MESQUITE														15				FAIR		
8833	DIOSPYROS KAKI / PERSIMMON																5		FAIR		
8834	DIOSPYROS KAKI / PERSIMMON																5		FAIR		
8835	PROSOPIS GLANDULOSA / MESQUITE																11		FAIR		
8836	PROSOPIS GLANDULOSA / MESQUITE						12												FAIR		
8837	DIOSPYROS KAKI / PERSIMMON															5.5			GOOD		
8838	PROSOPIS GLANDULOSA / MESQUITE															12			FAIR		
8839	PROSOPIS GLANDULOSA / MESQUITE															11			FAIR		
8840	PROSOPIS GLANDULOSA / MESQUITE															13			FAIR		
8841	PROSOPIS GLANDULOSA / MESQUITE						15												FAIR		
8843	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8844	BUXUS VIRGENS / SUMAC																8		GOOD		
8845	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8846	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8847	DIOSPYROS KAKI / PERSIMMON																6		GOOD		
8848	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8849	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8850	DIOSPYROS KAKI / PERSIMMON															5.5			GOOD		
8854	PROSOPIS GLANDULOSA / MESQUITE																13		GOOD		
8868	PROSOPIS GLANDULOSA / MESQUITE						13												FAIR		
8869	PROSOPIS GLANDULOSA / MESQUITE										11								FAIR		
8870	PROSOPIS GLANDULOSA / MESQUITE										13								FAIR		
8871	PROSOPIS GLANDULOSA / MESQUITE										12								FAIR		
8873	PROSOPIS GLANDULOSA / MESQUITE										11								FAIR		
8874	PROSOPIS GLANDULOSA / MESQUITE																		FAIR		
8875	DIOSPYROS KAKI / PERSIMMON			5.5															FAIR		
8876	PROSOPIS GLANDULOSA / MESQUITE						10												FAIR		
8877	ULMUS AMERICANA / ELM																		GOOD		
8878	PROSOPIS GLANDULOSA / MESQUITE										11.5								FAIR		
8879	PROSOPIS GLANDULOSA / MESQUITE																15		FAIR		
8880	DIOSPYROS KAKI / PERSIMMON				5.5														FAIR		
8881	PROSOPIS GLANDULOSA / MESQUITE										13								FAIR		
8882	PROSOPIS GLANDULOSA / MESQUITE										15.5								FAIR		
8883	PROSOPIS GLANDULOSA / MESQUITE											11.5							FAIR		
8885	PROSOPIS GLANDULOSA / MESQUITE																		FAIR		
8886	PROSOPIS GLANDULOSA / MESQUITE						*12												HAZARD		
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8890	PROSOPIS GLANDULOSA / MESQUITE																15		FAIR		
8891	DIOSPYROS KAKI / PERSIMMON																5		GOOD		
8892	PROSOPIS GLANDULOSA / MESQUITE																17		FAIR		
8906	PROSOPIS GLANDULOSA / MESQUITE																15		FAIR		
8907	PROSOPIS GLANDULOSA / MESQUITE						16														

[illegible]

10003 TECHNOLOGY BLVD
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - HFC SET	KH



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023

DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE PRESERVATION CALCULATION

SHEET NO.

LT1.10

STRAND 2148616

LANDSCAPE REQUIRMENTS TABLE

LANDSCAPE REQUIRMENTS AND MANDATORY CRITERIA			
BUILDING A LAND USE:			
A. MITIGATION SUMMARY			
TOTAL MITIGATION REQUIRED (CAL.INCHES)			295.70
TREE SPECIES	QTY.	CALIPER INCHES	MITIGATION INCHES
BIG TOOTH MAPLE	4	1.5	6.00
PECAN	17	1.5	25.50
MEXICANA SYCAMORE	29	1.5	43.50
TEXAS SYCAMORE	31	1.5	46.50
BUR OAK	38	1.5	57.00
SHUMARD OAK	38	1.5	57.00
CEDAR ELM	4	1.5	6.00
ANACACHO ORCHID TREE	24	1.5	36.00
MEXICAN REDBUD	121	1.5	181.50
DESERT WILLOW	123	1.5	184.50
YAUPON HOLLY	27	1.5	40.50
TEXAS EBONY	33	1.5	49.50
TEXAS MOUNTAI LAUREL	16	1.5	24.00
TOTAL MITIGATION INCHES PROVIDED			757.50
TOTAL MITIGATION INCHES OUTSTANDING			-
MITIGATION TO BE PAID IN TREE FUND (\$ 200.00 PER INCH)			-
* Trees shall be a minimum of 1.5 caliper inches in size and from the aproved list found in Appendix "E" od City of San Antonio Unified Development			
** No more than twenty-five (25) percent of the replacement trees shall be the same species for the purpose of mitigation			
*** At least 20% of total protected trees/canopy must be preserved.			

B. TREE CANOPY COVERAGE					
TOTAL SITE AREA (S.F.)			1,190,263.00		
FLOODPLAIN AREA (S.F.)			10,549.00		
NET AREA			1,179,714.00		
TOTAL CANOPY REQUIRED (S.F.)			1,179,714.00	X 25%	294,928.50
EXISTING TREE CANOPY PRESERVATION					
TREE SPECIES	QTY.	CANOPY S.F.	VALUE	CANOPY PROVIDED	
DIOSPYROS KAKI / PERSIMMON	18	275	100%	4,950.00	5
CONDALIA WARNOCKII / CONDALIA	2	275	100%	550.00	
PROSOPIS GLANDULOSA / MESQUITE	60	550	100%	33,000.00	
QUERCUS VIRGINIANA / LIVE OAK	2	875	100%	1,750.00	
SALIX ALBA / WILLOW	1	875	100%	875.00	
ULMUS AMERICANA / ELM	1	875	100%	875.00	5
TOTAL EXISTING CANOPY PROVIDED (S.F.)				41,450.00	
PROPOSED ADDED TREE CANOPY					
TREE SPECIES	QTY.	CANOPY S.F.	VALUE	CANOPY PROVIDED	
BIG TOOTH MAPLE	4	550	90%	1,980.00	5
PECAN	17	1200	90%	18,360.00	
MEXICANA SYCAMORE	29	1200	90%	31,320.00	
TEXAS SYCAMORE	31	1200	90%	33,480.00	
BUR OAK	38	1200	90%	41,040.00	
SHUMARD OAK	38	1200	90%	41,040.00	
CEDAR ELM	4	875	90%	3,150.00	
ANACACHO ORCHID TREE	24	275	90%	5,940.00	
MEXICAN REDBUD	121	275	90%	29,947.50	
DESERT WILLOW	123	275	90%	30,442.50	
YAUPON HOLLY	27	275	90%	6,682.50	
TEXAS EBONY	33	275	90%	8,167.50	
TEXAS MOUNTAIN LAUREL	16	275	90%	3,960.00	
TOTAL PROPOSED CANOPY PROVIDED (S.F.)				255,510.00	
TOTAL CANOPY PROVIDED (S.F.)				296,960.00	
TOTAL CALIPER INCHES OF TREECANOPY OUTSTANDING					
TOTAL TO BE PAID IN CANOPY REQUIREMENT TREE FUND (\$200.00 per Inch):				-	
* Trees shall be a minimum of 1.5 caliper inches in size and from the approved list found in Appendix "E" of City of San Antonio Unified Development					
** No more than twenty-five (25) percent of the replacement trees shall be the same species for the purpose of mitigation					
*** Multi-family and Nonresidential sites require a minimum tree canopy cover of twenty-five (25) percent of the total site area.					

C. PARKING LOT SHADING				
PARKING LOT AREA (S.F.)			74,385.00	
TOTAL SHADE REQUIRED (S.F.)			25%	18,596.25
TOTAL SHADE PROVIDED (S.F.)			63%	47,187.50
PROPOSED TREES IN ISLAND OR PENINSULA				
TREE SPECIES	QTY.	CANOPY S.F.	VALUE	CANOPY PROVIDED
SHUMARD OAK	5	1200	75%	4,500.00
BUR OAK	5	1200	75%	4,500.00
TEXAS SYCAMORE	3	1200	75%	2,700.00
MEXICAN SYCAMORE	8	1200	75%	7,200.00
TOTAL EXISTING CANOPY PROVIDED				18,900.00
PROPOSED TREES ADJACENT TO PARKING LOT				
TREE SPECIES	QTY.	CANOPY S.F.	VALUE	CANOPY PROVIDED
BUR OAK	11	1200	50%	6,600.00
PECAN	1	1200	50%	600.00
MEXICAN SYCAMORE	6	1200	50%	3,600.00
TEXAS SYCAMORE	10	1200	50%	6,000.00
SHUMARD OAK	18	1200	50%	10,800.00
ANACACHO ORCHID	3	275	50%	412.50
TEXAS MOUNTAI LAUREL	2	275	50%	275.00
TOTAL EXISTING CANOPY PROVIDED				28,287.50
TOTAL TREE CANOPY PROVIDEED (S.F.)				47,187.50
POINTS EARNED				25

* Trees shall be a minimum of 1.5 caliper inches in size and from the approved list found in Appendix "E" od City of San Antonio Unified Development

** Trees planted adjacent to the parking lot must be within twelve(12) feet from the parking lot to receive credit

*** Minimum square footage for tree planting areas is 162 SF

**** Parking areas are parking lot that excluding driveways or garages

TREE PRESERVATION NOTES

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5 ') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 20 MINUTES TO PREVENT OAK WILT INFECTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- AVOID TRENCHING THROUGH THE CRZ OF PROTECTED TREES. ALTER ROUTES OF UNDERGROUND INFRASTRUCTURE OR USE ALTERNATE METHODS SUCH AS PIPE BORING OR HAND TRENCHING. DO NOT TRENCH OR EXCAVATE THE SOIL WITHIN CRZS. TUNNEL OR BORE AT LEAST 18 INCHES BENEATH CRZS TO INSTALL UTILITY LINES.

TREE PRESERVATION DETAILS

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STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH	
ISSUE	CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS	CLIENT COMMENTS - SOD	12-8-23 - HFC SET
DATE	06/31/2023	08/01/2023	09/11/2023	10/06/2023	12/08/2023
REV	01	02	03	04	05

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

TREE
PRESERVATION
CALCULATION

SHEET NO.

LT1.12

STRAND 2148616

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CONCRETE/BRICK/STONE_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[C-01]	GRANITE COUNTERTOP	1/LH2.04	GRANITE COUNTERTOP, 1- 1/4" OR 3/4" THICKNESS,	CONTRACTOR TO PROVIDE SAMPLES OF BOTH 1- 1/4" OR 3/4" THICKNESS, FOR LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
[C-02]				SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER APPROVAL PRIOR TO INSTALLATION
	SUNRAY STONE BLOCK	1/LH2.05	2'X2'X4' QUARRY BLOCK, SAW CUT ALL FACES CHOP ENDS; CONTACT: TIM SHANAHAN 405-834-8280; MINICK MATERIALS; OR APPROVED EQUAL	

ELECTRICAL_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[E-02]	BBQ GRILL	1/LH2.04	BBQ GRILL: S36T (PGS T-SERIES 39" STAINLESS STEEL COMMERCIAL GRILL WITH BUILT IN PGS FUELSTOP® 60 MINUTE TIMER); ACCESS DOOR: MDS L39; CONTACT: HTTPS://WWW.AEICORPORATION.COM/	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[E-03]	GFCI OUTLET	1/LH2.04	INDUSTRY STANDARD	
[E-04]	GFCI DUPLEX GROUND-MOUNTED	3/LL2.02	INDUSTRY STANDARD WITH WATER PROOF COVER	

METAL_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[M-01]	LETTERING	1/LH2.05	1" STANDOFF ALUMINUM LETTERING; COLOR CHARCOAL; PIN MOUNT TO STUCCO BOX; LOCAL SUPPLY	CONTRACTOR SUBMIT SHOP DRAWING FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO INSTALLATION

POOL_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[PO-01]	POOL COPING/CAP	1/LH2.08	NAMARI PRECAST COPING, CLASSIC EASED EDGE, 12X24X2, COLOR TO BE SELECTED BY OWNER, CONTRACTOR TO SUBMIT PRODUCT FOR OWNER REVIEW PRIOR TO INSTALLATION	CONTRACT SUBMIT PRODUTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHANCE AND INSTA-TION
[PO-02]				CONTRACTOR TO SUBMIT PRODUTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
[PO-03]	POOL TILE	6/LH2.09	SEE DETAIL; OR APPROVED EQUAL	
	POOL FINISH	7/LH2.09	NPT POLISHEDSCAPES, COLOR: BREAKWATER; CONTACT: WWW.NPTPOOL.COM; OR APPROVED EQUAL	CONTRACT SUBMIT PRODUTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER S APPROVAL PRIOR TO PURCHASE AND INSTALLATION

PAVEMENT_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[PV-01]	CONCRETE POOL DECK - ROCK SALT FINISH LIGHT GRAY	5/LH2.01	INTEGRAL COLORED POOL DECK WITH ROK SALT FINISH	SUBMIT 4'X8' MOCK UP FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[PV-02]	CONCRETE POOL DECK - ROCK SALT FINISH DARK GRAY	5/LH2.01	INTEGRAL COLORED POOL DECK WITH ROK SALT FINISH	SUBMIT 4'X8' MOCK UP FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[PV-03]	ENTRY DRIVE - INPRINT CONCRETE	6/LH2.02	PRODUCT PATTERN: ASHLAR SLATE; COLOR: RC: R26 CAPE COD GRAY, BC: P31 GRAY LINEN; CONTACT: SCOTT BALCH 214.624.6511; WWW.BOMANITE.COM ; OR APPROVED EQUAL	SUBMIT 4'X8' MOCK UP FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[PV-04]				CONTRACTOR SUBMIT PRODUCTION DATA FOR LANDSCAPE ARCHTECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
[PV-05]	PLAYGROUND SURFACE - ENGINEERED WOOD FIBER	3/LH2.10	SEE DETAIL; OR APPROVED EQUAL	
	STABILIZED DECOMPOSED GRANITE		LOCAL SOURCE	CONTRACTOR TO SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[PV-06]	SYNTHETIC LAWN	7/LH2.02	SEE DETAIL; OR APPROVED EQUAL	SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO INSTALLATION

SITE_FURNISHINGS_SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[S-01]	PLAY EQUIPMENT	1/LH2.10	SEE DETAIL; OR APPROVED EQUAL	SUBMIT PRODUCT SAMPLE/DATA FOR LANDCAPE ARCHITECT OR OWNER APPROVAL
[S-02]				
	DOG TRASH STATION	7/LH2.10	SEE DETAIL; OR APPROVED EQUAL	
[S-03]	BENCH	5/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[S-04]				
	BIKE RACK	8/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[S-05]	FIREPIT (PROPANE)	5/LH2.09	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE
[S-06]				
	TRASH RECEPTACLE	6/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[S-07]	PLAYGROUND TRASH RECEPTACLE	2/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[S-08]				
	PICNIC TABLE	4/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
[S-09]	DOWNSPOUT SPLASH PAD	5/LH1.11	INDUSTRY STANDARD	SUBMIT PRODUCT SAMPLE/DATA FOR LANDCAPE ARCHITECT OR OWNER APPROVAL

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SAN ANTONIO, TX 78247

01	05/31/2023	CITY COMMENTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE
SCHEDULE

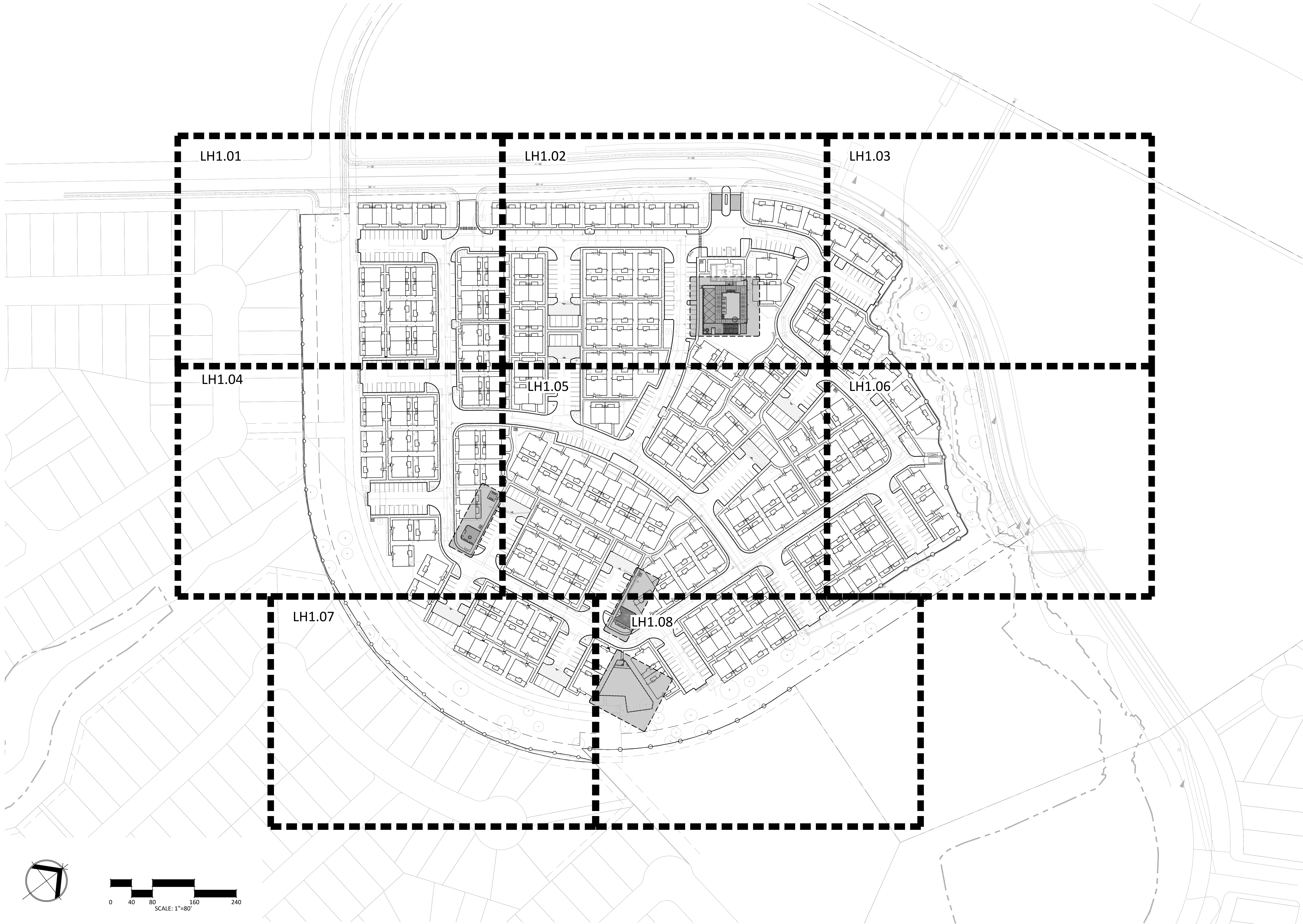
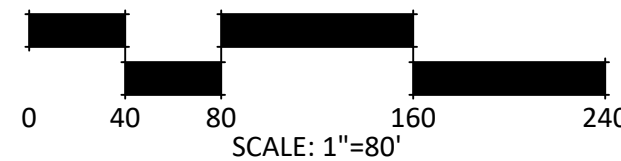
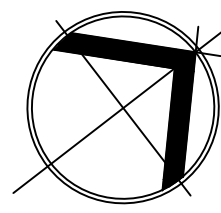
SHEET NO.

LH1.00A

STRAND 2148616

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I:\dhi- ascend on juno landing (2148616)\7.0_cd\7.4_sheets\landscape plan.dwg, kamrul hasan, 1/26/2024 11:01 AM



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SOD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

LH1.00B

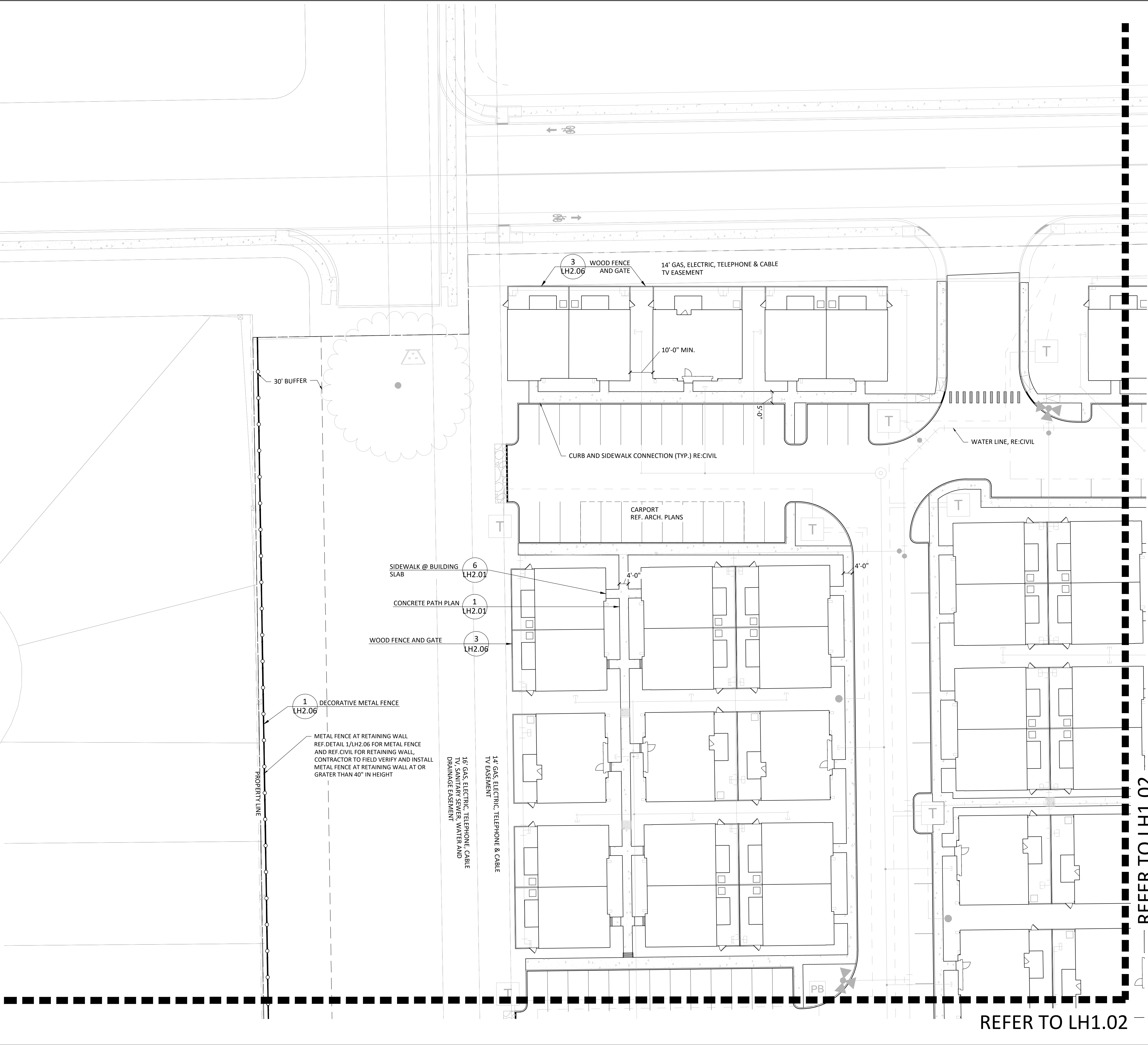
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EXISTING TREE LEGEND

EXISTING TREE
PRESERVED IN PLACE



STRAND

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CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.
KH
KH
CC
KH

ISSUE
CITY COMMENTS
CITY COMMENTS
CITY COMMENTS
CITY COMMENTS
CITY COMMENTS

DATE
06/31/2023
08/01/2023
09/11/2023
10/06/2023
12/08/2023

REV
01
02
03
04
05

SEAL

01/26/2024

ASCEND ON JUNO LANDING
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023

DRWN: STRAND

CHKD: STRAND

SHEET TITLE

HARDSCAPE PLAN

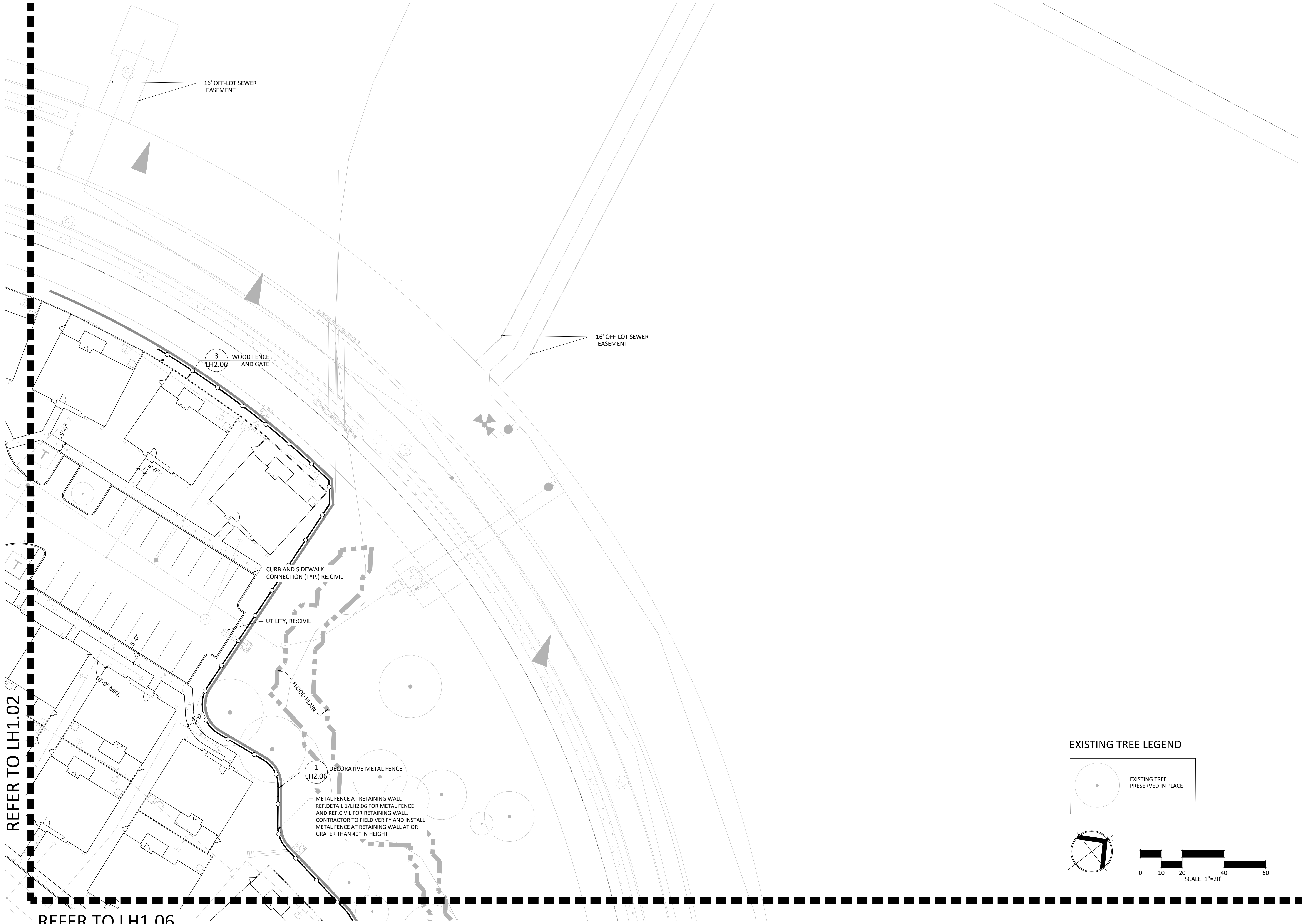
SHEET NO.

LH1.01

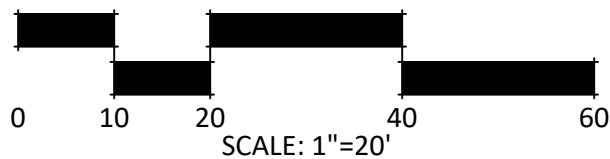
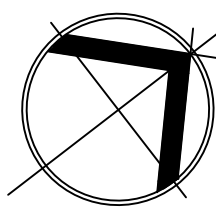
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EXISTING TREE LEGEND



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972-620-8204
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DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE PLAN

SHEET NO.

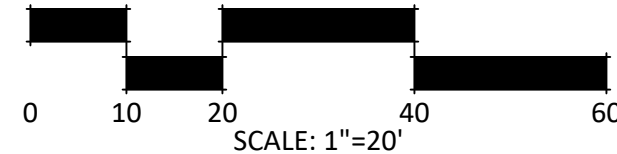
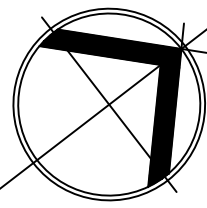
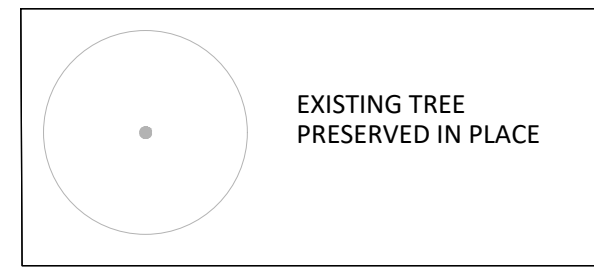
LH1.03

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EXISTING TREE LEGEND



REFER TO LH1.07

REFER TO LH1.01

REFER TO LH1.05

WOOD FENCE AND GATE

3
LH2.06

30' GAS, ELECTRIC, TELEPHONE,
CABLE TV, SANITARY SEWER, WATER
AND DRAINAGE EASEMENT

1
LH2.06 DECORATIVE METAL FENCE

30' BUFFER

PROPERTY LINE

CARPORT
REF. ARCH. PLANS

T

4'-0"

WATER LINE, RE: CIVIL
CURB AND SIDEWALK
CONNECTION (TYP.) RE: CIVIL

10'-0" MIN

PICNIC AREA ENLARGED PLAN

1
LH1.10

CARPORT
REF. ARCH. PLANS

S-04 BIKE RACK (2)

S-04 BIKE RACK (2)

14' GAS, ELECTRIC, TELEPHONE & CABLE
TV EASEMENT
16' GAS, ELECTRIC, TELEPHONE, CABLE
TV, SANITARY SEWER, WATER AND
DRAINAGE EASEMENT

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	06/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SOD	KH
05	12/08/2023	12-8-23 - HC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE PLAN

SHEET NO.

LH1.04

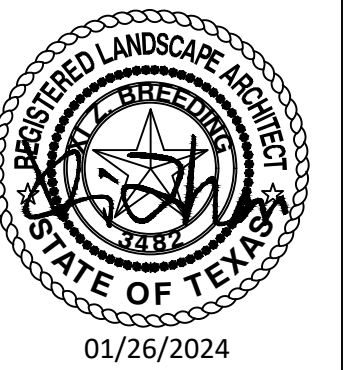
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REGISTRATION NO: F-1629

5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS- SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH



7542 JOHN LANDING
SAN ANTONIO, TEXAS 78242

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

HARDSCAPE PLAN

LH1.05

STRAND	2148616
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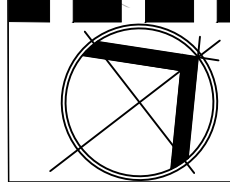
REFER TO LH1.06

REFER TO LH1.04

REFER TO LH1.07



EXISTING TREE
PRESERVED IN PLACE



I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\hardscape plan.dwg, kamrul.hasan, 1/26/2024 11:02 AM

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972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL

ASCEND ON JUNO LANDING
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE PLAN

SHEET NO.

LH1.06

STRAND 2148616

EXISTING TREE LEGEND

0 10 20 40 60
SCALE: 1"=20'

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REFER TO LH1.04

REFER TO LH1.05

REFER TO LH1.08

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5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

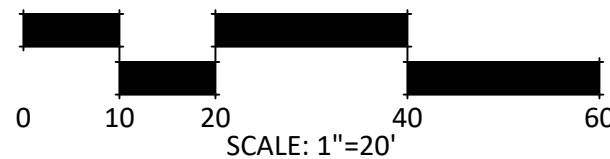
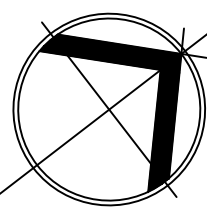
HARDSCAPE PLAN

SHEET NO.

LH1.07

STRAND 2148616

EXISTING TREE LEGEND



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5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS- SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

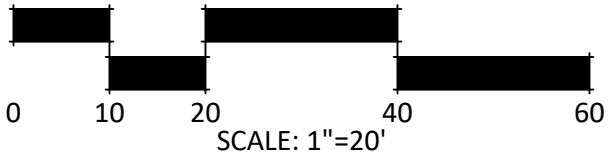
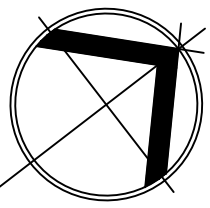
01/26/2024

SAN ANTONIO, TEXAS 78242

DATE: 12/08/2023
 DRWN: STRAND
 CHKD: STRAND

HARDSCAPE PLAN

LH1.08



REFER TO LH1.07

REFER TO LH1.10

GAS, ELECTRIC,
TV EQUIPMENT

16' GAS, ELECTRIC, —
TELEPHONE, CABLE TV,
SANITARY SEWER,
WATER AND DRAINAGE
EASEMENT

2 PLAYGROUND AREA
H1.10 ENLARGED PLAN

CARPORT
REF. ARCH. PLANS

WATER LINE, RE:CIVIL

3 WOOD FENCE
LH2.06 AND GATE

DECORATIVE METAL FENCE

1
H2.06

3 DOG PARK
LH1.10 ENLARGED
PLAN

1 DECORATIVE METAL FENCE
LH2.06

RETAINING WALL
WITH FENCE
RE:CIVIL

STORM LINE, RE:CIVIL

PROPERTY LINE

30' BUR

\\dhi - ascend on juno landing (2148616)\\7.0_cd\\7.4_sheets\\hardscape plan.dwg, kamrul.hasan, 1/26/2024 3:14 PM

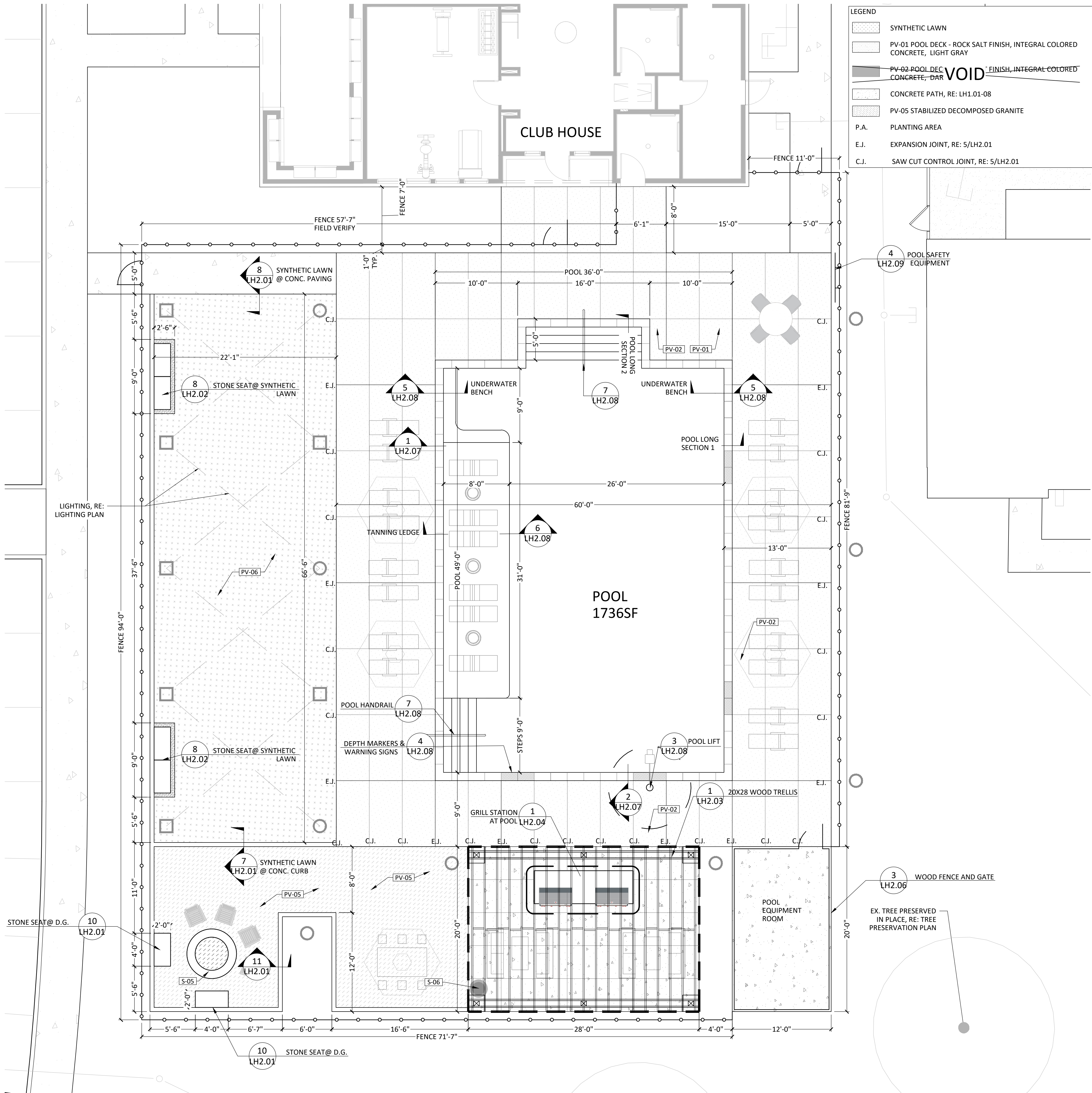
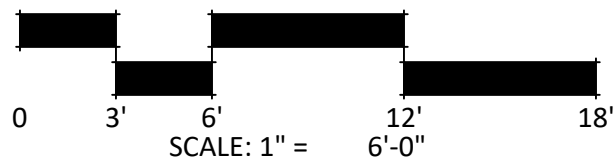
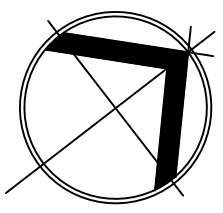
I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\landscape enlarged plan.dwg, lamrul.hasan, 1/26/2024 11:15 AM

- POOL NOTES:
- POOL SHALL COMPLY WITH ALL CURRENT TEXAS DEPARTMENT OF HEALTH STANDARDS FOR SWIMMING POOLS STANDARDS AND REGULATIONS.
 - CONTRACTOR TO SUBMIT ALL NECESSARY TECHNICAL CALCULATIONS, PLANS, DETAILS, AND SPECIFICATIONS TO LOCAL AND STATE JURISDICTIONAL AGENCIES FOR POOL PERMITTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND FEES.
 - CONTRACTOR SHALL SUBMIT A FULL SET OF SHOP DRAWINGS TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SUBMITTING APPLICATION TO LOCAL AND STATE AGENCIES. DRAWINGS SHALL INCLUDED BUT NOT LIMITED TO REGULATORY COMPLIANCE TABLES, TECHNICAL INFORMATION, SUPPLIER SCHEDULE AND DETAILS, STRUCTURAL PLANS, ELECTRICAL PLANS, PLUMBING PLANS, MECHANICAL PLANS, POOL DETAILS, ETC.
 - CONTRACTOR SHALL SUBMIT SAMPLES FOR APPROVAL TO OWNER/LANDSCAPE ARCHITECT FOR COPING, WATERLINE TILE, TOE TILE, POOL FINISH, ETC PRIOR TO APPLICATION SUBMITTAL, ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
 - POOL TILE AND FINISH COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT/OWNER.
 - A MINIMUM 4-FOOT BARRIER FENCE AND/OR WALL HAVE BEEN INCLUDED AROUND THE PERIMETER OF THE SWIMMING POOL THAT COMPLIES WITH LOCAL POOL CODE. NO FOOTHOLDS OR HANDHOLDS HAVE BEEN INCLUDED WITHIN THIS FENCE AND/OR WALL.
 - SELF CLOSING/LATCHING GATES SHALL BE PROVIDED PER CURRENT TEXAS DEPARTMENT OF HEALTH STANDARDS FOR SWIMMING POOLS AND SPAS.
 - 4 INCH MAXIMUM CLEARANCE BETWEEN ALL FENCE AND BUILDING/COLUMN CONNECTION POINTS.
 - FENCE AND/OR WALLS TO COMPLETELY ENCLOSE POOL AREA.
 - REFER TO ARCHITECTURAL PLANS FOR WINDOW / PATIO RAILING DETAILS THAT ARE WITHIN THE POOL AMENITY AREA.
 - REFER TO PLANS BY POOL CONTRACTOR FOR POOL, POOL DECK, ELECTRICAL, PLUMBING DESIGN AND DETAILS.
 - POOL NOTIFICATION SIGNAGE SHALL BE LOCATED AT ALL ENTRANCE POINTS LEADING INTO THE POOL/AMENITY AREA. SIGNAGE SHALL INDICATE NO GLASS IS TO BE ALLOWED WITHIN THE POOL AREA.
 - POOL OPERATION HOURS SIGNAGE SHALL BE INDICATED ON POOL NOTIFICATION SIGNAGE. SIGNAGE SHALL BE LOCATED IN A WELL-LIT LOCATION.
 - OUTDOOR POOL FURNITURE PROVIDED BY OWNER.

PAVING SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
PV-01	CONCRETE POOL DECK - ROCK SALT FINISH LIGHT GRAY	5/LH2.01
PV-02	CONCRETE POOL DECK - ROCK SALT FINISH DARK GRAY	5/LH2.01
PV-03	ENTRY DRIVE - INPRINT CONCRETE	6/LH2.02
PV-04	PLAYGROUND SURFACE - ENGINEERED WOOD FIBER	3/LH2.10
PV-05	STABILIZED DECOMPOSED GRANITE	
PV-06	SYNTHETIC LAWN	7/LH2.02

SITE FURNISHINGS SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
S-01	PLAY EQUIPMENT	1/LH2.10
S-03	BENCH	5/LH2.10
S-04	BIKE RACK	8/LH2.10
S-05	FIREPIT (PROPANE)	5/LH2.09
S-06	TRASH RECEPTACLE	6/LH2.10
S-07	PLAYGROUND TRASH RECEPTACLE	2/LH2.10
S-08	PICNIC TABLE	4/LH2.10

NOTE: QUANTITIES ONLY REFLECT THE ITEMS ON THIS PAGE.



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023

DRWN: STRAND

CHKD: STRAND

SHEET TITLE

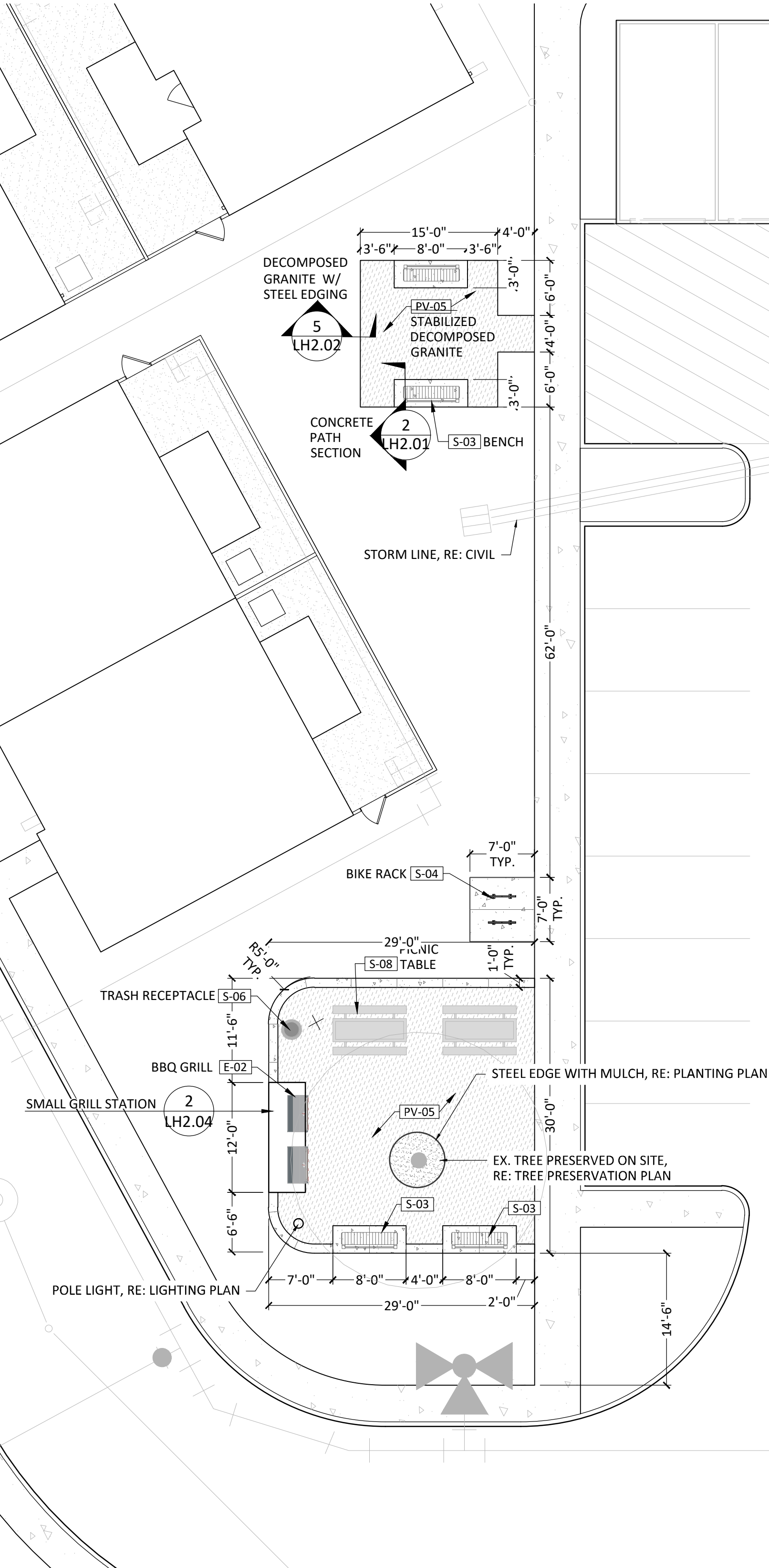
HARDSCAPE
ENLARGED PLAN

SHEET NO.

LH1.09

STRAND 2148616

I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\landscape enlarged plan.dwg, kamrul hasan, 1/26/2024 11:15 AM

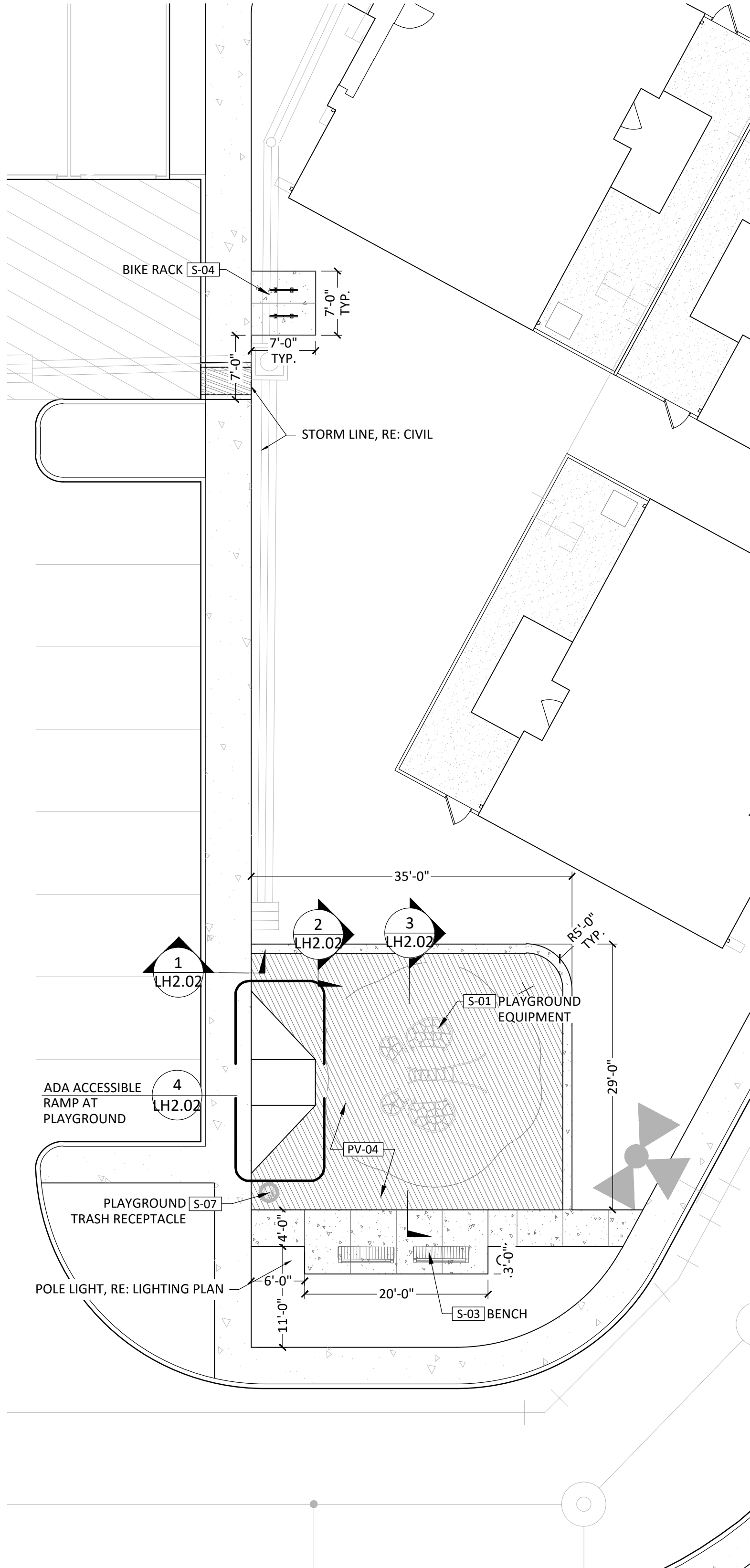


1 PICNIC AREA ENLARGED PLAN
1" = 10'-0"

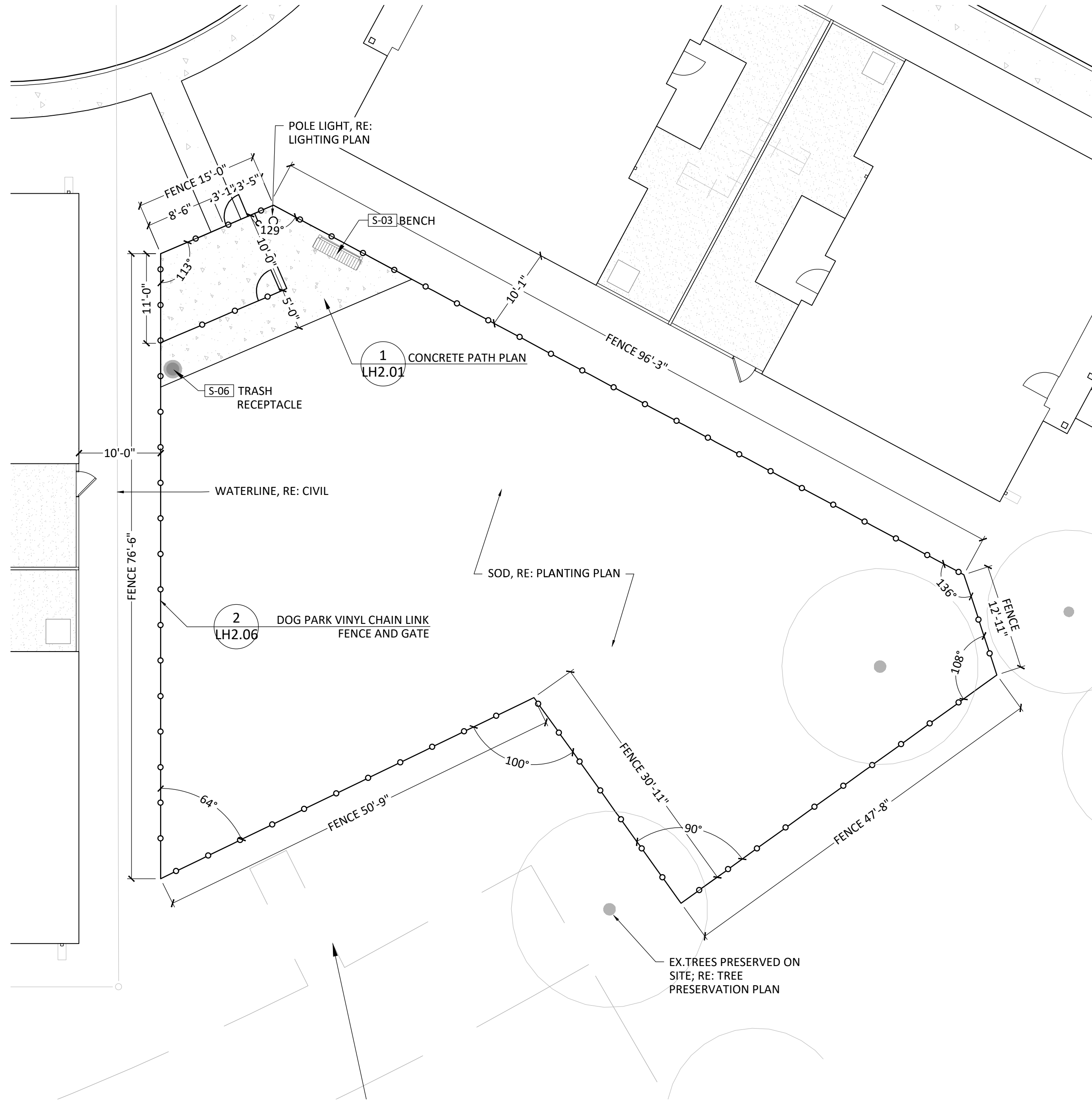
PAVEMENT SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
PV-04	PLAYGROUND SURFACE - ENGINEERED WOOD FIBER	3/LH2.10	SEE DETAIL; OR APPROVED EQUAL	CONTRACTOR SUBMIT PRODUCTION DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
PV-05	STABILIZED DECOMPOSED GRANITE	N/A	LOCAL SOURCE	CONTRACTOR TO SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL

NOTE: QUANTITIES ONLY REFLECT THE ITEMS ON THIS PAGE.



2 PLAYGROUND ENLARGED PLAN
1" = 10'-0"



3 DOG PARK ENLARGED PLAN
1" = 10'-0"

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
E-02	BBQ GRILL	1/LH2.04	BBQ GRILL: S36T (PGS T-SERIES 39" STAINLESS STEEL COMMERCIAL GRILL WITH BUILT IN PGS FUELSTOP® 60 MINUTE TIMER); ACCESS DOOR: MDS L39; CONTACT: HTTPS://WWW.AEICORPORATION.COM/	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
S-01	PLAY EQUIPMENT	1/LH2.10	SEE DETAIL; OR APPROVED EQUAL	SUBMIT PRODUCT SAMPLE/DATA FOR LANDSCAPE ARCHITECT OR OWNER APPROVAL
S-03	BENCH	5/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
S-04	BIKE RACK	8/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
S-05	FIREPIT (PROPANE)	5/LH2.09	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE
S-06	TRASH RECEPTACLE	6/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
S-07	PLAYGROUND TRASH RECEPTACLE	2/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL
S-08	PICNIC TABLE	4/LH2.10	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
	05/31/2023	CITY COMMENTS		
	08/01/2023	ISSUE FOR CONSTRUCTION		
	09/11/2023	CLIENT COMMENTS		
	10/06/2023	CLIENT COMMENTS - SOD		
	12/08/2023	12-8-23 - IFC SET		

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

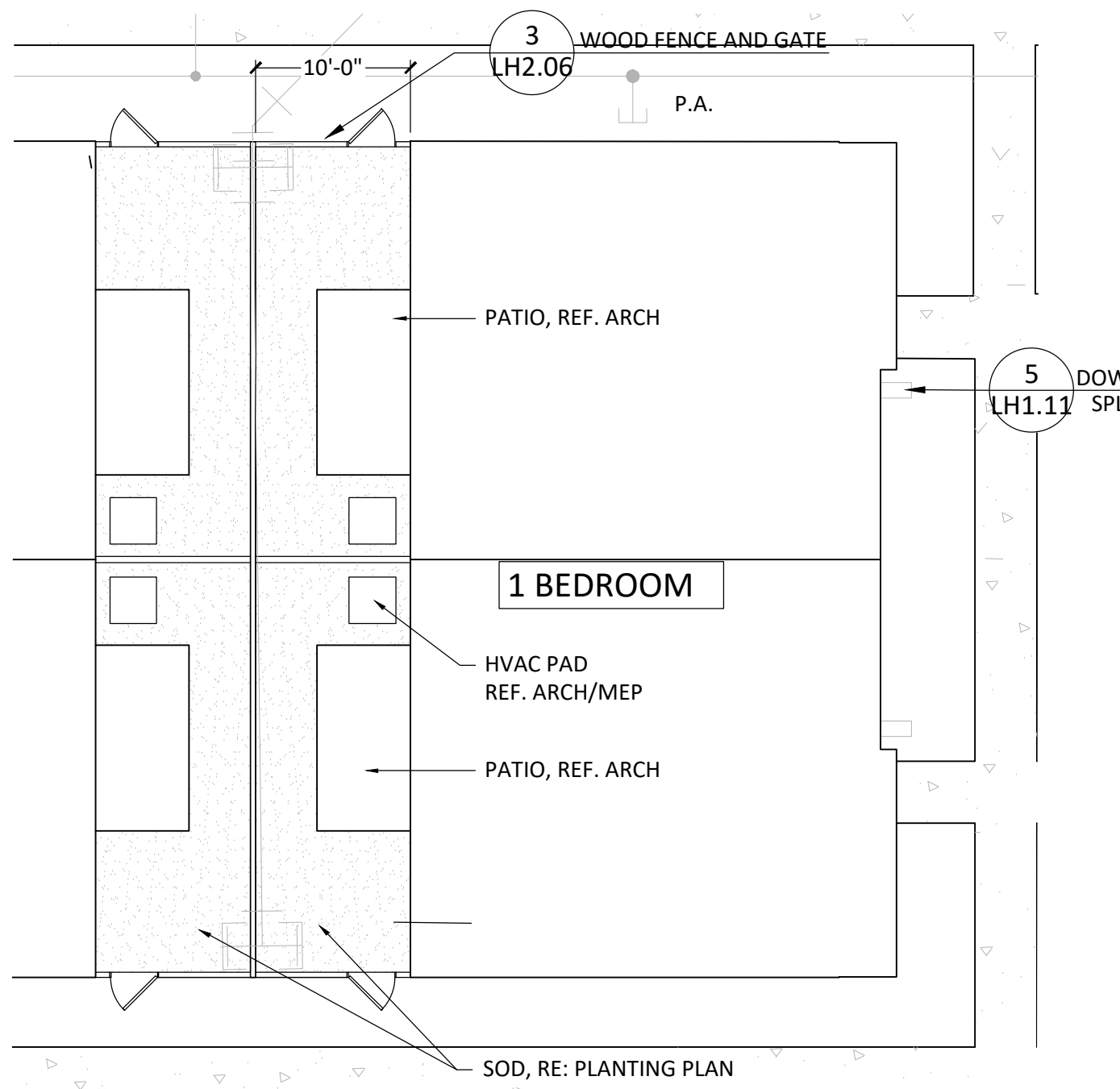
HARDSCAPE
ENLARGED PLAN

SHEET NO.

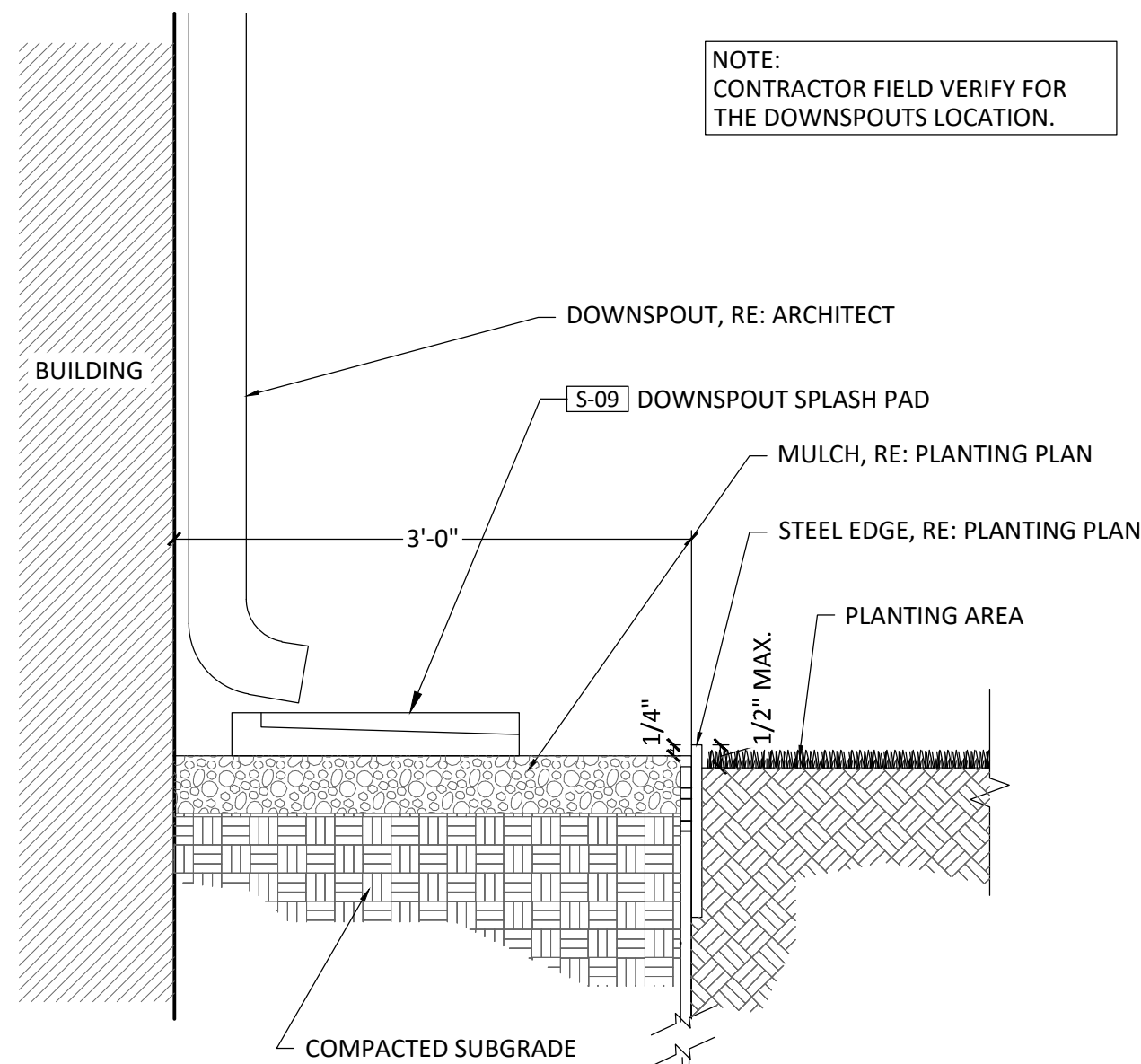
LH1.10

STRAND 2148616

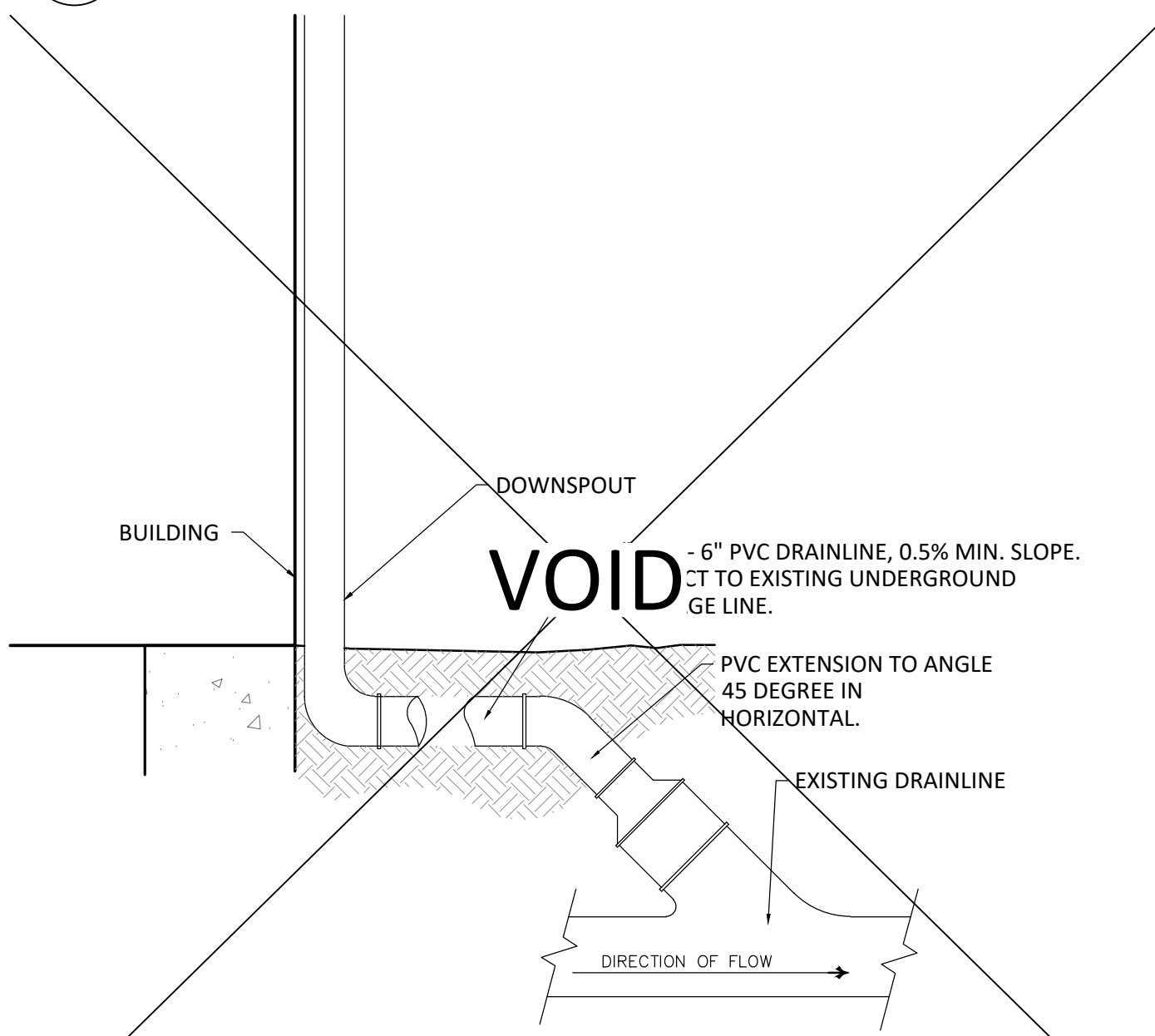
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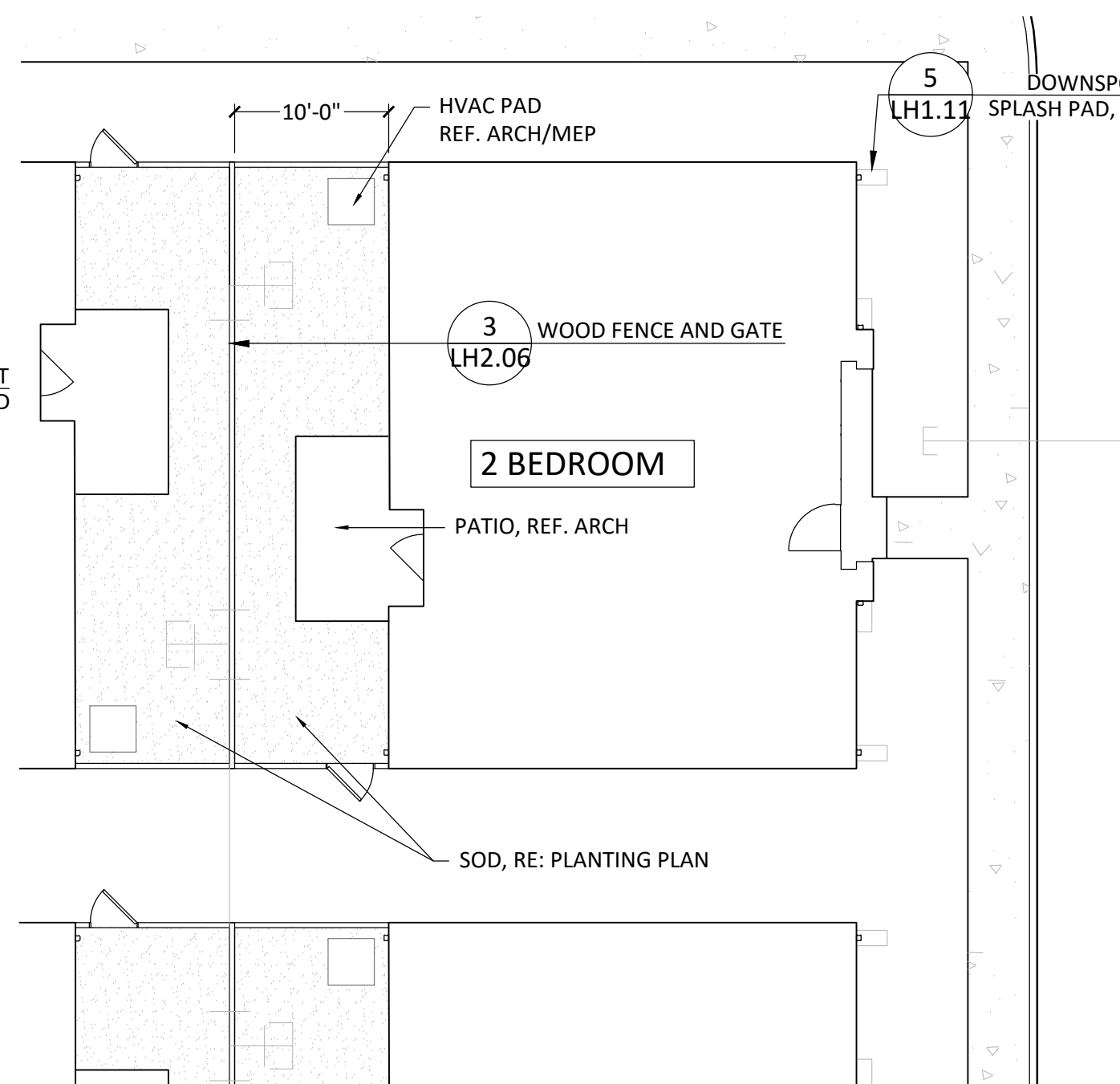
1 1 BEDROOM ENLARGED PLAN
1" = 10'-0"



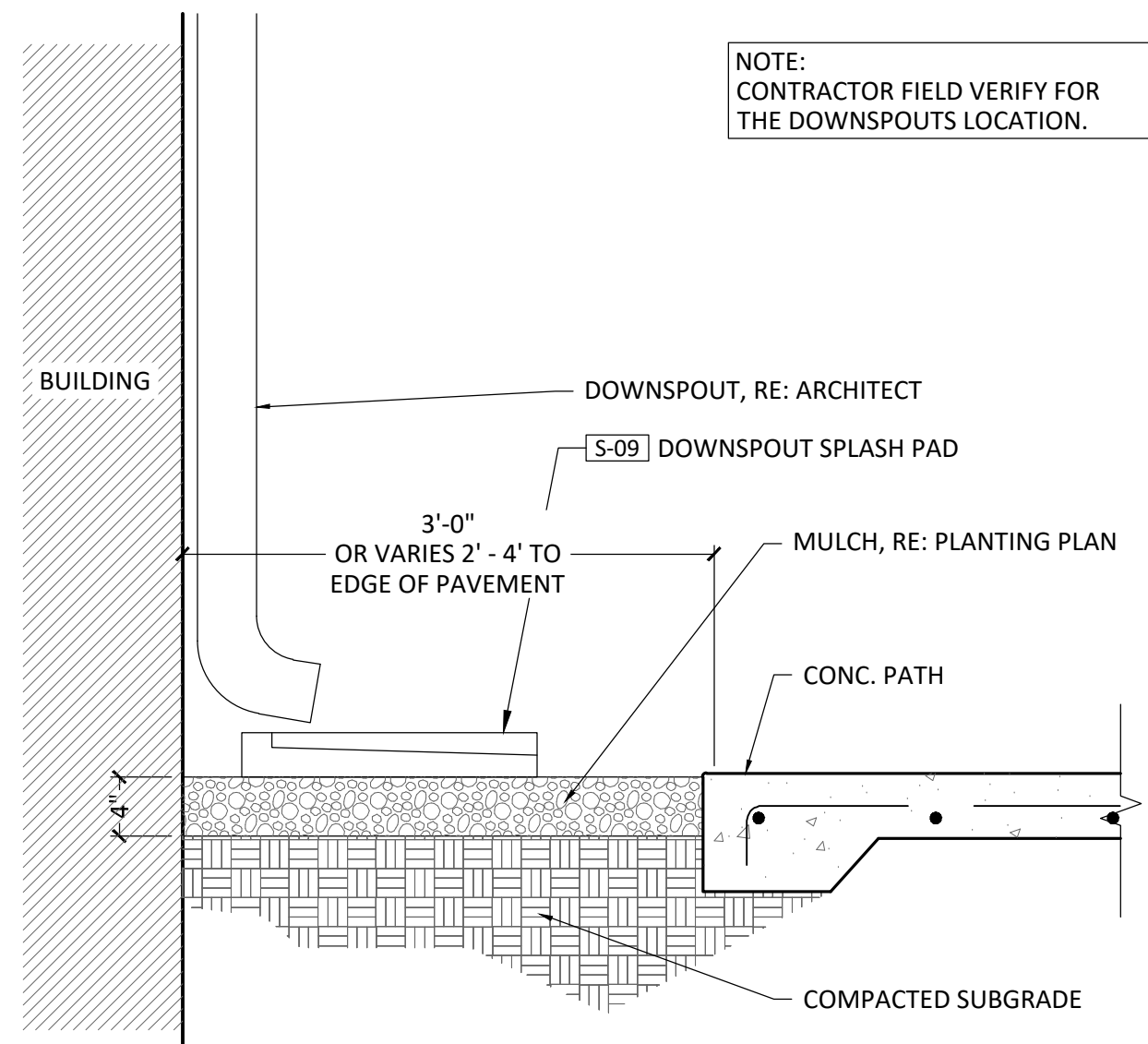
5 DOWNSPOUT SPLASH PAD
1" = 1'-0" P-LV-DRA-02



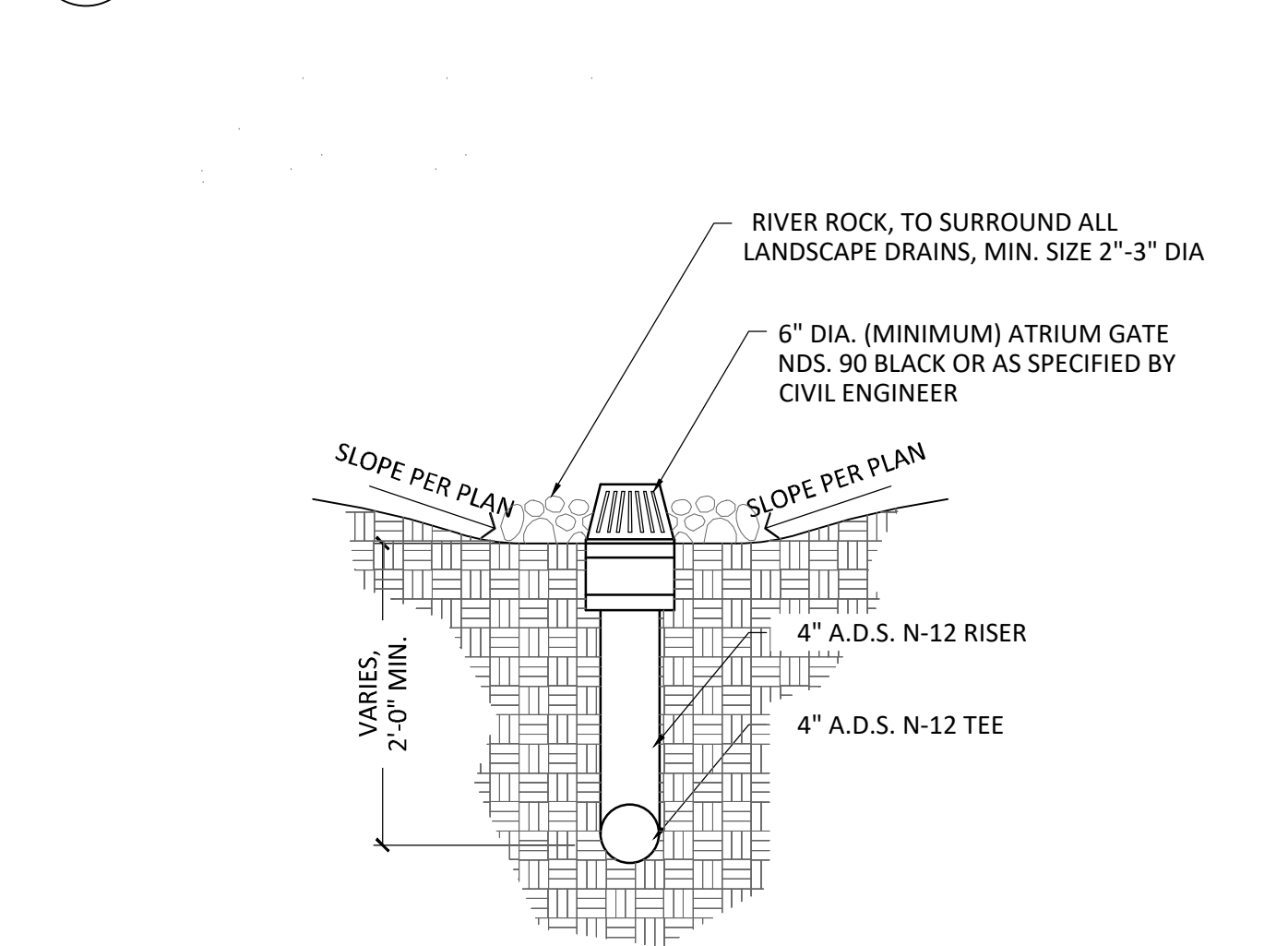
7 DOWNSPOUT UNDERGROUND
3/4" = 1'-0" P-LV-DRA-07



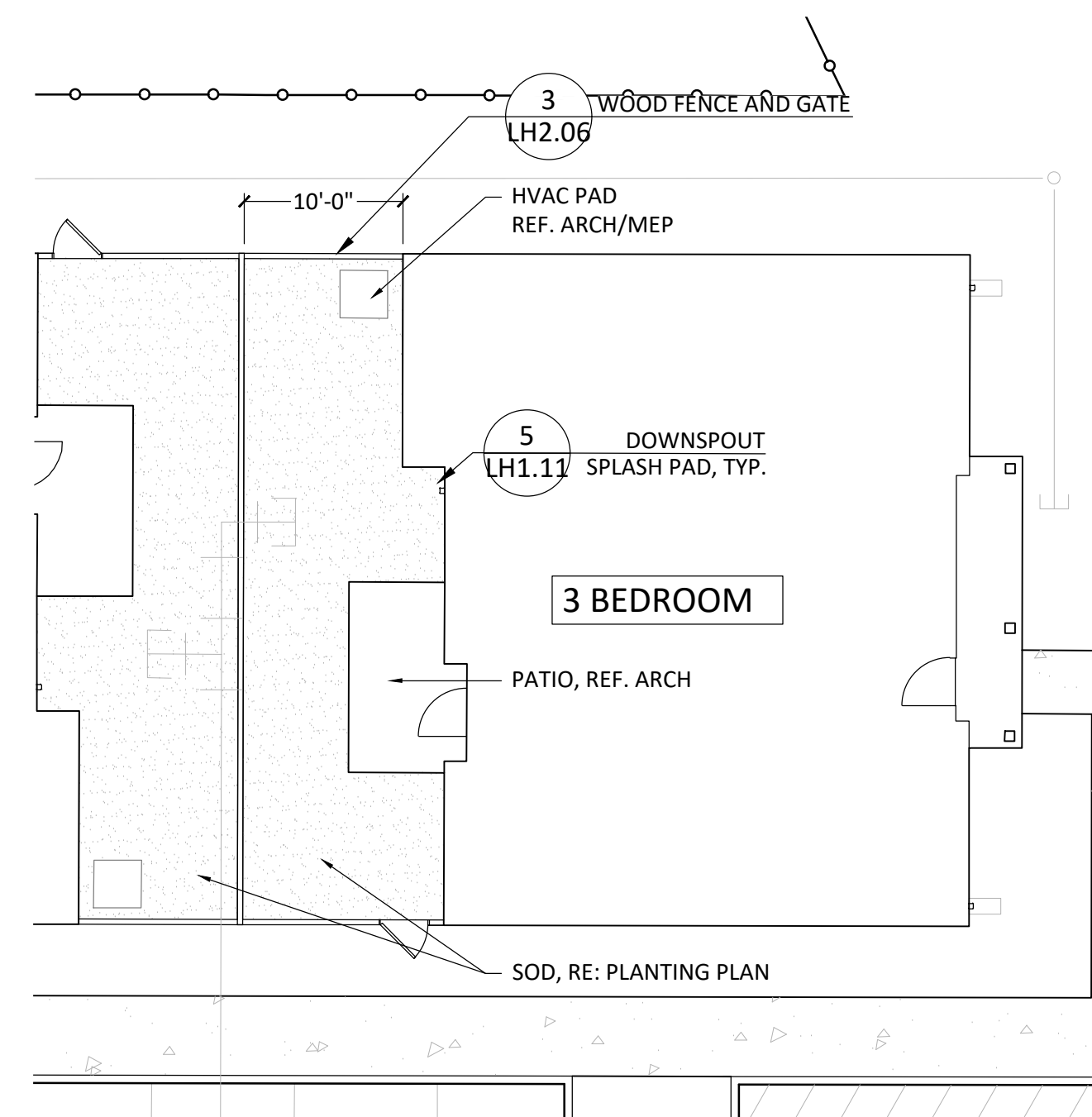
2 2 BEDROOM ENLARGED PLAN
1" = 10'-0"



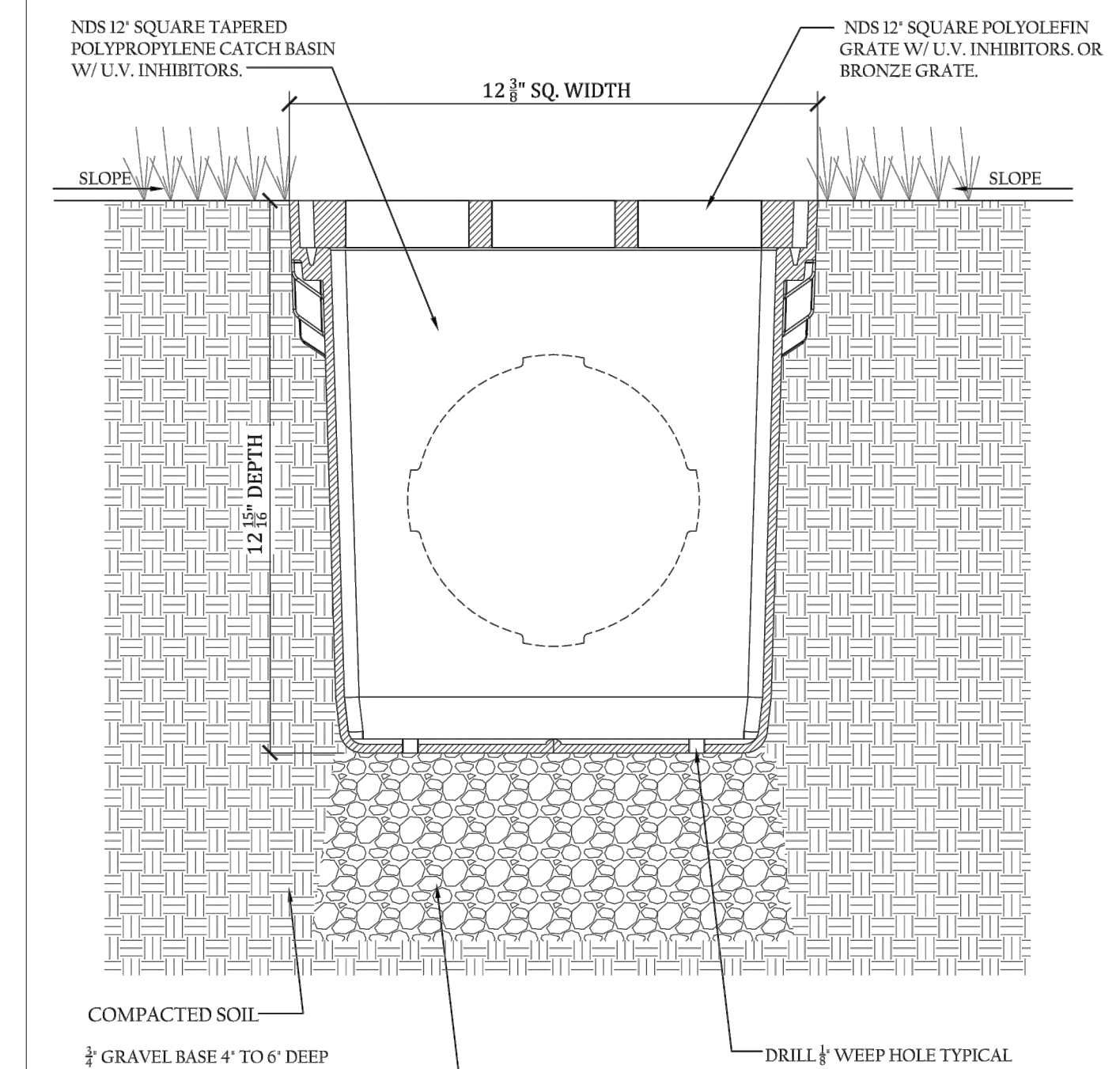
6 DOWNSPOUT SPLASH PAD @PAVEMENT
1" = 1'-0" P-LV-DRA-03



8 LANDSCAPE AREA DRAIN W/ATRIUM
1" = 1'-0" P-LV-DRA-01



3 3 BEDROOM ENLARGED PLAN
1" = 10'-0"



4 12IN CATCH BASIN
1" = 1'-0" P-DH2-DRA-04

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

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SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

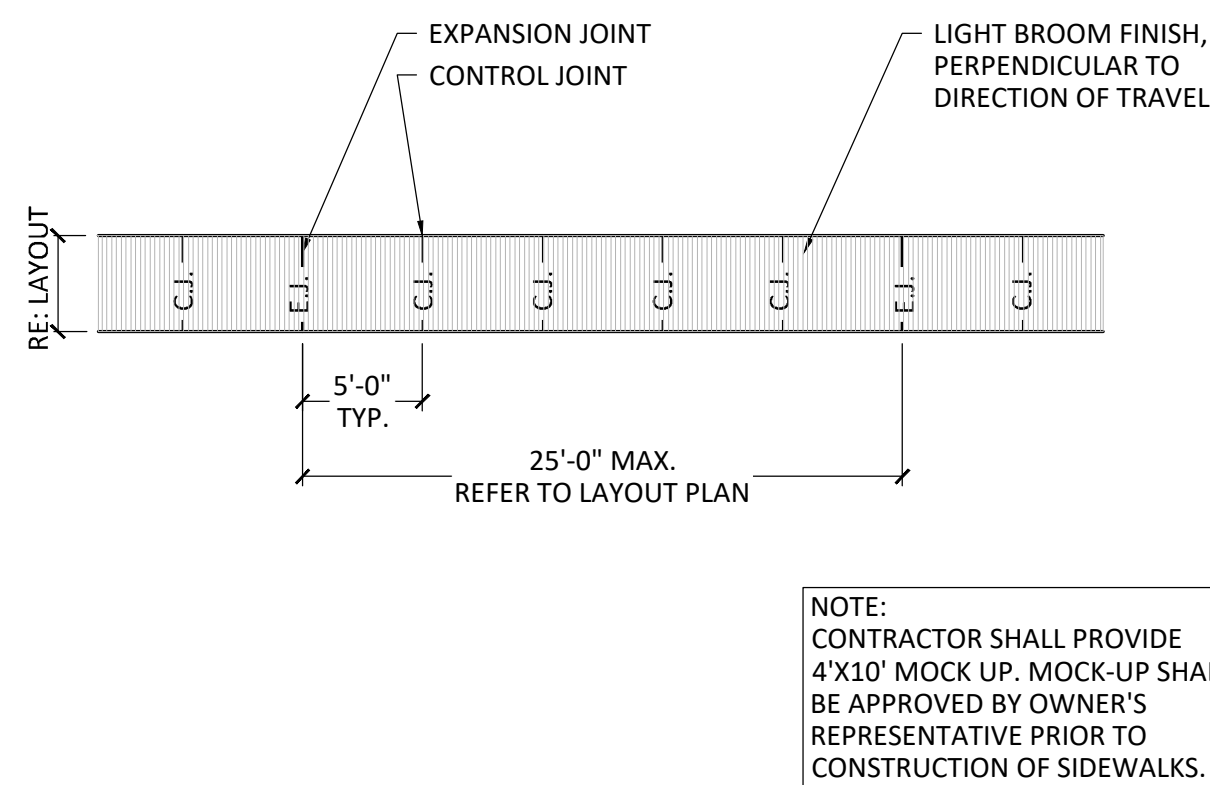
HARDSCAPE
ENLARGED PLAN

SHEET NO.

LH1.11

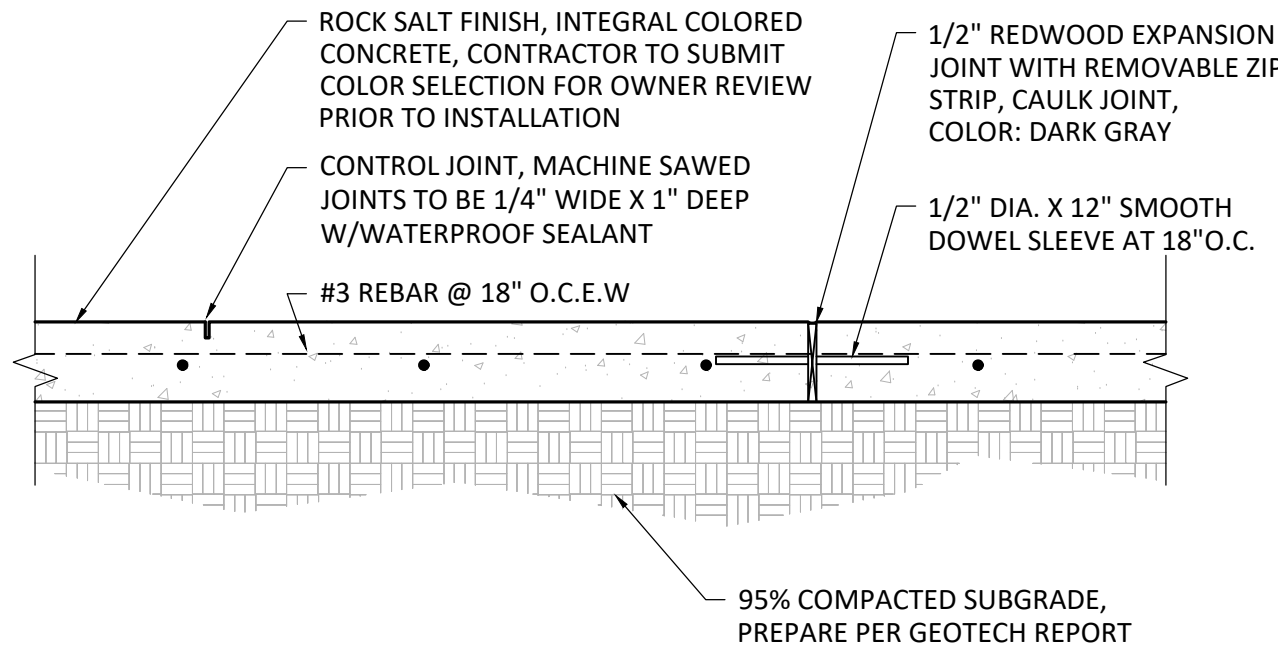
STRAND 2148616

I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\landscape detail.dwg, kemul.hasan, 1/26/2024 11:17 AM

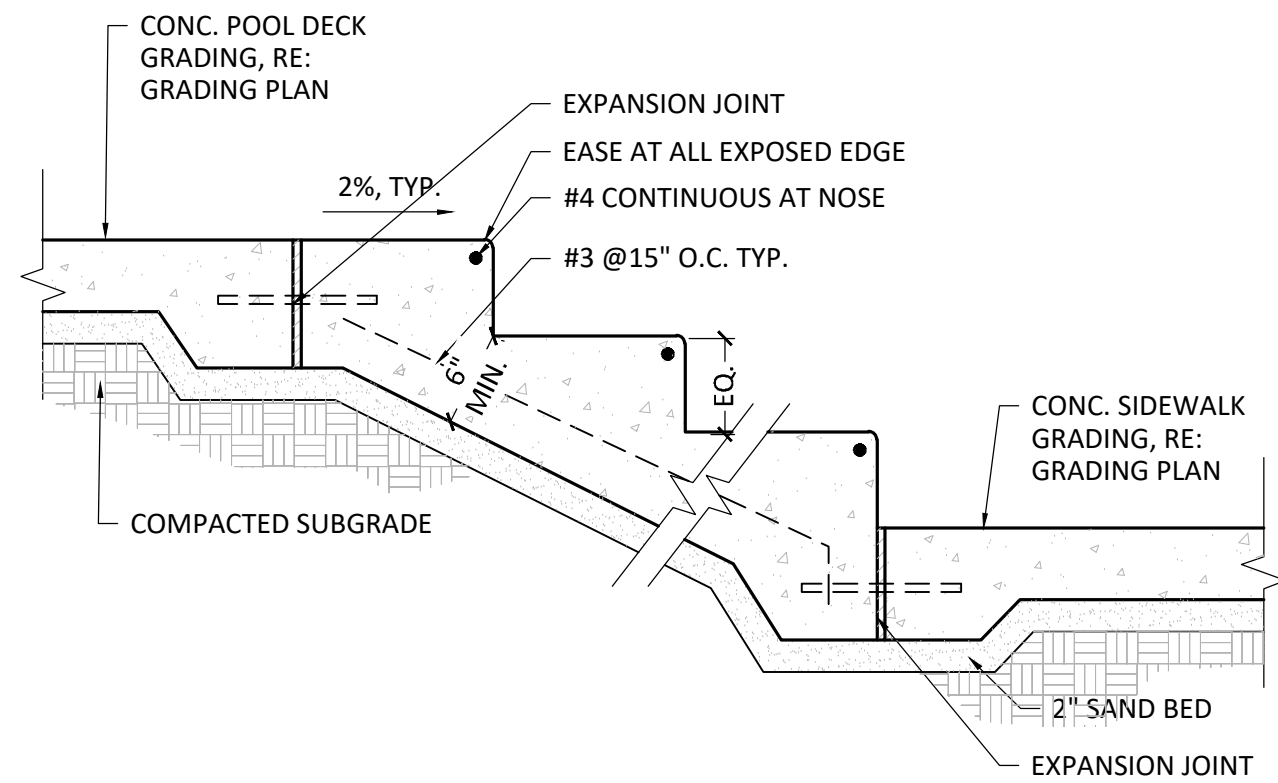


1 CONCRETE PATH PLAN
1/8" = 1'-0" P-DH2-PAV-10

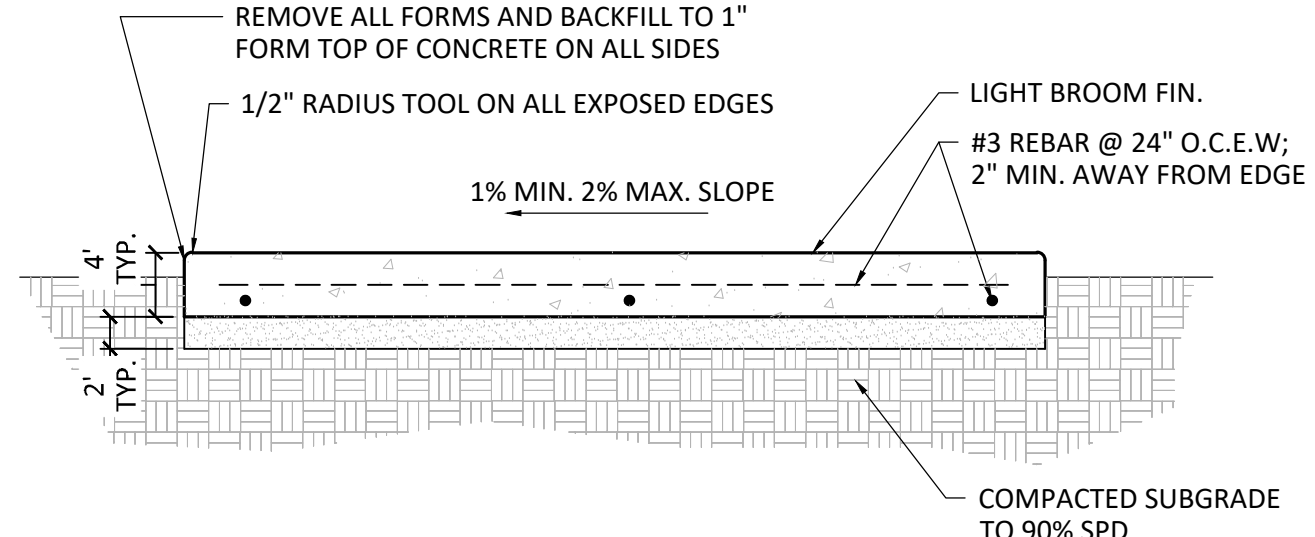
- NOTES:
1. CONCRETE POOL DECK, REFER TO LAYOUT FOR FINISH. SEE LAYOUT AND MATERIALS PLAN FOR CONTROL JOINT AND EXPANSION JOINT SPACING. WHEN NOT SHOWN, A MACHINE SAWED CONTROL JOINT 1" DEEP WITH 1/4" WIDTH SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' MIN. INTERVALS AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE.
 2. CONCRETE SHALL BE 3600 PSI @ 28 DAYS.
 3. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
 4. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
 5. CONTRACTOR TO PROVIDE 6'x6' MOCKUPS OF CONCRETE FINISHES FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



5 CONCRETE POOL DECK (ROCK SALT FINISH)
1" = 1'-0" P-DH2-PAV-08

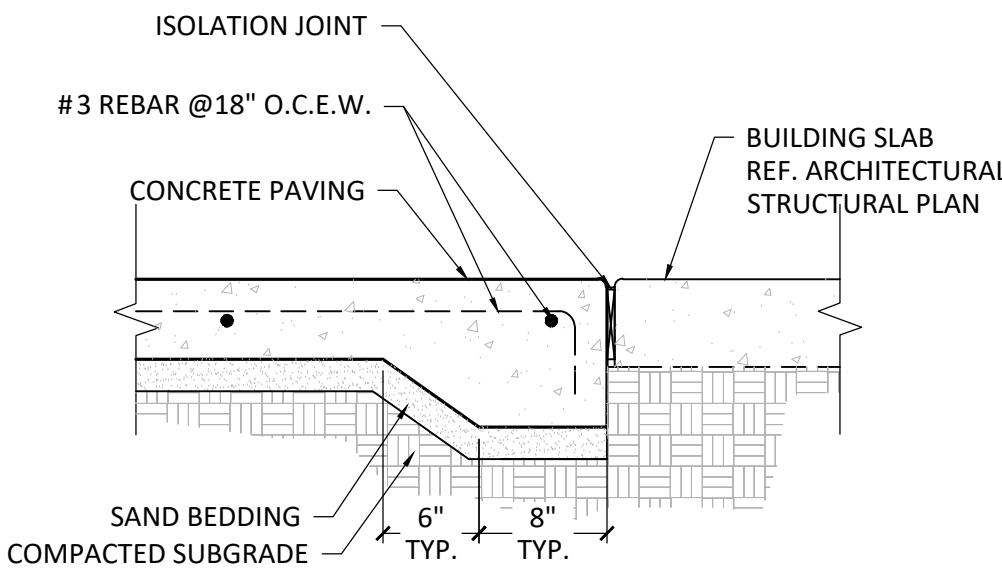


9 CONC. STEPS
1" = 1'-0" P-DH3-PAV-05

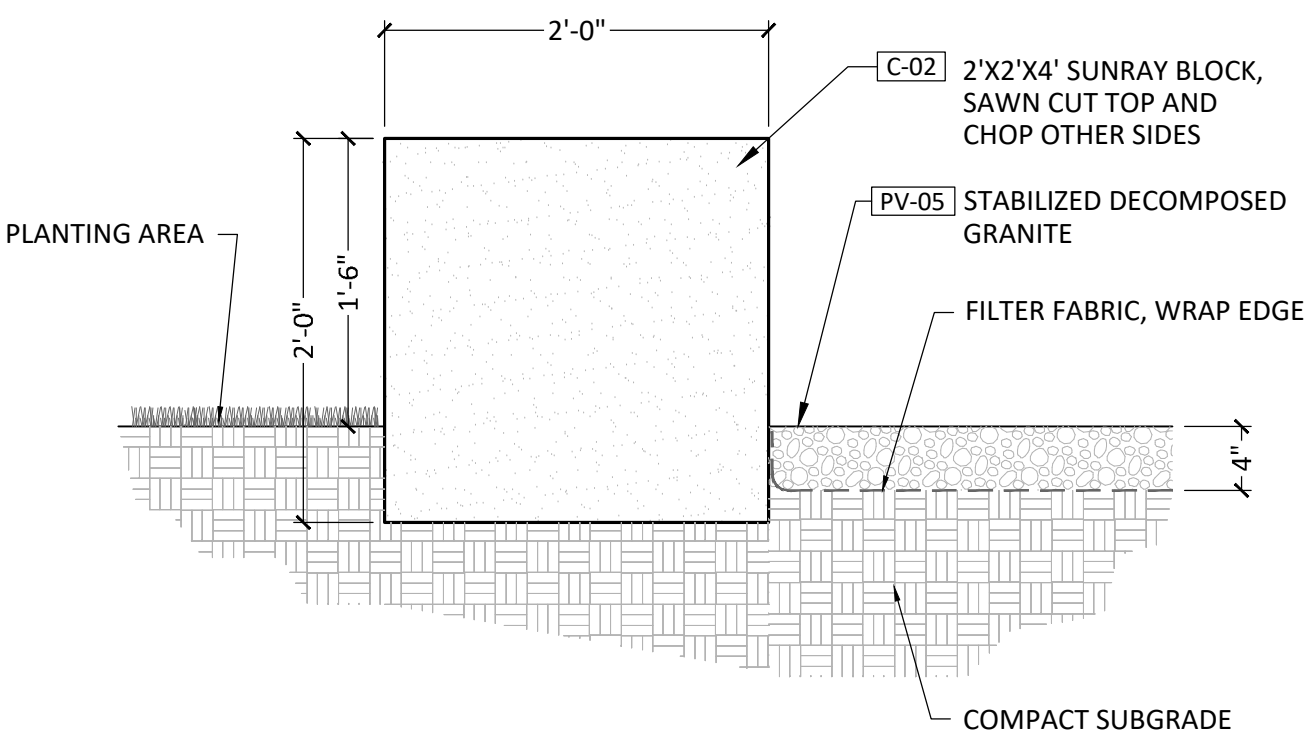


2 CONCRETE PATH SECTION
1" = 1'-0" P-DH2-PAV-07

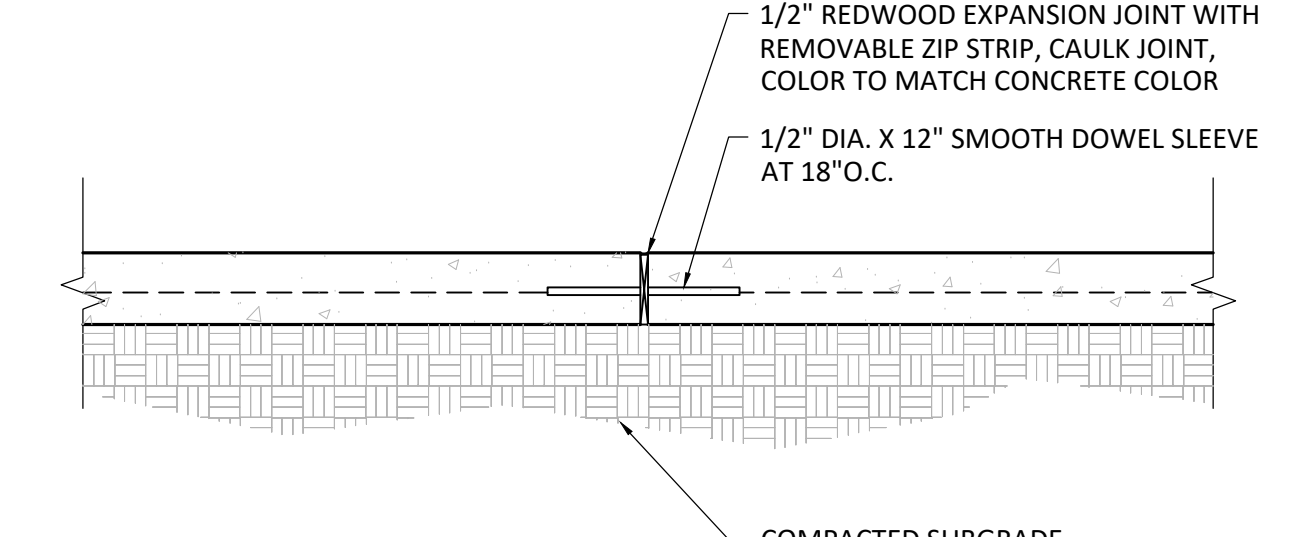
- NOTES:
1. CONTRACTOR TO INSTALL SELF-LEVELING CAULK AT ALL UTILITY CONNECTION JOINTS, MANHOLES ETC. SELF-LEVELING CAULK COLOR TO MATCH SIDEWALK, TYP.



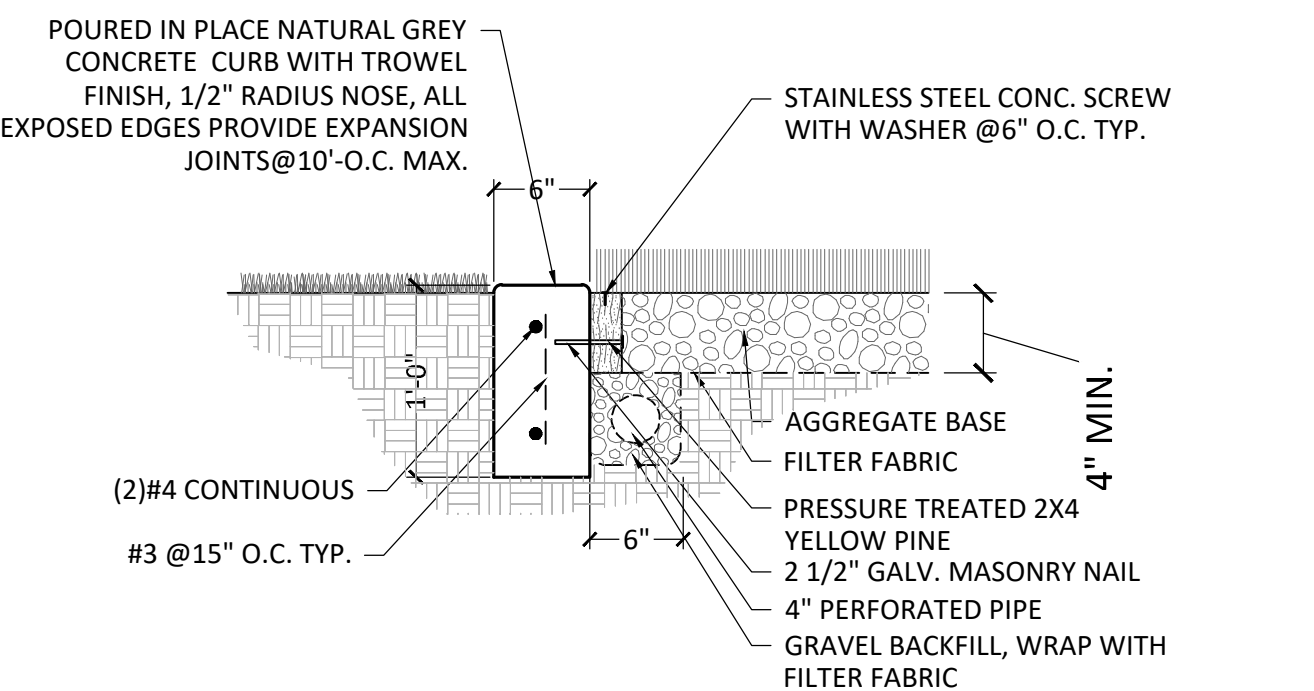
6 SIDEWALK @ BUILDING SLAB
1" = 1'-0" P-LCAC-06



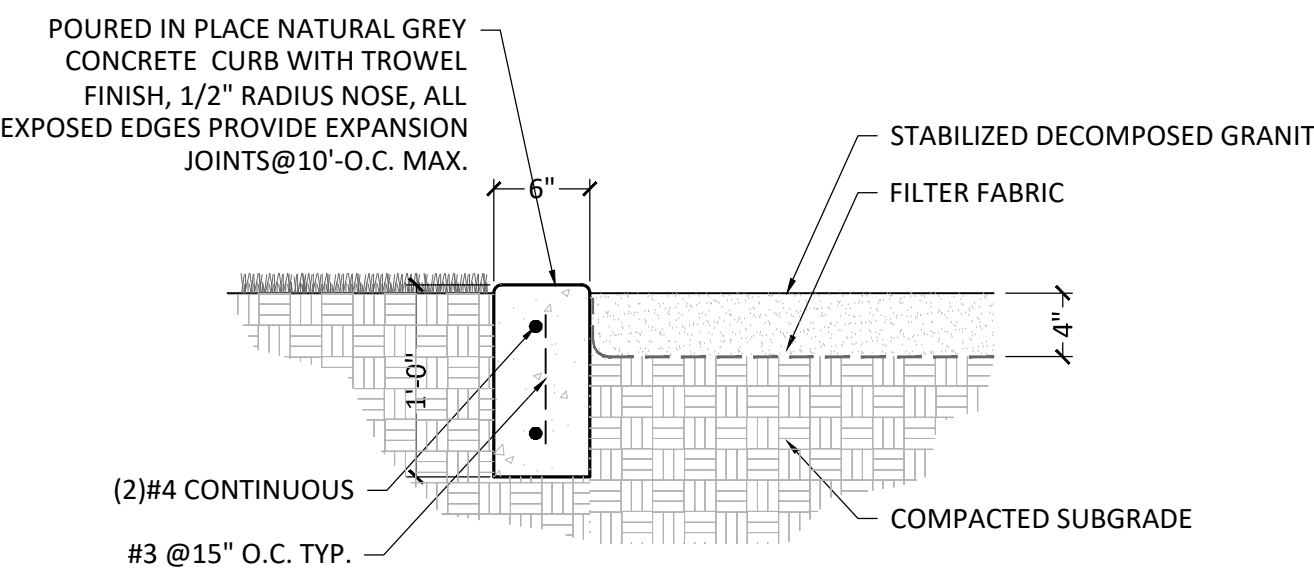
10 STONE SEAT @ D.G.
1" = 1'-0" P-DH3-PAV-07



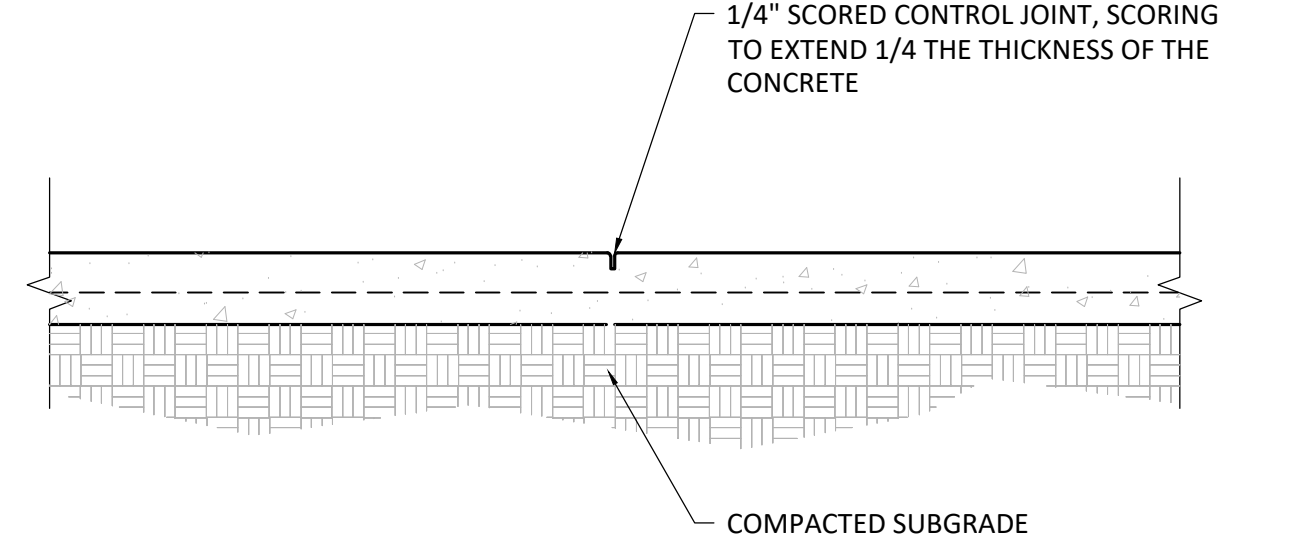
3 EXPANSION JOINT
1" = 1'-0" P-DH2-PAV-05



7 SYNTHETIC LAWN @ CONC. CURB
1" = 1'-0" P-DH2-PAV-03

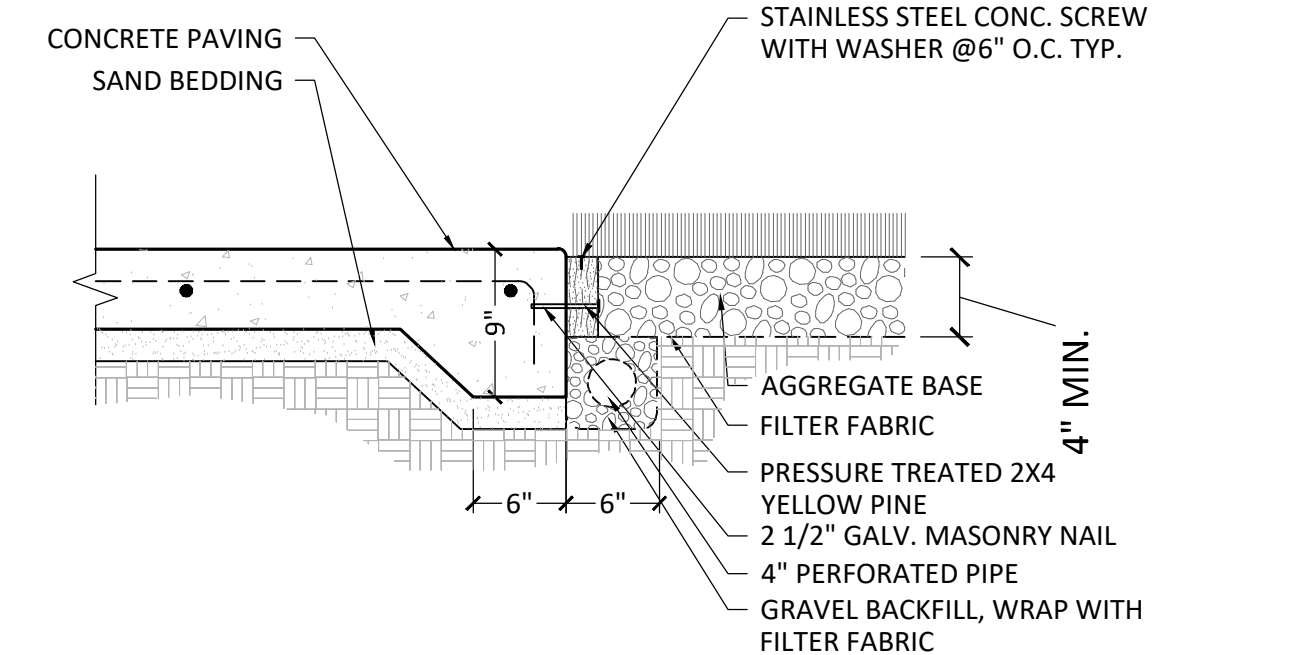


11 DECOMPOSED GRANITE @ CONC. CURB
1" = 1'-0" P-DH3-PAV-03

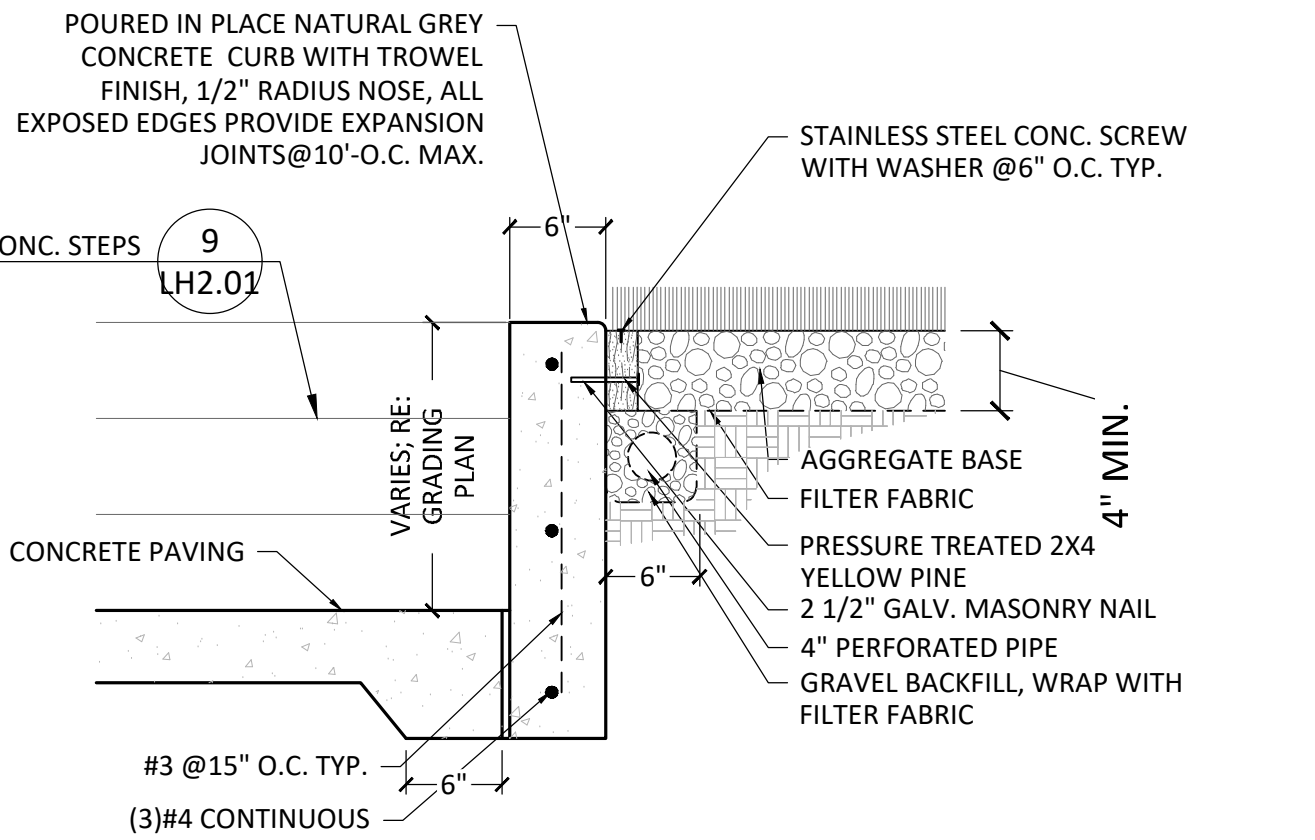


4 CONTROL JOINT
1" = 1'-0" P-DH2-PAV-04

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.



8 SYNTHETIC LAWN @ CONC. PAVING
1" = 1'-0" P-DH2-PAV-02



12 SYNTHETIC LAWN @ CONC. CURB W/STEPS
1" = 1'-0" P-DH3-PAV-06

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH	
01	06/31/2023	CITY COMMENTS	02	08/01/2023	ISSUE FOR CONSTRUCTION
02	09/11/2023	CLIENT COMMENTS	03	10/06/2023	CLIENT COMMENTS - SOD
03	12/08/2023	12-8-23 - HC SET	04		
04			05		

SEAL

REGISTERED LANDSCAPE ARCHITECT
L. BREDDING
STATE OF TEXAS
01/26/2024

ASCEND ON JUNO LANDING
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE DETAIL

SHEET NO.

LH2.01

STRAND 2148616

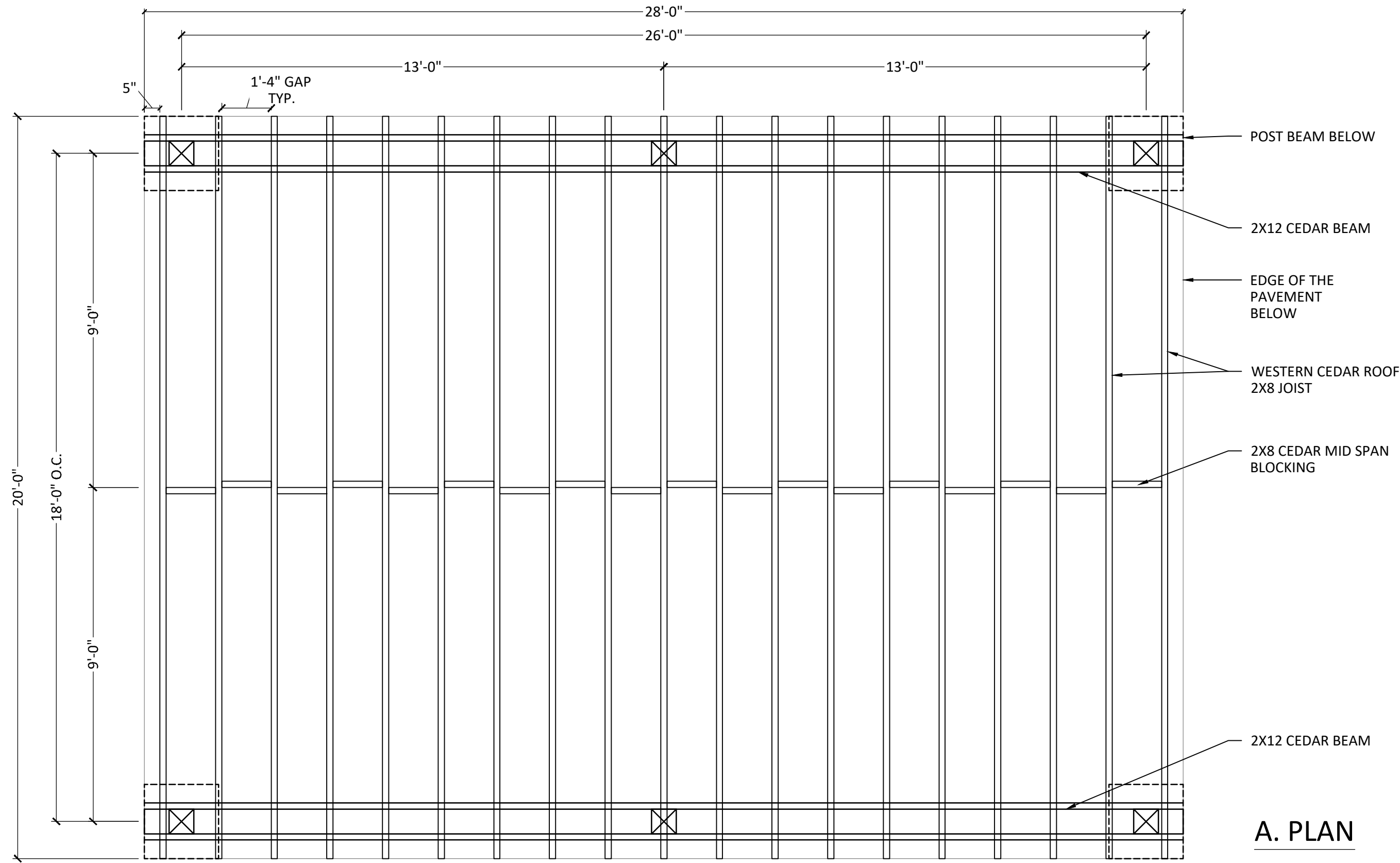
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1

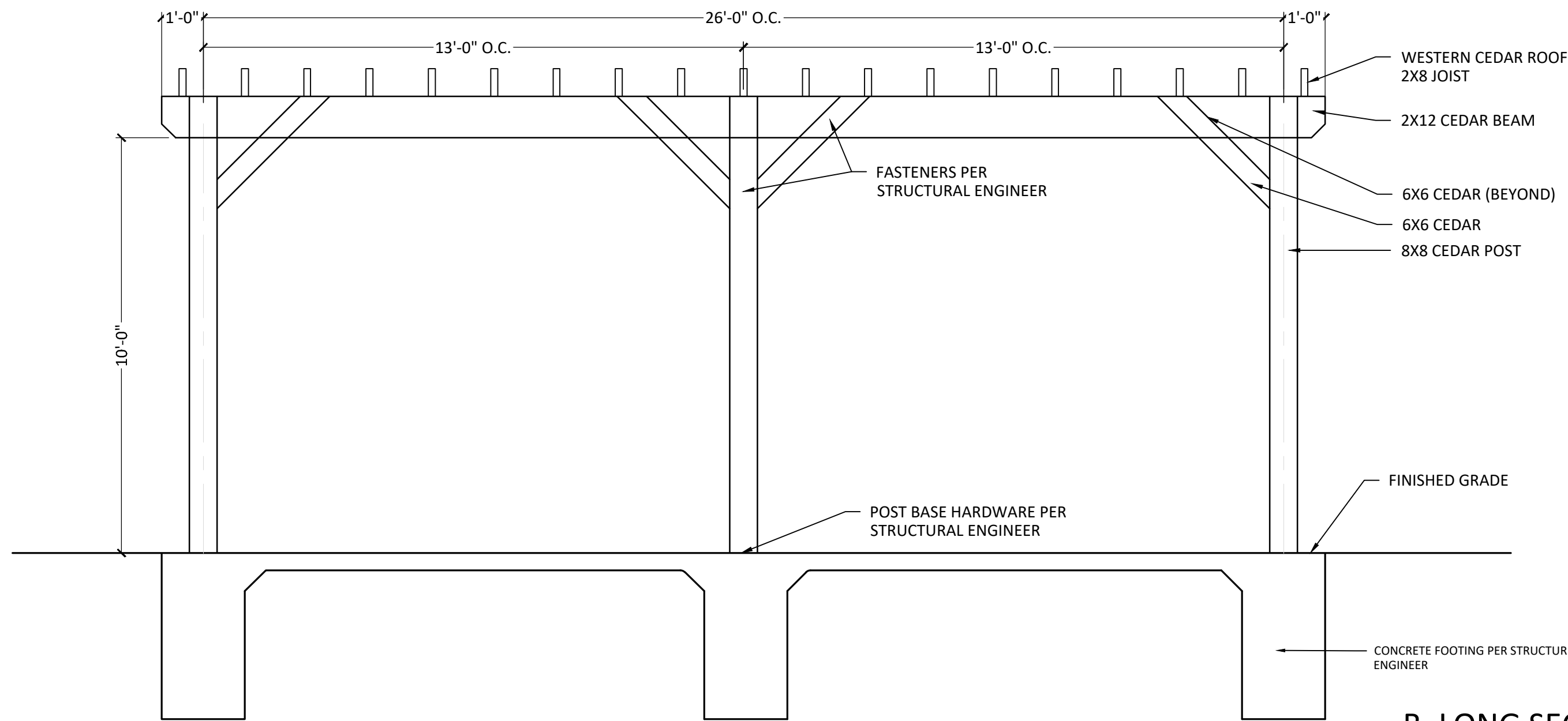
20X28 WOOD TRELLIS

3/8" = 1'-0"

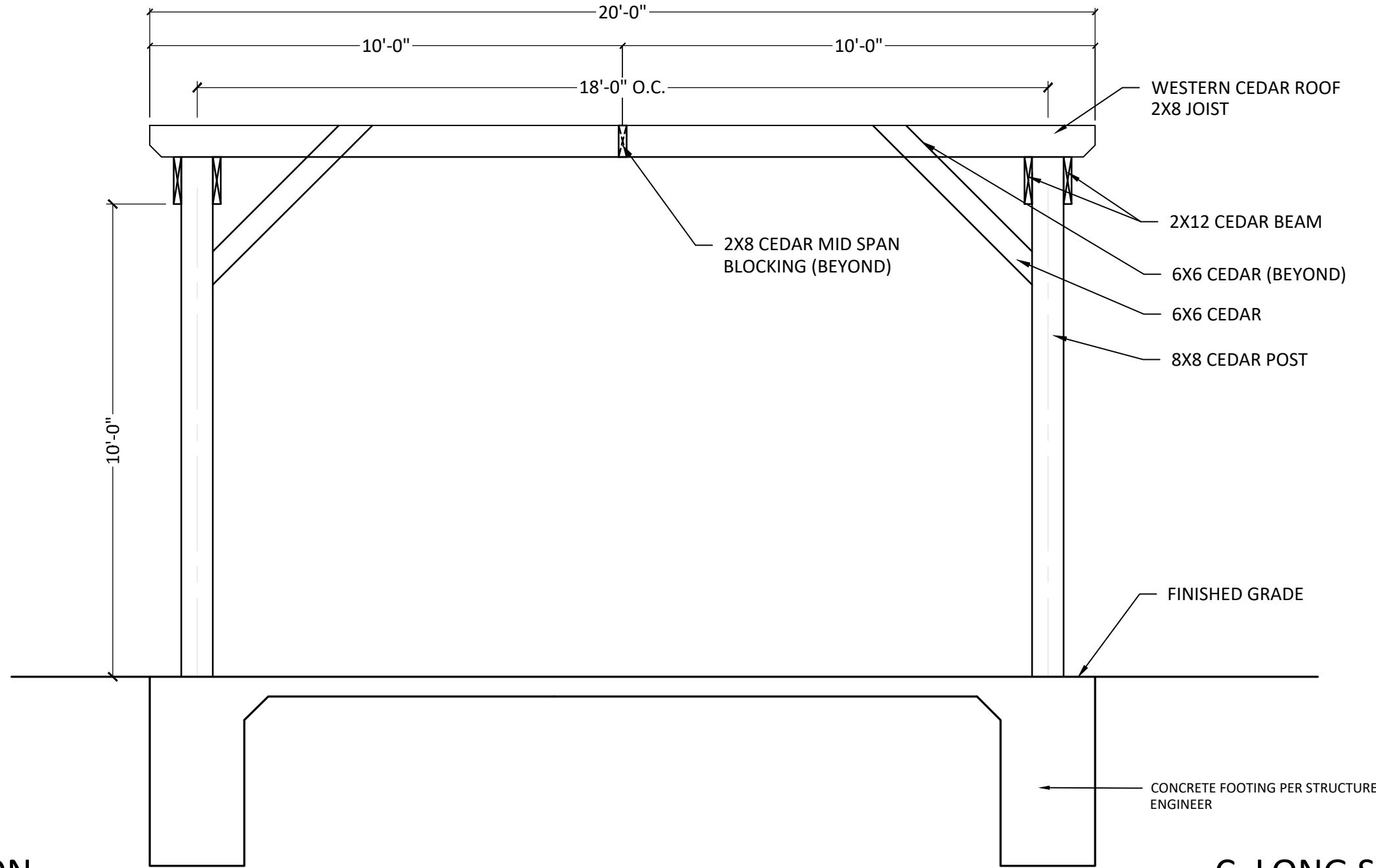
P-DH3-TRLS-01



A. PLAN



B. LONG SECTION



C. LONG SECTION

- NOTES:
- THESE DETAILS FOR ARCHITECTURAL DESIGN ONLY.
 - REF. STRUCTURAL FOR STRUCTURAL DRAWINGS.

- MATERIAL NOTES:
- ALL WOOD TO BE WESTERN RED CEDAR
 - ALL WOOD SHALL BE TREATED AND SEALED WITH COMMERCIAL GRADE OIL BASED SEALER. CONTRACTOR TO SUBMIT SAMPLES OF SEALER ON RED CEDAR FOR APPROVAL.
 - ALL FASTENERS INTO TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL
 - ALL STRUCTURAL STEEL AND ACCESSORIES SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123.
 - ALL BOLTS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153.
 - AVOID CONTACT BETWEEN TREATED WOOD AND ALUMINUM, AND BETWEEN GALVANIZED AND STAINLESS STEEL MATERIALS.
 - WOOD CLEAR STAIN (SUBMIT STAINED SAMPLE COLORS FOR APPROVAL).

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05
06/31/2023	08/17/2023	09/11/2023	10/06/2023	12/08/2023
CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS	CLIENT COMMENTS - SCD	12-8-23 - HC SET

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

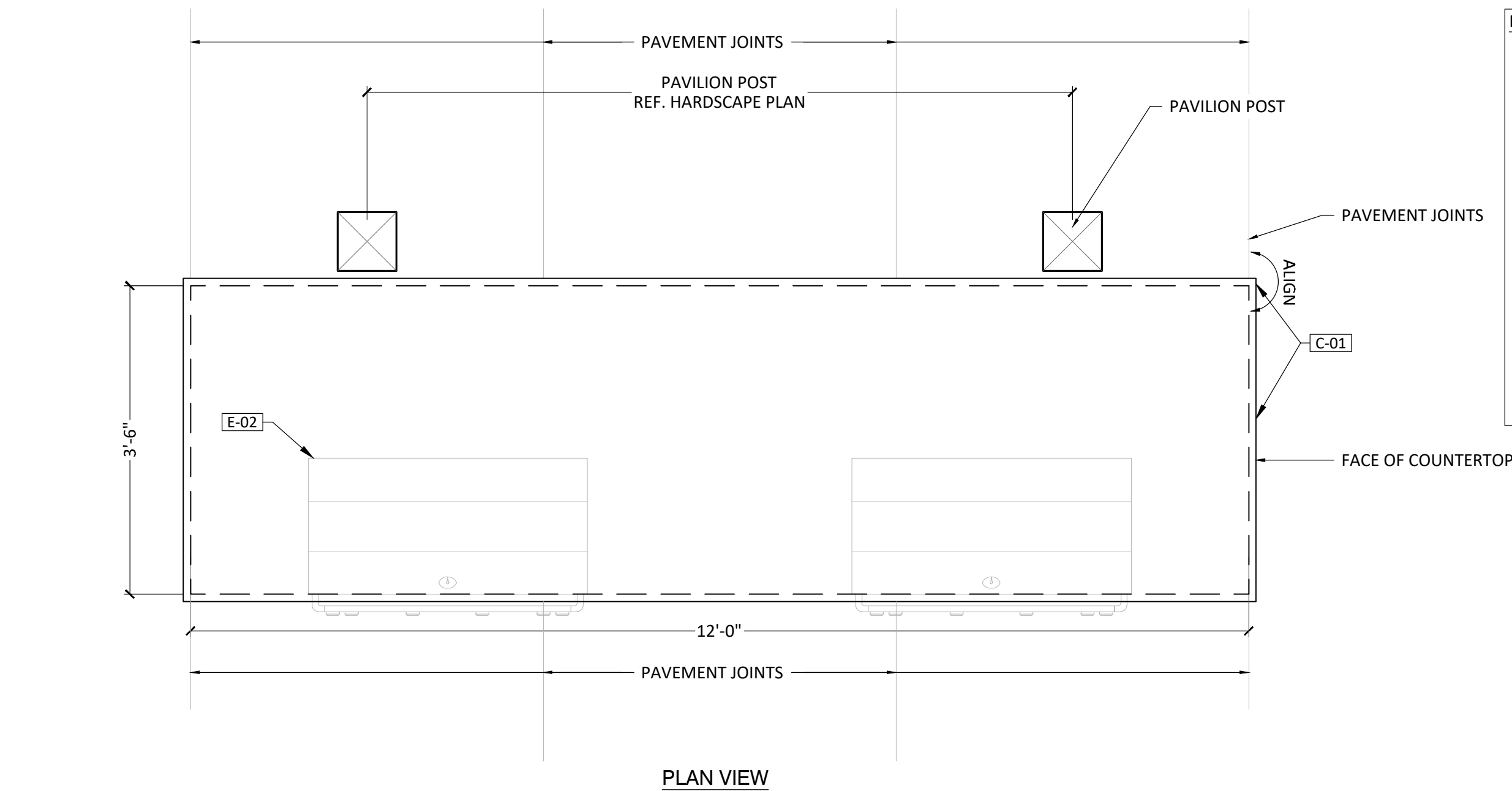
HARDSCAPE DETAIL

SHEET NO.

LH2.03

STRAND 2148616

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- NOTES:
1. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO SUBMIT SAMPLE OF CMU SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
 3. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AUTOMATIC SHUT-OFF GAS TIMER SWITCH, AND VENTILATION.
 4. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
 5. TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
 6. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

C-04 STONE VENEER

C-01 GRANITE COUNTERTOP

BLANCO CHOPPED

Also Called White Chopped, Austin Blanco Chopped

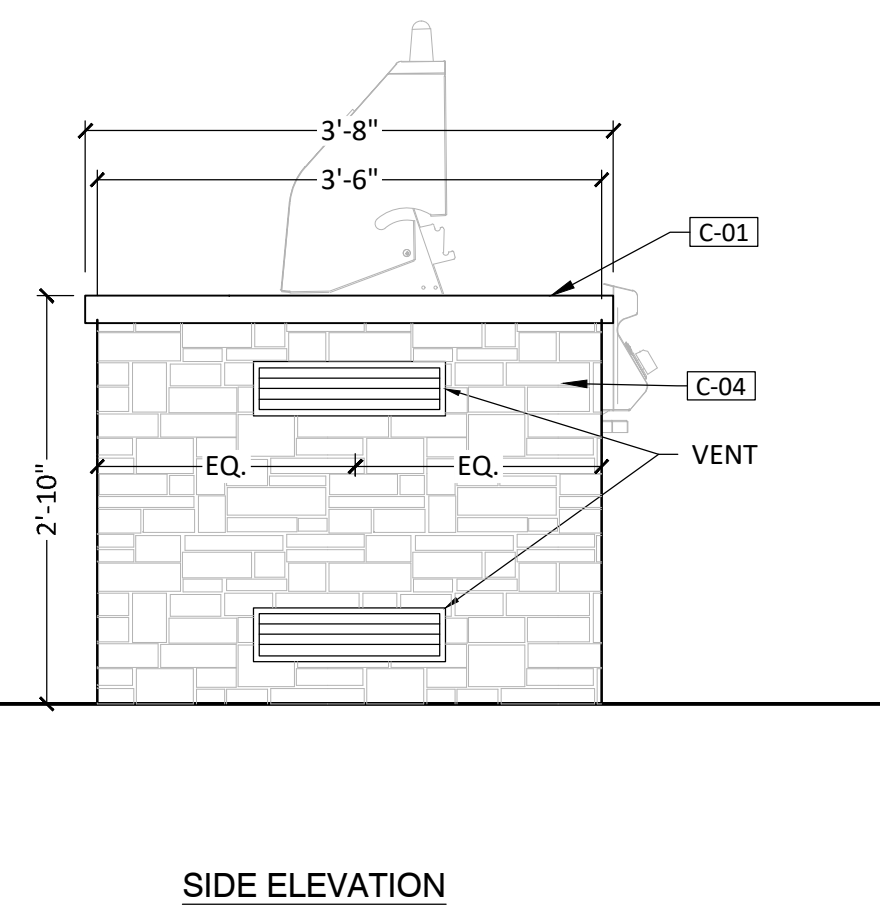
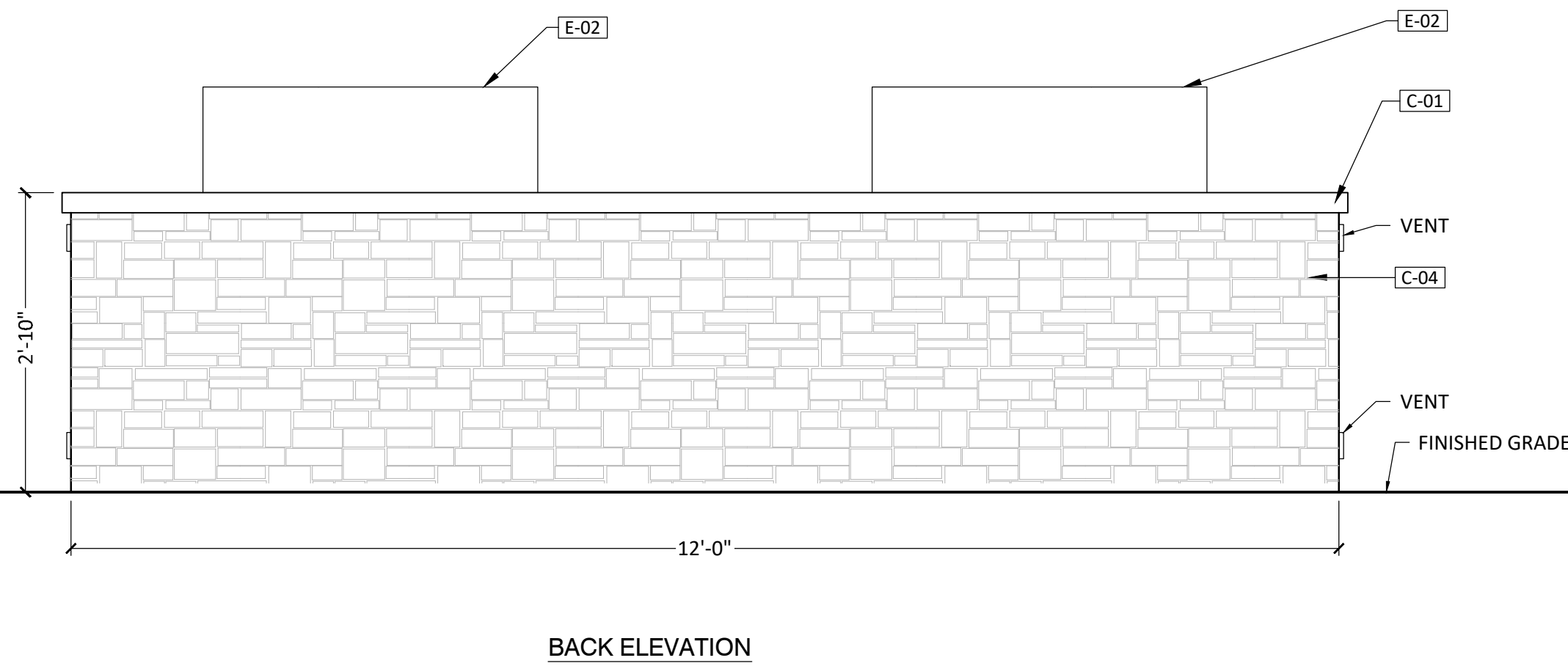
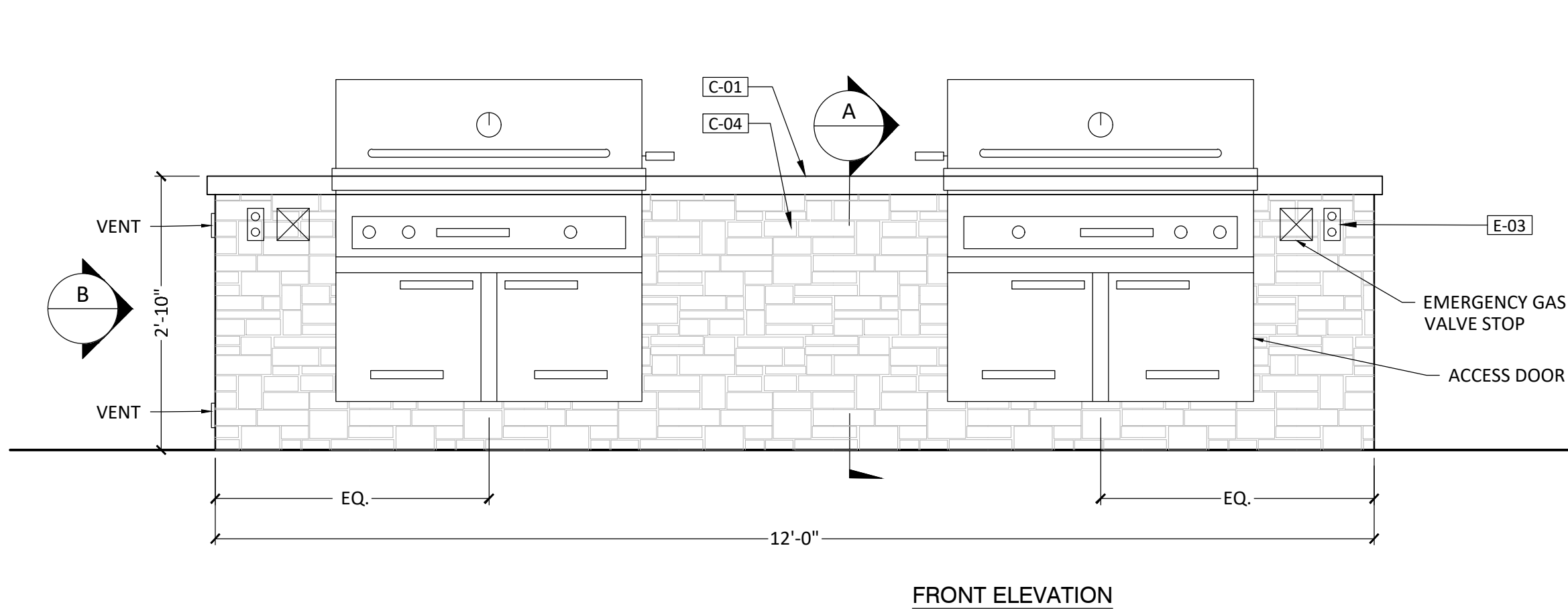
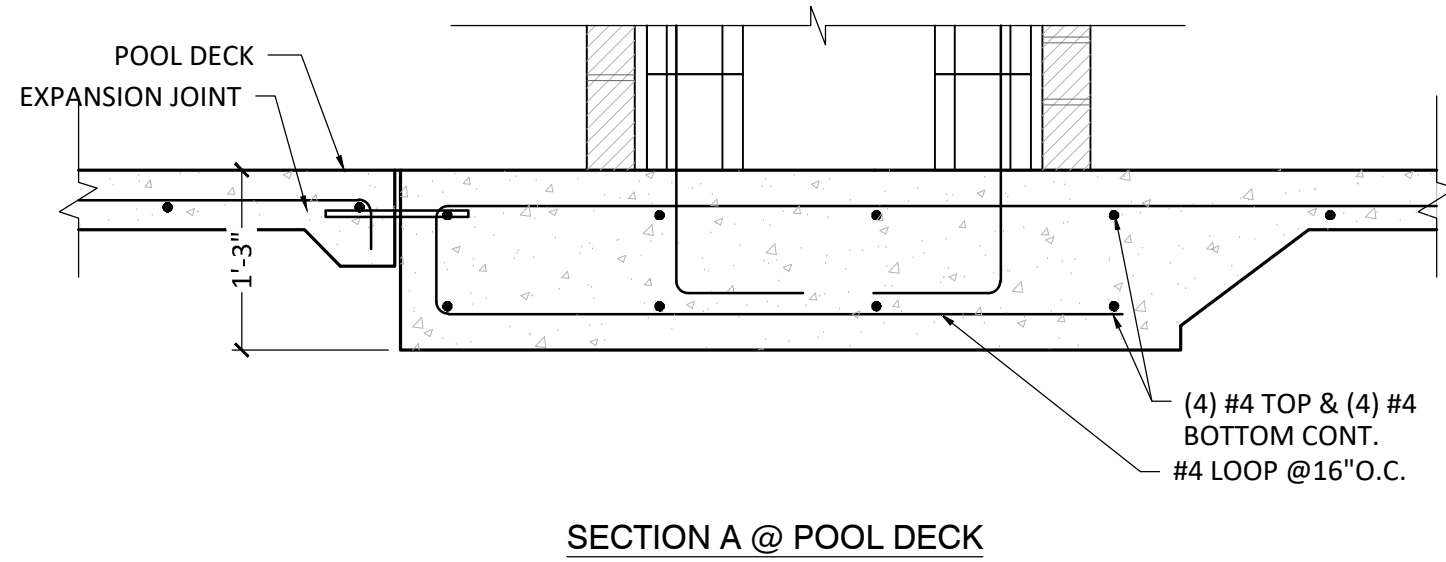
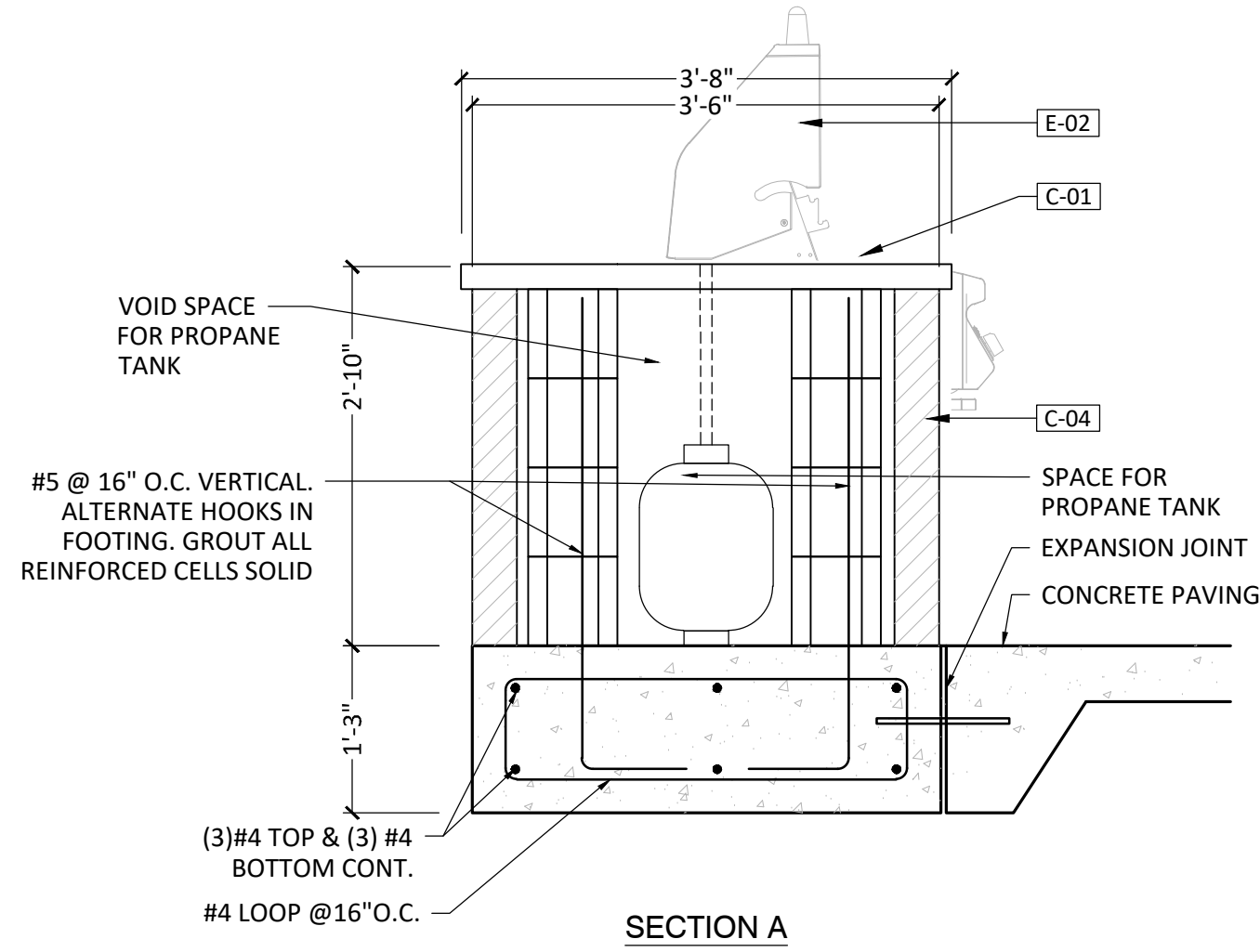
This popular white limestone has been seen into squares and rectangles of varying sizes to create a timeless 100 Country look.

Face Height: 4" - 10"
Bed Depth: 2" - 4"
Lengths: Varying lengths

GRANITE COUNTERTOP, 1- 1/4" OR 3/4" THICKNESS, CONTRACTOR TO PROVIDE SAMPLES OF BOTH 1- 1/4" OR 3/4" THICKNESS, FOR LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.

CONCRETE/BRICK/STONE SCHEDULE			
SYMBOL	DESCRIPTION	SPECS	REMARKS
C-01	GRANITE COUNTERTOP	1- 1/4" OR 3/4" THICKNESS	CONTRACTOR TO PROVIDE SAMPLES OF BOTH 1- 1/4" OR 3/4" THICKNESS, FOR LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.

ELECTRICAL SCHEDULE			
SYMBOL	DESCRIPTION	SPECS	REMARKS
E-02	BBQ GRILL	BBQ GRILL: S36T (PGS T-SERIES 39" STAINLESS STEEL COMMERCIAL GRILL WITH BUILT IN PGS FUEL STOP® 60 MINUTE TIMER) ACCESS DOOR: MDS L39; CONTACT: HTTPS://WWW.AEICORPORATION.COM/	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
E-03	GFCI OUTLET	INDUSTRY STANDARD	



1 GRILL STATION

3/4" = 1'-0"

P-DH3-WAL-08

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

HARDSCAPE DETAIL

SHEET NO.

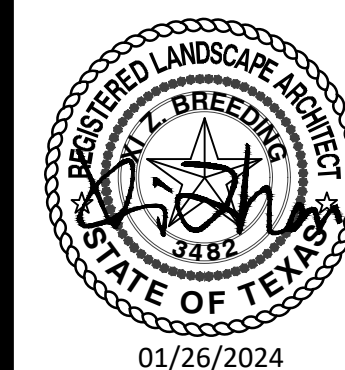
LH2.04

STRAND 2148616

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REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

SEARCH



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 79243

SCALE: AS SHOWN

DATE: 12/08/202
DRWN: STRAND
CHKD: STRAND

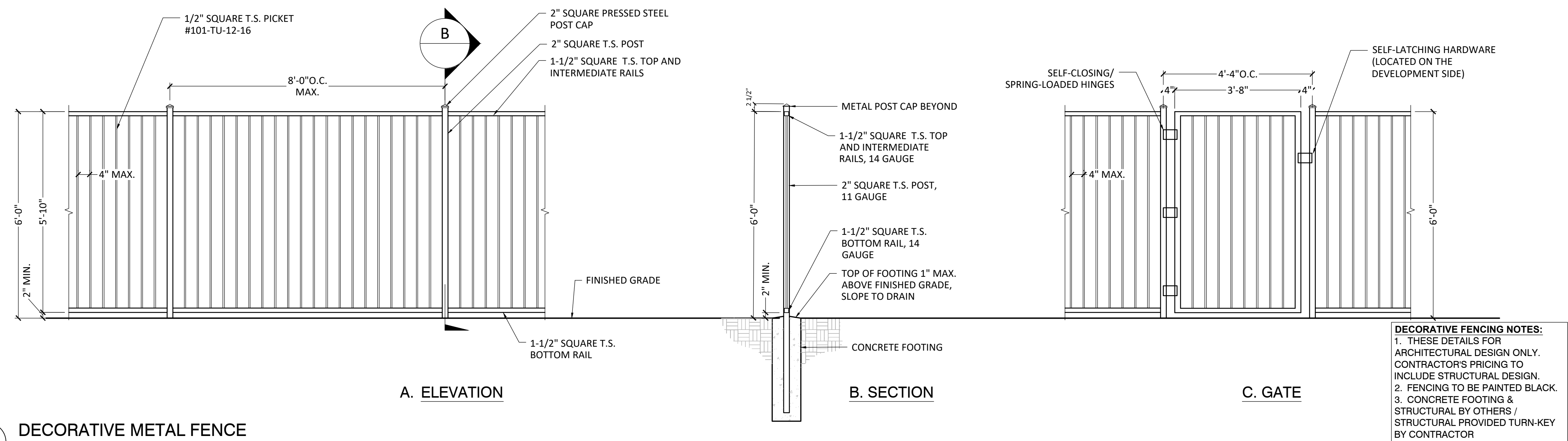
SHEET TITLE

HARDSCAPE DETAIL

SHEET NO.

LH2.06

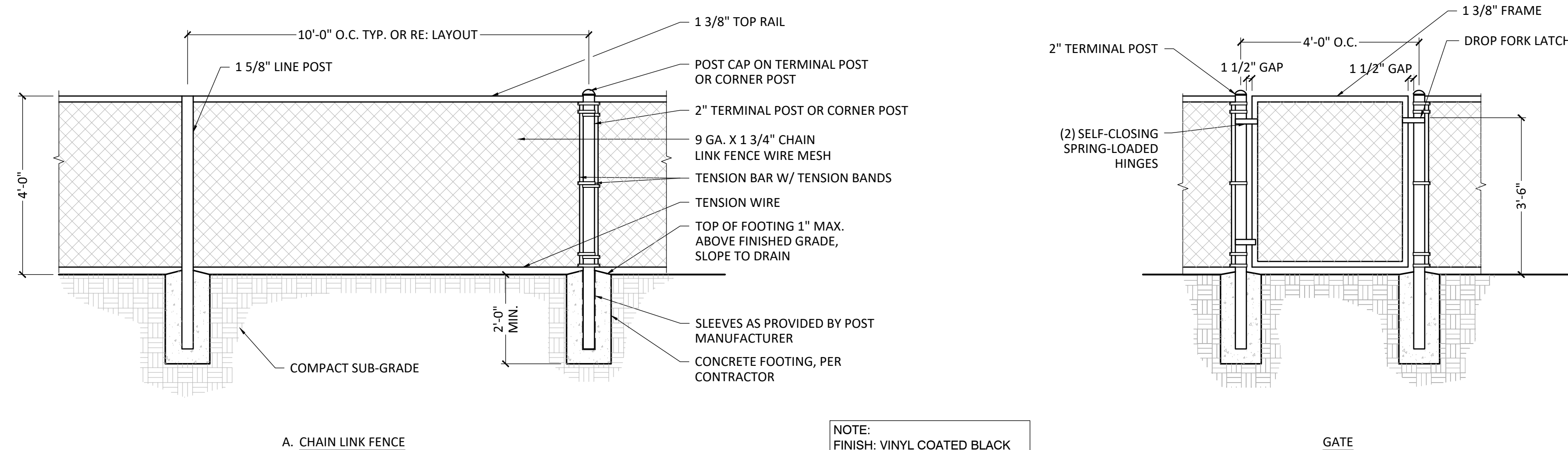
STRAND	2148616
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1 DECORATIVE METAL FENCE

$$1/2'' = 1'-0''$$

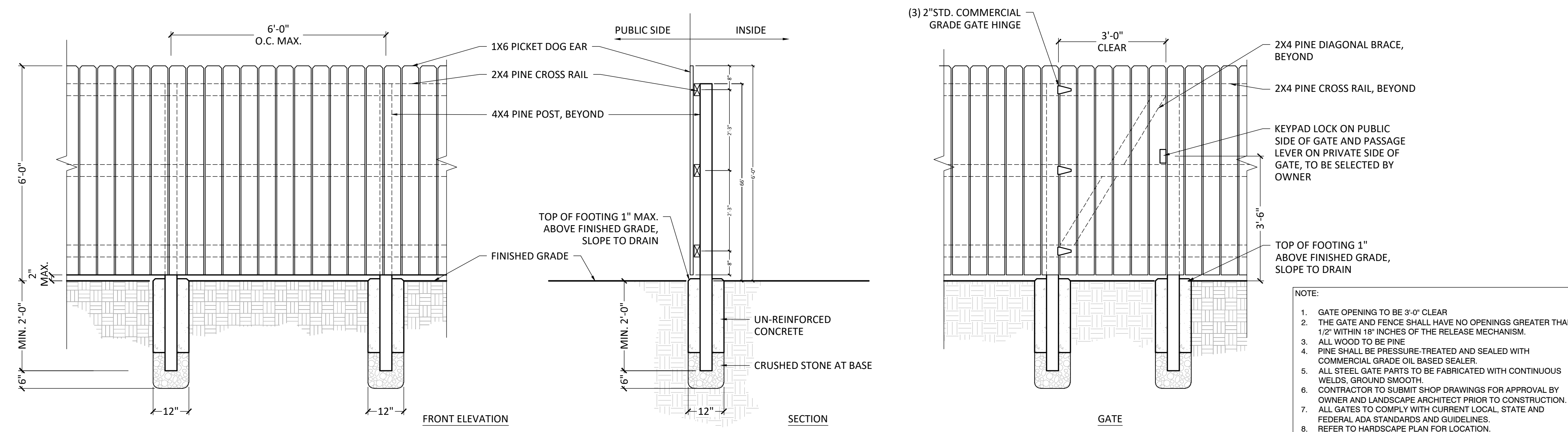
P-DH3-WAL-01



DOG PARK VINYL CHAIN LINK FENCE AND GATE

$$1/2'' = 1'-0''$$

P-DH3-WAL-12



2 WOOD FENCE AND GATE

$$1/2'' = 1'-0''$$

P-DH3-WAL-07

INT.	KH	KH	CC	KH	
ISSUE	DATE	DATE	DATE	DATE	DATE
01	06/31/2023	08/01/2023	09/11/2023	10/06/2023	12/08/2023
REV	01	02	03	04	05
01	06/31/2023	08/01/2023	09/11/2023	10/06/2023	12/08/2023
02	08/01/2023	09/11/2023	10/06/2023	12/08/2023	
03					
04					
05					



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

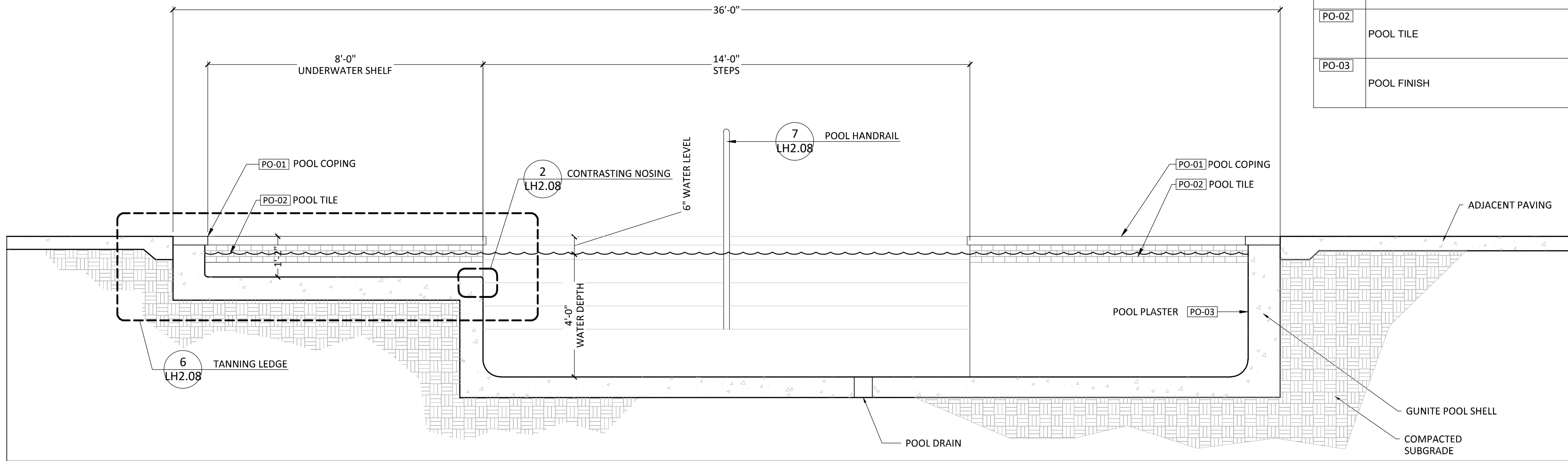
HARDSCAPE DETAIL

SHEET NO.

LH2.07

STRAND 2148616

SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[PO-01]	POOL COPING/CAP	1/LH2.08	NAMARI PRECAST COPING, CLASSIC EASED EDGE, 12X24X2. COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO SUBMIT PRODUCT FOR OWNER REVIEW PRIOR TO INSTALLATION	CONTRACT SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTA-ATION
[PO-02]	POOL TILE	6/LH2.09	SEE DETAIL, OR APPROVED EQUAL	CONTRACTOR TO SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
[PO-03]	POOL FINISH	7/LH2.09	NPT POLISHEDSCAPES, COLOR: BREAKWATER; CONTACT: WWW.NPTPOOL.COM; OR APPROVED EQUAL	CONTRACT SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION

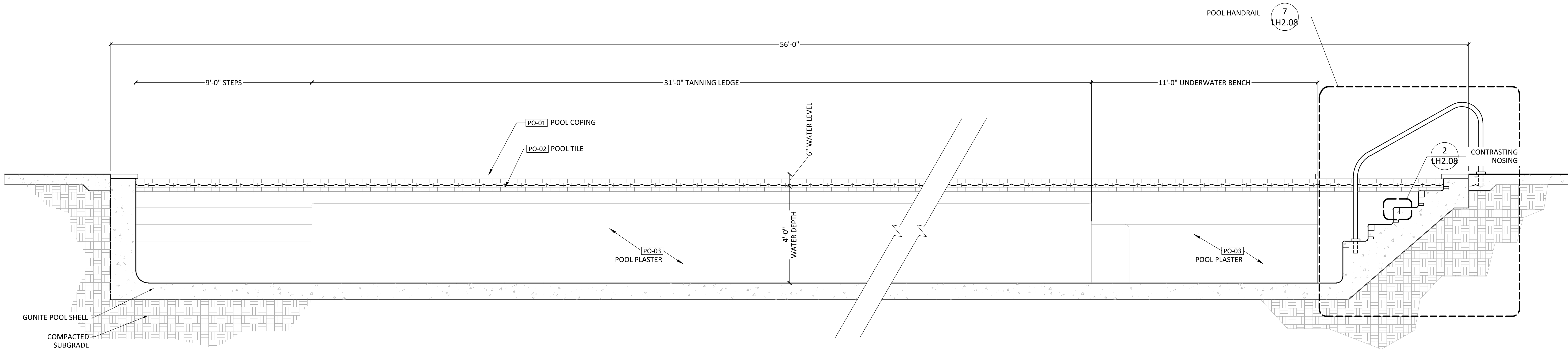


NOTE:
POOL DESIGN & STRUCTURAL BY OTHERS/
STRUCTURAL PROVIDED TURN-KEY BY
CONTRACTOR

1 POOL SECTION LONG 1

1/2" = 1'-0"

P-DH3-POO-01

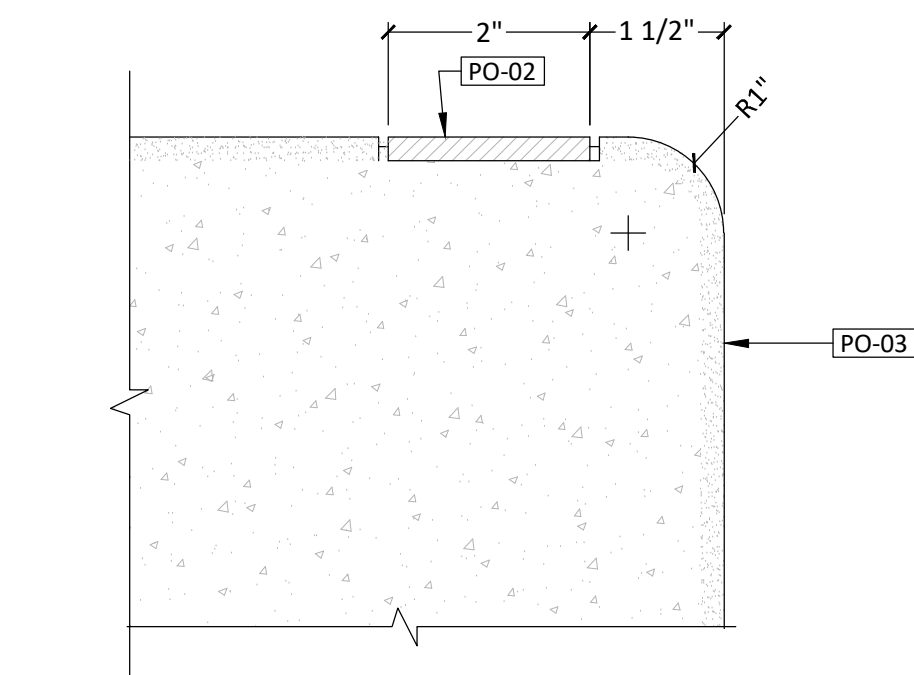
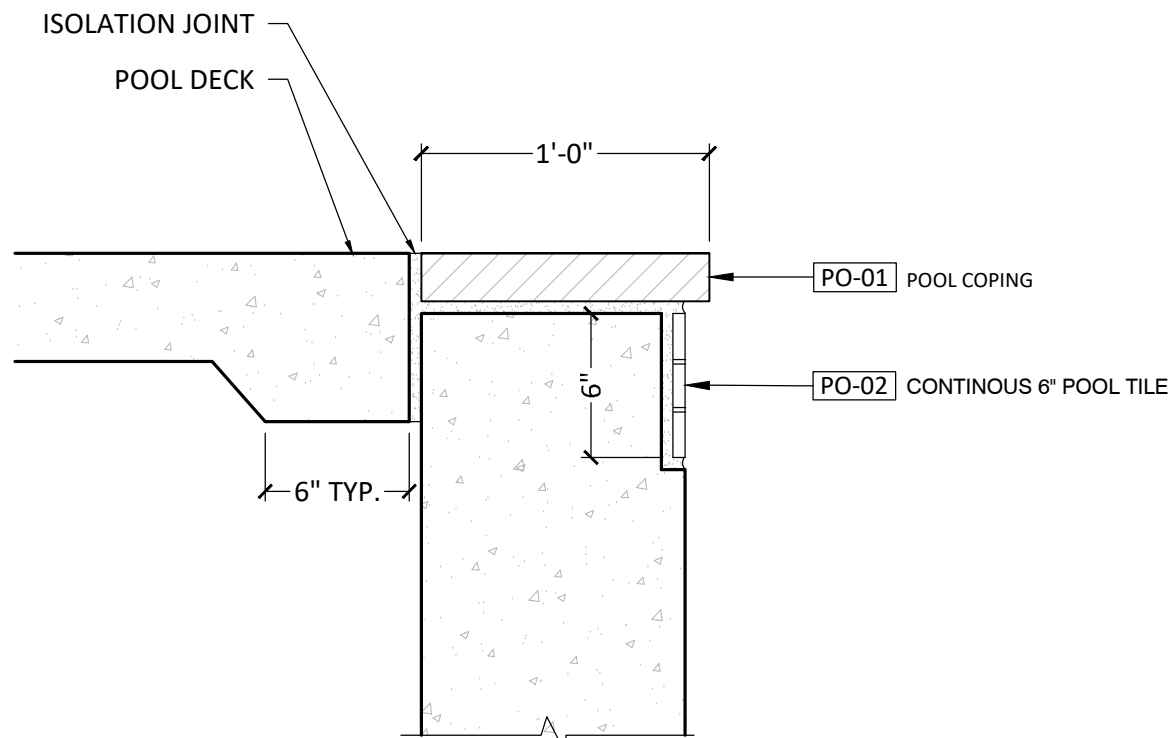


2 POOL LONG SECTION 2

1/2" = 1'-0"

P-DH3-POO-02

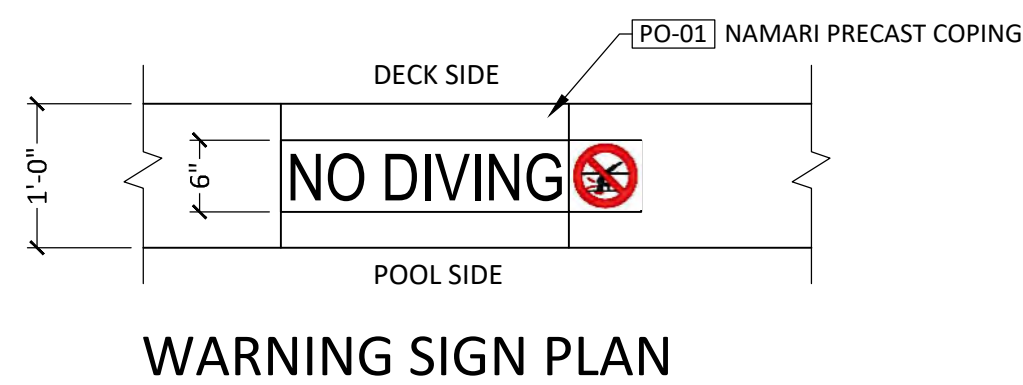
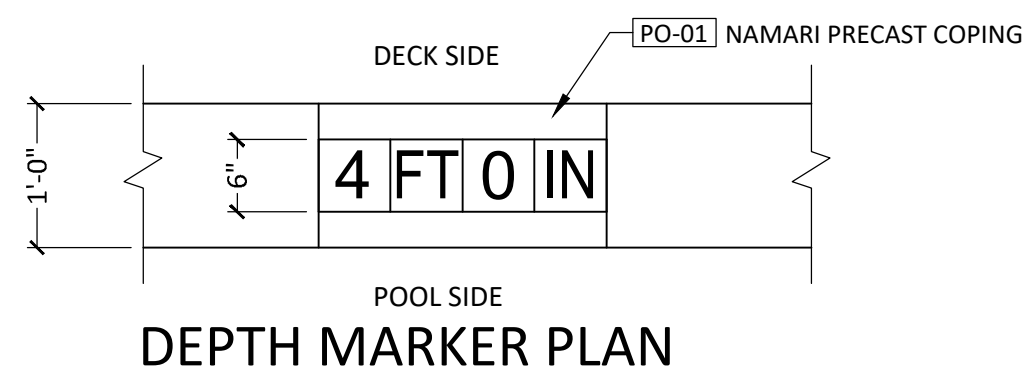
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1 POOL COPING

1 1/2" = 1'-0"

P-DH2-POO-06



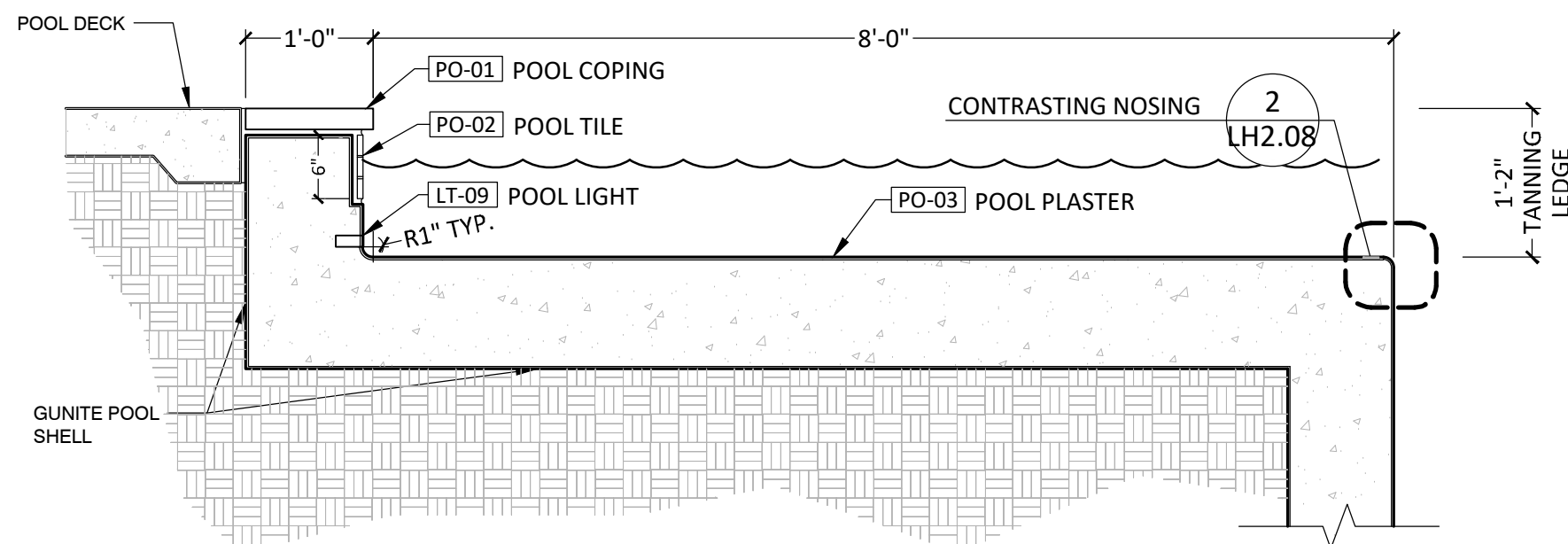
PRODUCT NAME: DEPTH MARKER
CONTACT: WWW.NPTPOOL.COM



4 DEPTH MARKERS & WARNING SIGNS

3/4" = 1'-0"

P-DH2-POO-10



6 TANNING LEDGE

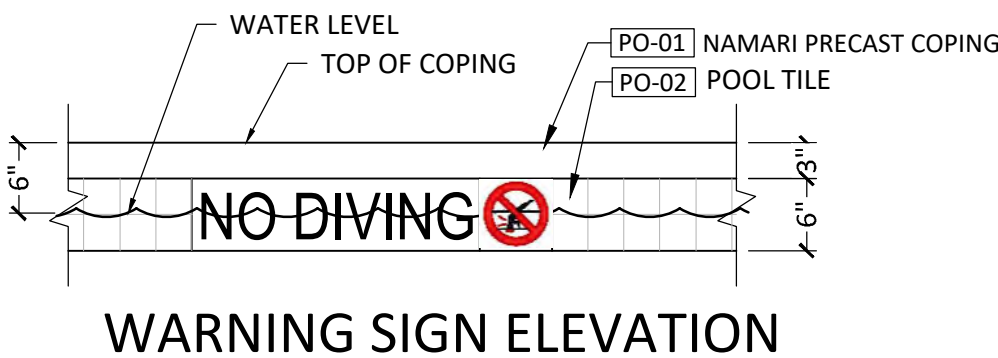
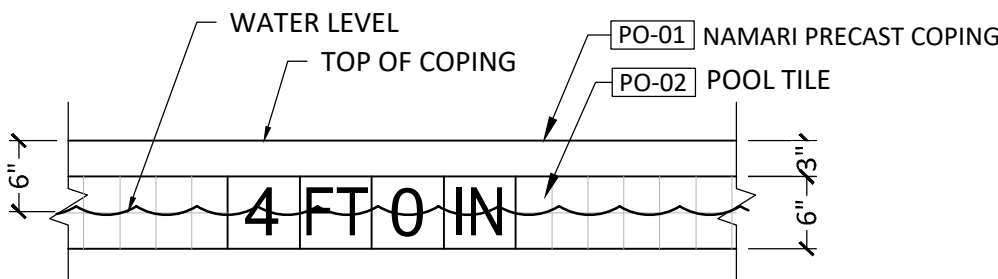
3/4" = 1'-0"

P-DH2-POO-18

2 CONTRASTING NOSING

6" = 1'-0"

P-DH2-POO-05



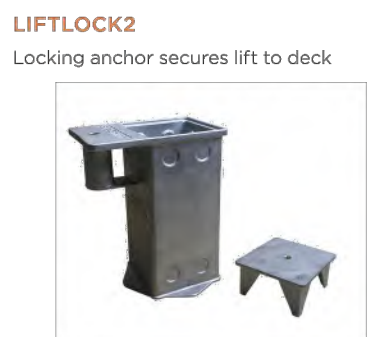
- NOTE:
- DEPTH MARKERS AND WARNING SIGNS SHALL BE PROVIDED AS 6"x6" WHITE TILES WITH MINIMUM 4" TALL CONTRASTING LETTERS AND NUMBERS. COLOR: NAVY BLUE
 - PROVIDE NO DIVING WARNING SIGNS WITH 6"x6" WHITE TILE DISPLAYING INTERNATIONAL NO DIVING SYMBOL.
 - ALL HORIZONTAL TILE INSTALLATIONS SHALL HAVE A SLIP RESISTANT FINISH. ALL VERTICAL TILE INSTALLATIONS SHALL HAVE A SMOOTH GLAZED FINISH.
 - LOCATE ALL DEPTH MARKER AND WARNING SIGN TILES SUCH THAT THEY DO NOT CONFLICT WITH PAVING JOINTS.



LIFT COLOR

TAUPE SLATE GRAY MIST

Due to printing technology actual color may differ.



aXs2 Pool Lift

The aXs2 is a low profile pool lift that is an ideal access solution for community and hospitality swimming pools.

- 3rd party tested and verified ADA compliant
- Compact design requires minimal deck space
- 300 lb/136kg lifting capacity
- 360° rotation for transfer safety and flexibility
- Integrated armrests
- Sturdy and generous rotomolded seat
- LiftOperator® Intelligent Controller with 24V battery
- Full range of operation from handset and control box
- Conveniently ships in two boxes

Part No.	Description	Shipping (Class 85 1/2 Boxes)
310-0000	aXs2, Gray Mist	
310-0000-ST	aXs2, Slate	
310-0000-TP	aXs2, Taupe	
310-0000N	aXs2 without anchor, Gray Mist	102 lbs 46kg 50" 127cm 19" 48cm 14" 36cm
310-0000N-ST	aXs2 without anchor, Slate	102 lbs 46kg 50" 127cm 19" 48cm 14" 36cm
310-0000N-TP	aXs2 without anchor, Taupe	102 lbs 46kg 50" 127cm 19" 48cm 14" 36cm
310-0000R	aXs2 Round Post without anchor, Gray Mist	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm
310-0000R-ST	aXs2 Round Post without anchor, Slate	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm
310-0000R-TP	aXs2 Round Post without anchor, Taupe	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm

Part #	Description	Shipping (Class 85 1/2 Boxes)
310-0000C	aXs2 with Caddy, Gray Mist	102 lbs 46kg 55" 140cm 19" 48cm 14" 36cm
310-0000C-ST	aXs2 with Caddy, Slate	102 lbs 46kg 55" 140cm 19" 48cm 14" 36cm
310-0000C-TP	aXs2 with Caddy, Taupe	102 lbs 46kg 55" 140cm 19" 48cm 14" 36cm
310-0000CN	aXs2 with Caddy, without anchor, Gray Mist	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm
310-0000CN-ST	aXs2 with Caddy, without anchor, Slate	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm
310-0000CN-TP	aXs2 with Caddy, without anchor, Taupe	36 lbs 16kg 24" 61cm 24" 61cm 27" 69cm

Includes battery, charger, battery console cover, water resistant hand control, LiftLock2 stainless steel anchor socket with cover, footrest, armrest and seat belt assembly

*Designed to fit in an existing round anchor with dimensions 2.58" ID x 6" deep

Parts and Accessories

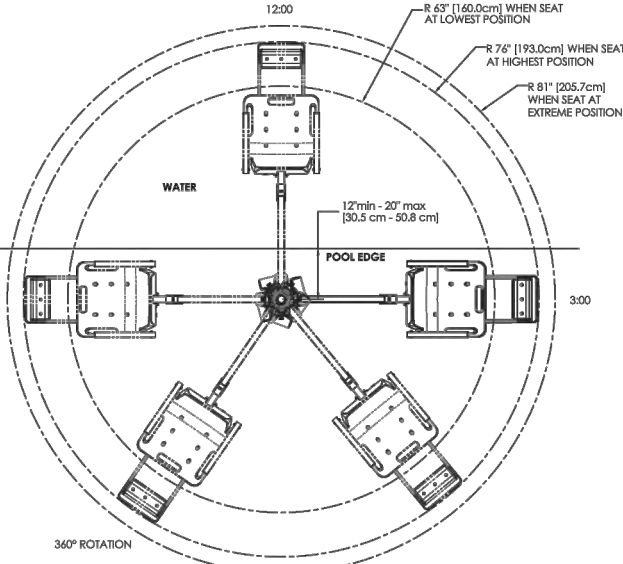
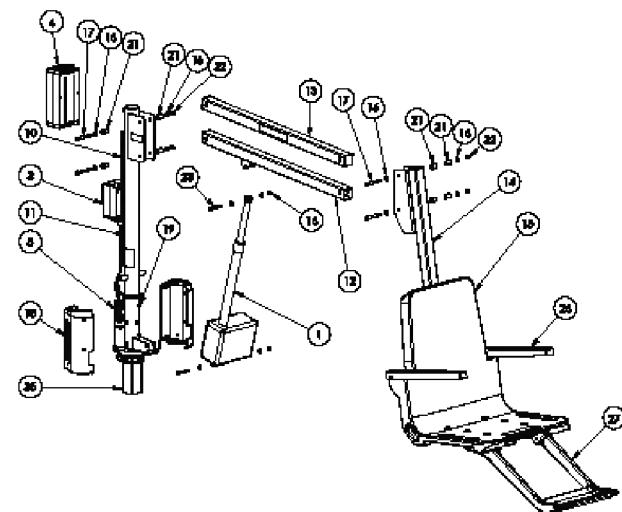
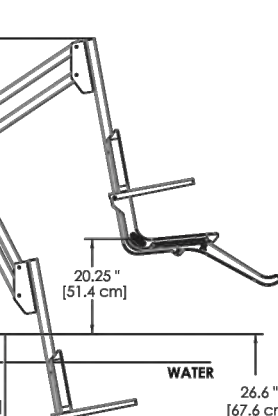
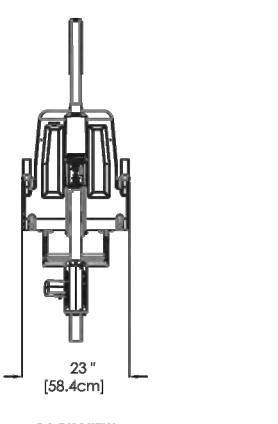
Part #	Description
100495	LiftOperator Battery
170-3000A	Armrest Replacement (pair)
300-6600C	ULF Lock2 Anchor Replacement Cap & Tool
300-6600L	ULF Lock2 Anchor & Cap
900-1000	Seat Belt
900-6000	Stability Strap
910-1000S	LiftOperator Console Cover, Slate
910-1000T	LiftOperator Console Cover, Tan
910-5000T	Seat Saver Cover
A10000	Cover, Taupe
A10006-ST	Cover, Slate

CONTACT: S.R.SMITH LLC
503-226-2231
WWW.SRSMITH.COM

SRSmith

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- LIFTING CAPACITY 300LB.
- TOTAL TRAVEL DISTANCE WITH ACTUATOR IS 58"
- 360° TOTAL ROTATION.
- INSTALL PER MANUFACTURER'S REQUIREMENT.
- SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO INSTALLATION.



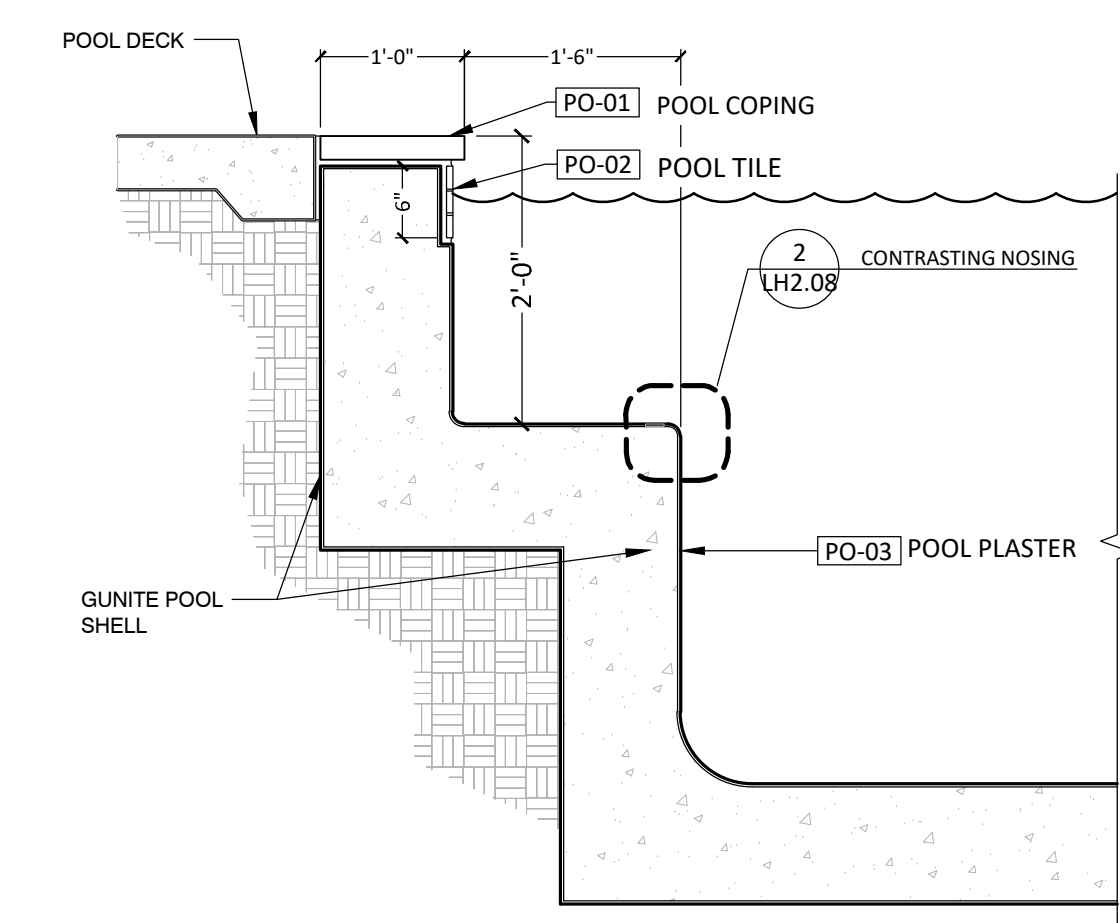
Key	Part No.	Description
1	100-5000A	LA34 Actuator
2	400-7000AX	4 Button Controller
3	120-1920	Actuator Cable Assembly (not shown)
4	1001495	Battery Pack
5	1001530	Battery Charger (not shown)
6	1001600	Hand Control (not shown)
7	160-8530	Hand Control Hanger (on back of seat)
8	120-2100A	24VDC Motor
9	100-910	Motor Cable Assembly (not shown)
10	1001598	Battery Bracket
11	310-1000A	Mast Assembly
12	310-1200A	Actuator Arm Assembly
13	310-1300A	Support Arm Assembly
14	160-9520	Seat Frame Arm
15	160-9200	Seat Assembly, 1 PC w/ Standard Footrest
16	800-0311	Washer, Flat, 1/2"
17	800-2027	Screw, Hex Hd - 1/2" x 3.25 L
18	800-3000A	aXs2 Motor Enclosure Assembly
19	800-0330	Screw, Self-Threading #4-20 x 1/2 L
20	800-1000	aXs2 Seat Belt Assembly (Back) (not shown)
21	800-0318	Washer, Flat, 1/2"
22	800-2020Q	Washer, Flat, 1/2" x 1.8 x 4.0" L
23	800-0147	Screw, 1/2" x 2.5" L
24	AX3700-1	Spindle Housing Assembly
25	170-3000A	Arm Rest Assembly (Pair)
26	160-2300A	Footrest Kit (Gray)
27	800-0304	Screw, Hex Hd - 1/2" x 1.8 x 4.0" L
28	800-0310	Washer, Flat, 1/2"
29	800-0202	Acorn Nut, 1/2"
30	800-0202	Acorn Nut, 1/2"
31	910-1000T	Console Cover (not shown)

A Fluidra Brand | srsmith.com | 800.824.4387
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P-DH3-POO-03

3 POOL LIFT

3/4" = 1'-0"



5 UNDERWATER BENCH

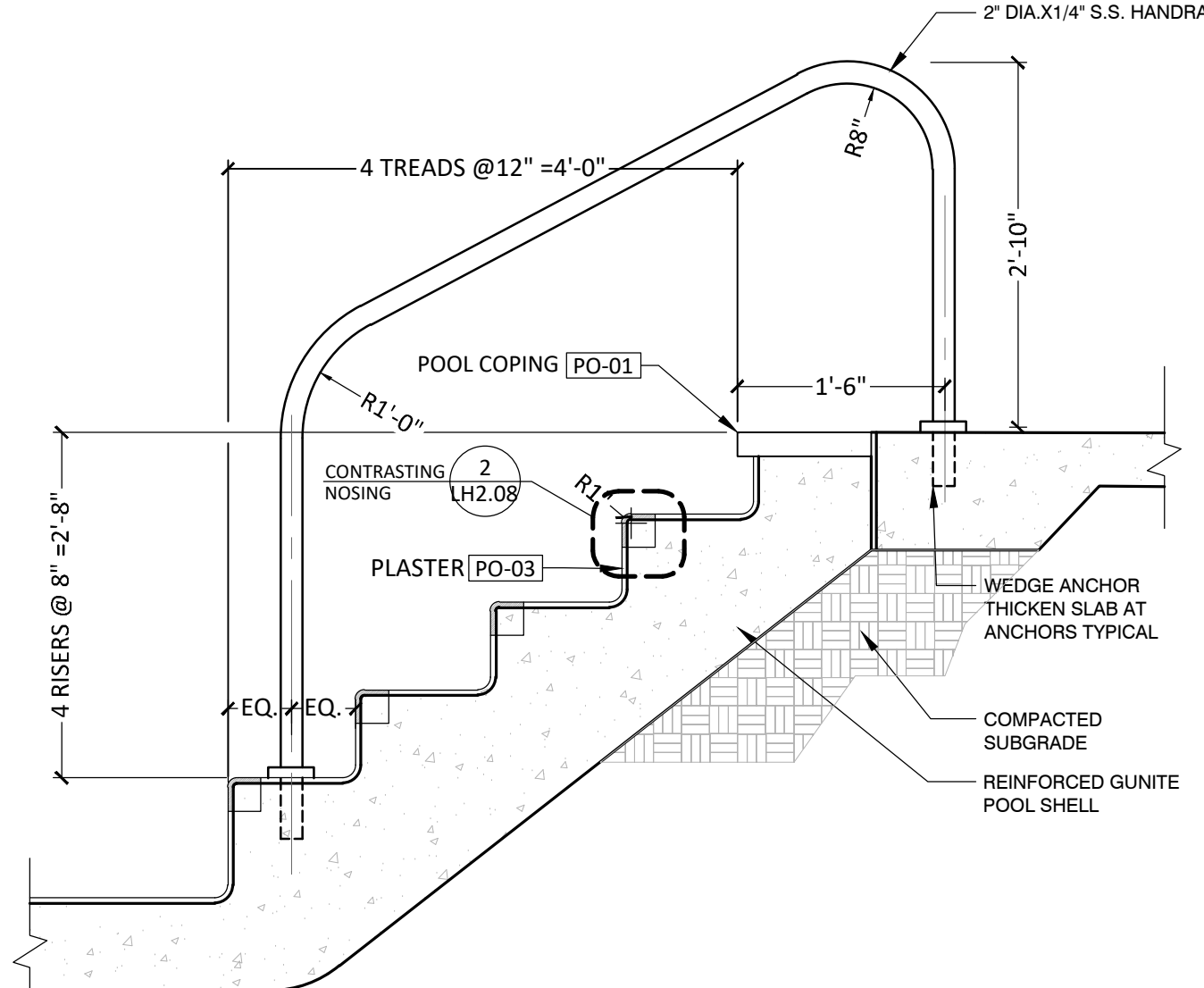
3/4" = 1'-0"

P-DH2-POO-20

7 POOL HANDRAIL

3/4" = 1'-0"

P-DH2-POO-19



POOL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
PO-01	POOL COPING/CAP	1/LH2.08	NAMARI PRECAST COPING, CLASSIC EASED EDGE, 12X24X2, COLOR TO BE SELECTED BY OWNER, CONTRACTOR TO SUBMIT PRODUCT FOR OWNER REVIEW PRIOR TO INSTALLATION	CONTRACT SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTA-ATION
PO-02	POOL TILE	6/LH2.09	SEE DETAIL; OR APPROVED EQUAL	CONTRACTOR TO SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
PO-03	POOL FINISH	7/LH2.09	NPT POLISHEDSCAPES, COLOR: BREAKWATER; CONTACT: WWW.NPTPOOL.COM; OR APPROVED EQUAL	CONTRACT SUBMIT PRODUCTOR DATA FOR LANDSCAPE ARCHITECT OR OWNER'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

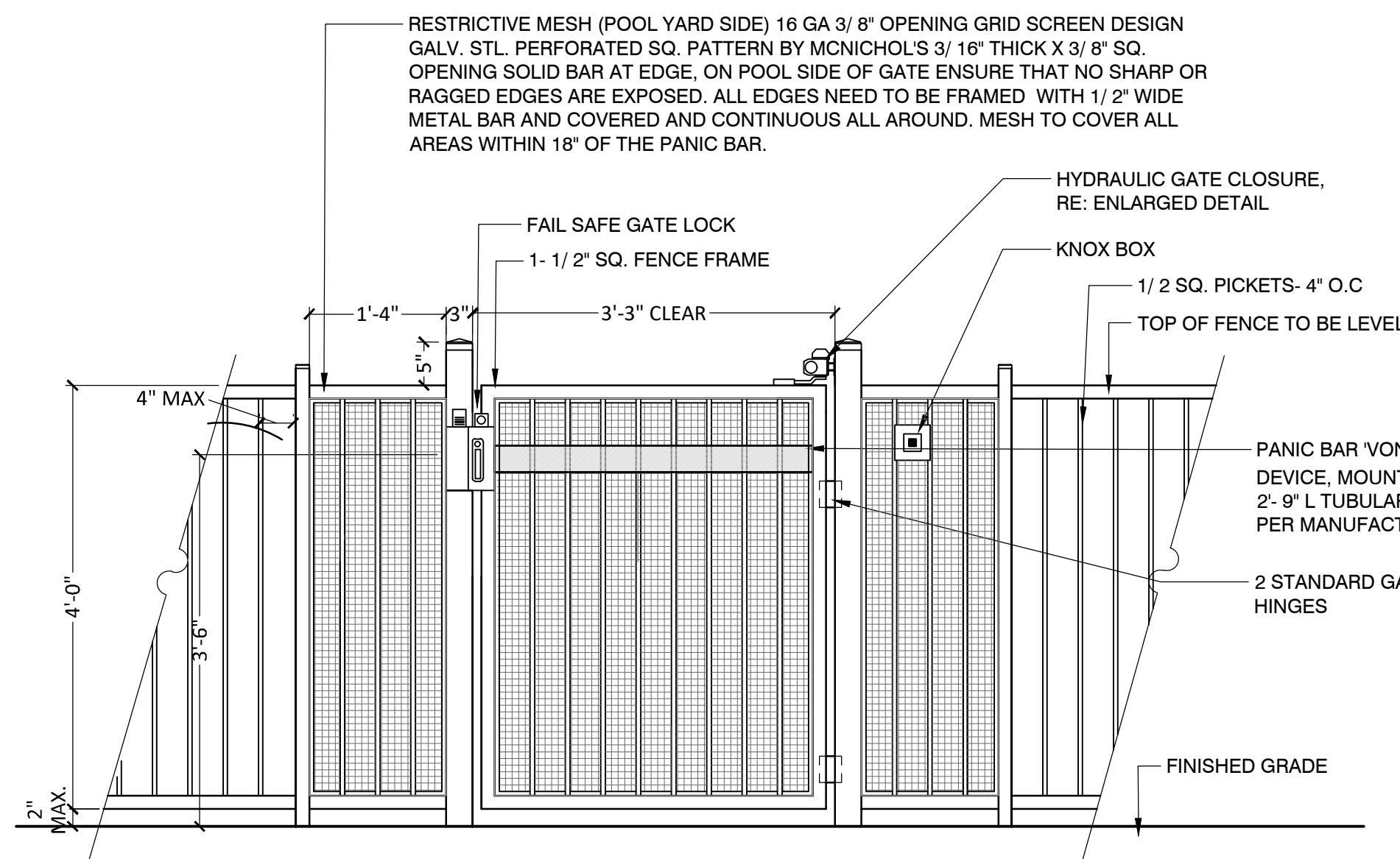
SHEET TITLE

HARDSCAPE DETAIL

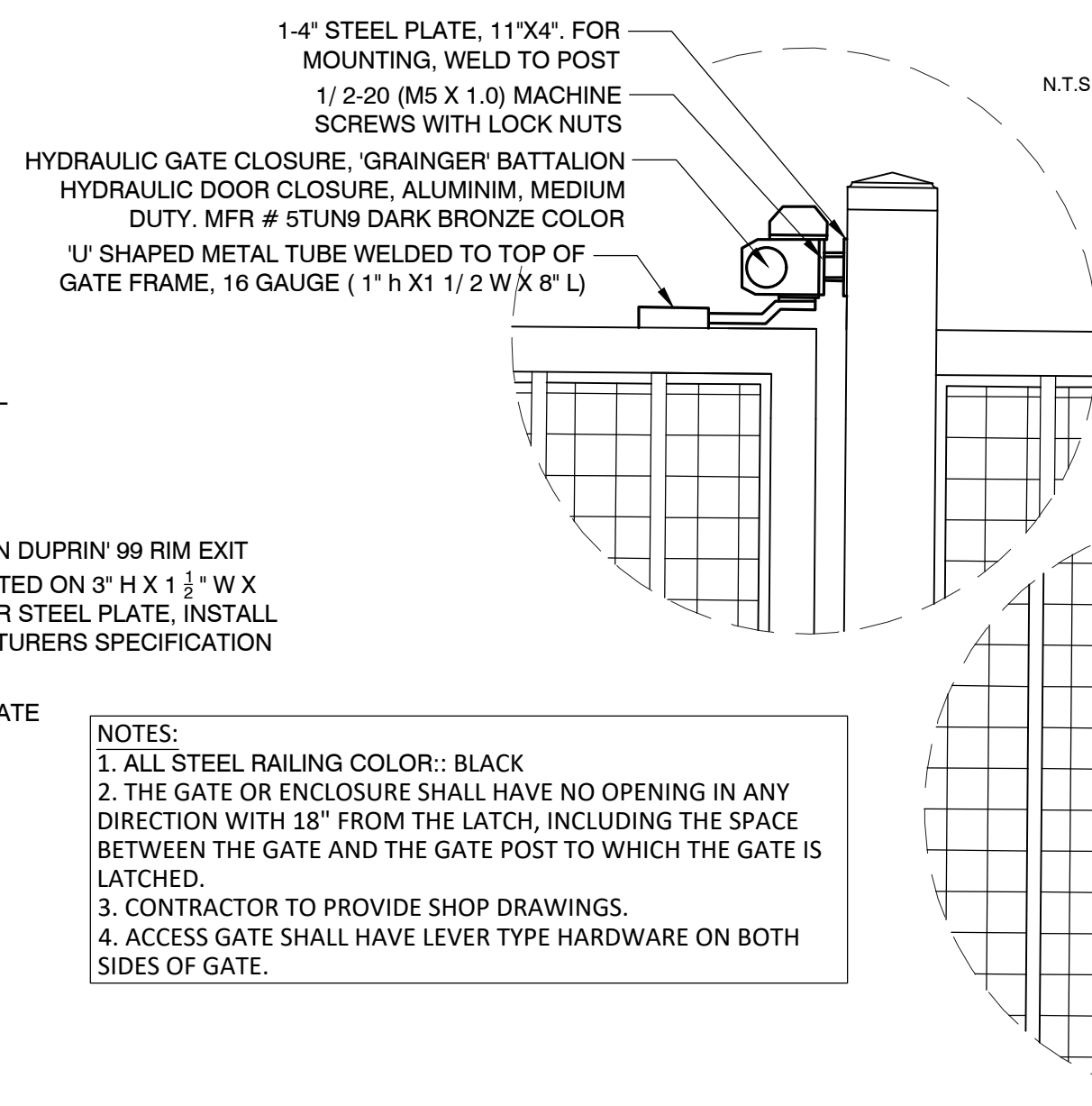
SHEET NO.

LH2.08

STRAND 2148616



1 POOL FENCE GATE
3/4" = 1'-0"

$$3/4'' = 1'-0''$$


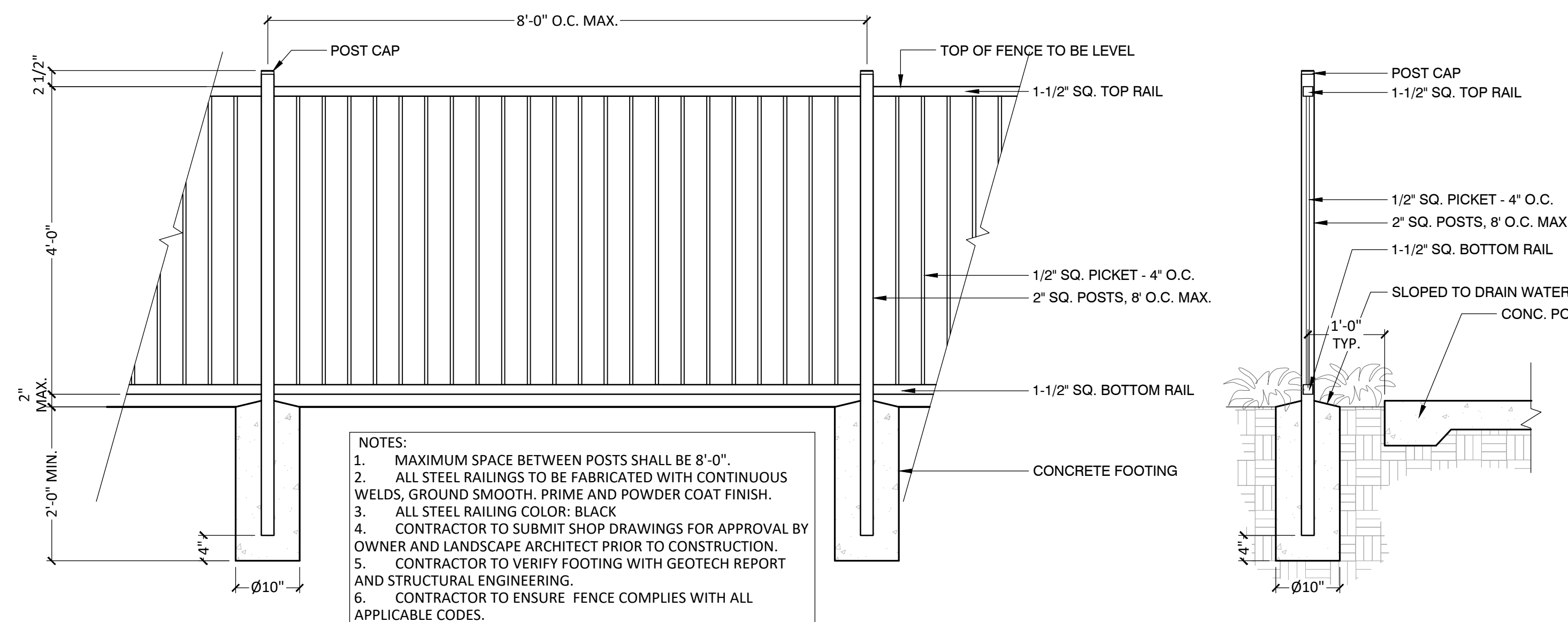
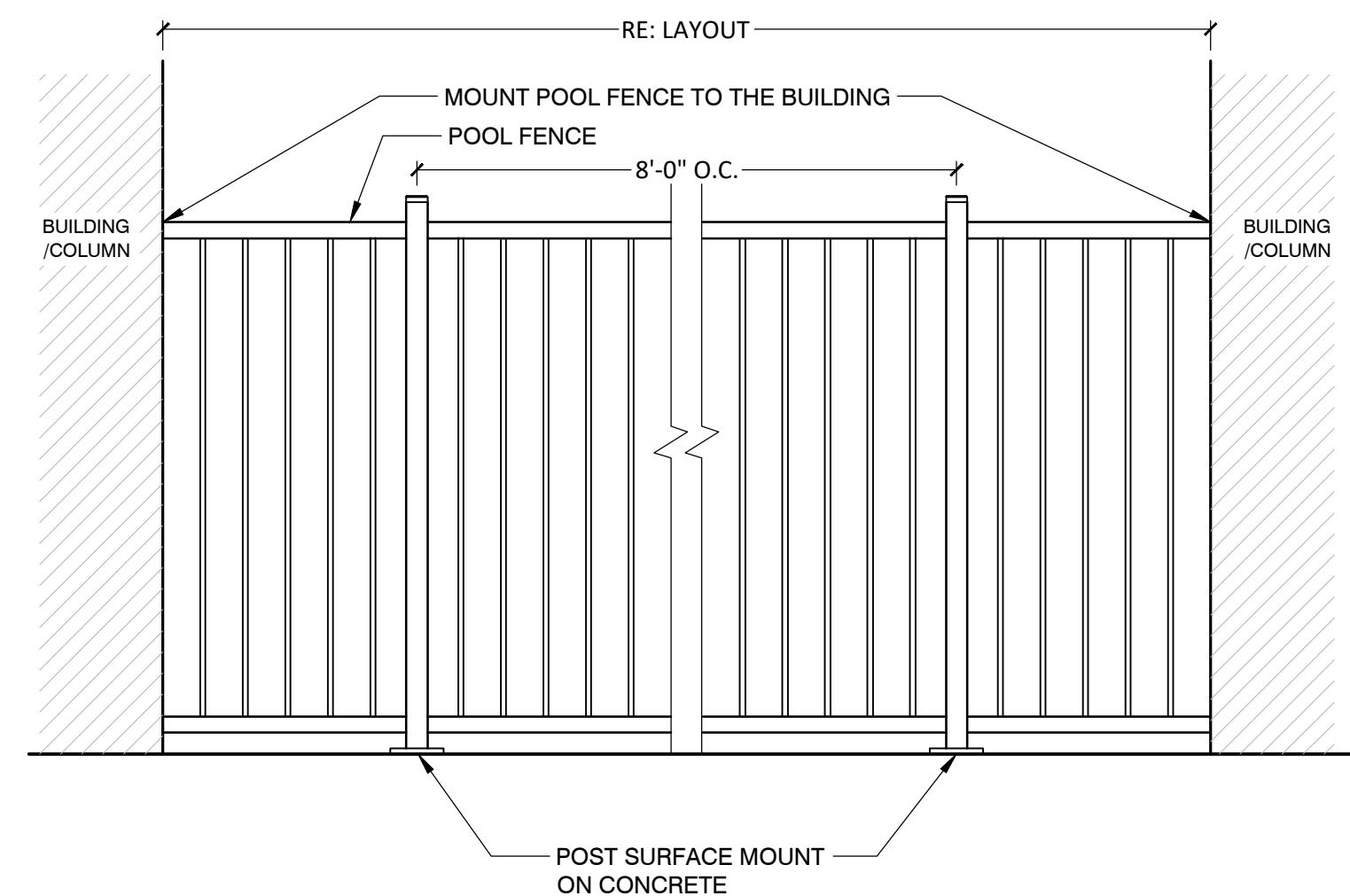
PROXIMITY READER MOUNTED ON GATE POST AT 32" ABOVE FINISH SURFACE, CENTER ON POST

'DOUBLE CYLINDER' DEARBOLT, 'SCHLAGE # BC162P', INSTALLED IN A 'KEEDEE GATEBOX (FOR NIGHT LOCKDOWN)

VON DUPRIN' @ 299 STRIKE. ALIGN WITH PANIC BAR. RECESS INTO POST

PANIC BAR, 'VON DUPRIN' 99- EL RIM EXIT DEVICE WITH ELECTRIC LATCH RETRACTION, 3" WIDE, # 513 W/ VON DUPRIN RIM DEVICE 9900L BREAKAWAY LEVER TRIM. ATTACH TO GATE FRAME WITH MACHINE SCREWS. INSTALL IN: KEEDEE GATEBOX # K- BXED- V9900L.

2 POOL FENCE @ BUILDING
3/4" = 1'-0"

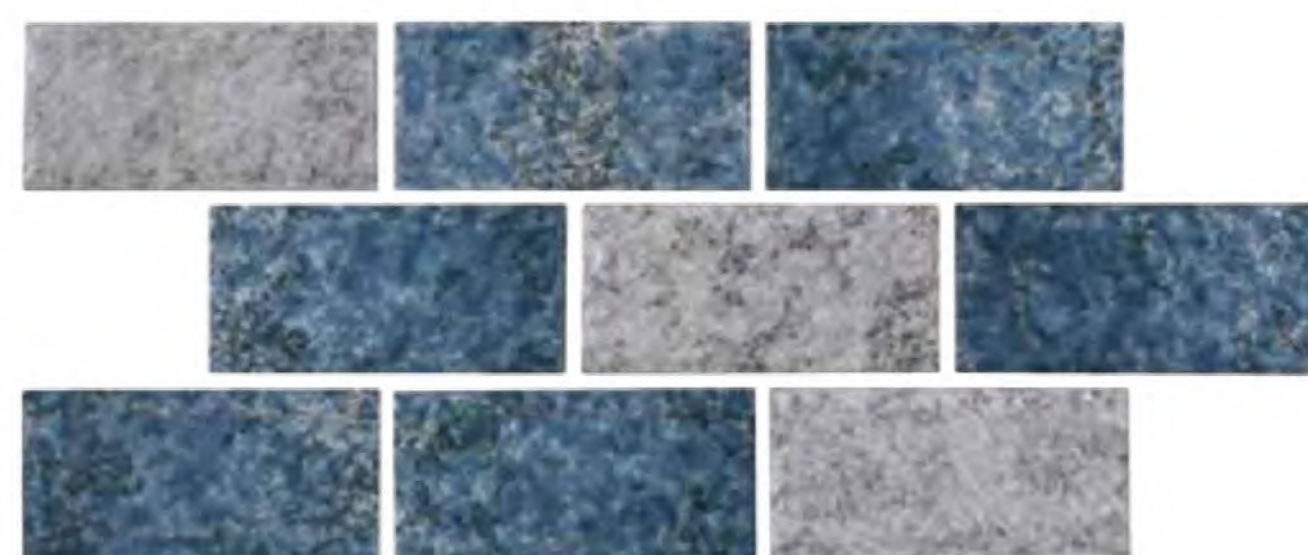
$$\frac{3}{4}'' = 1'-0''$$


3 POOL FENCE
3/4" = 1'-0"

$$3/4'' = 1'-0''$$


5 FIREPIT PROPANE

NTS



Subway Blue 2" x 4"
INK-SWBLUE

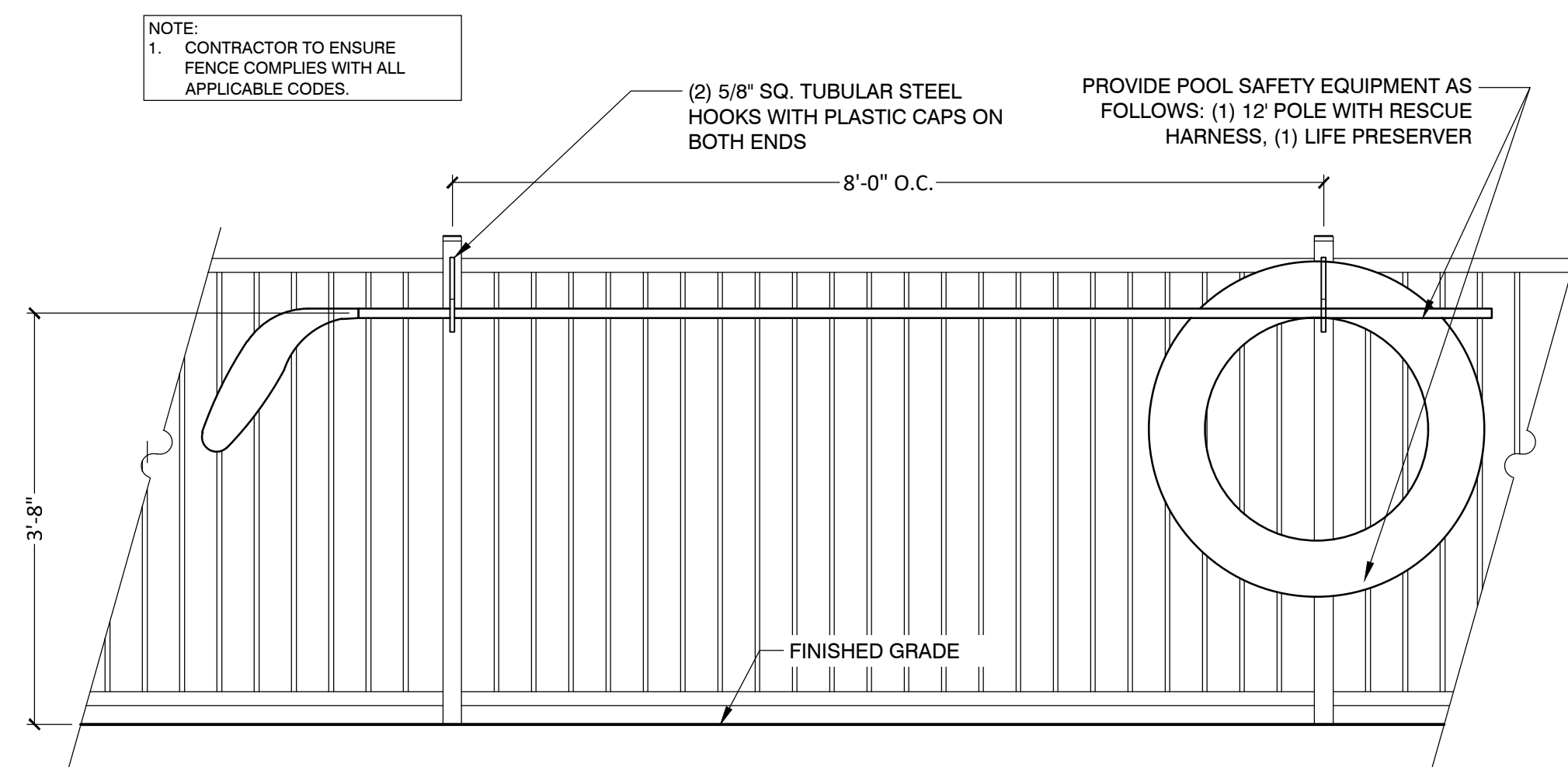
PRODUCT: POOL TILE AT WATER LINE, TOE TILE & PLANTER
MODEL: INAKA GLOSSY TILE - SUBWAY BLUE 2"x4"
CONTACT: WWW.NPTPOOL.COM

6 POOL TILE
3/4" = 1'-0"

$$3/4'' = 1'-0''$$


POOL FINISH
NPT- POLISHEDSCAPES
COLOR: BREAKWATER
CONTACT: WWW.NPTPOOL.COM
OR APPROVED EQUAL

7 POOL FINISH
3/4" = 1'-0"

$$3/4^{\circ} = 1^{\circ}-0$$


4 POOL SAFETY EQUIPMENT

$$3/4'' = 1'-0''$$

P-DH2-POO-12

P-DH2-POO-04

NOTE:
1. CONTRACTOR TO ENSURE
FENCE COMPLIES WITH ALL
APPLICABLE CODES.

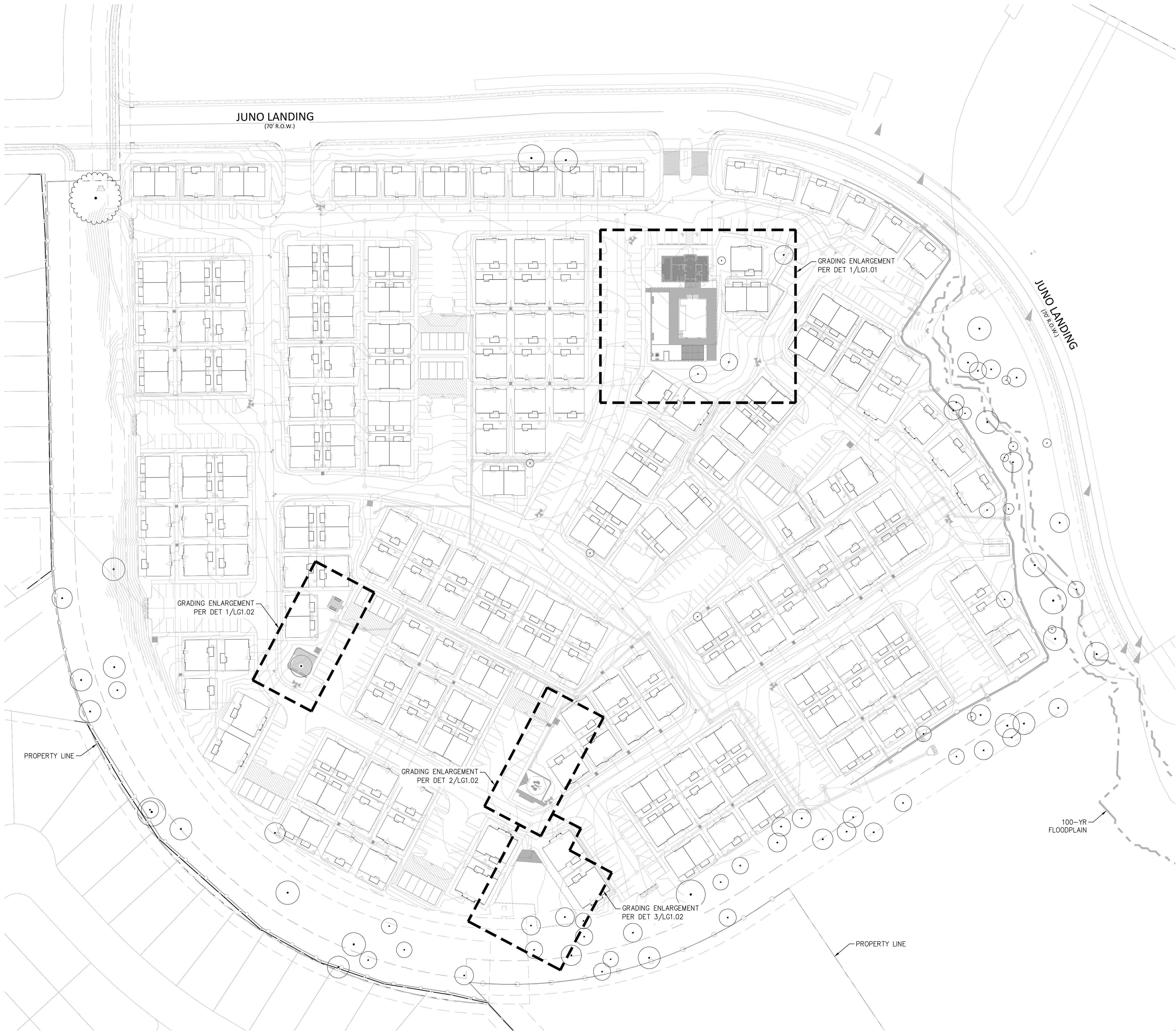
PROVIDE POOL SAFETY EQUIPMENT AS
FOLLOWS: (1) 12' POLE WITH RESCUE
HARNESS, (1) LIFE PRESERVER

NOTES:

1. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
2. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND POWDER COAT FINISH.
3. ALL STEEL RAILING COLOR: BLACK
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FOOTING WITH GEOTECH REPORT AND STRUCTURAL ENGINEERING.
6. CONTRACTOR TO ENSURE FENCE COMPLIES WITH ALL APPLICABLE CODES.

PRODUCT NAME: The Outdoor Plus - Unity Round Powder Coat Fire Pit Table
w/ Hidden Propane Storage
SIZE: 48"X24"
FUEL TYPE: PROPANE
IGNITION TYPE: MATCH LIT
COLOR: WHITE
WWW.FIREPITSTOCK.COM OR APPROVED EQUAL

I:\dhi - ascend on juno landing (2148616)\7.0_cd\7.4_sheets\grading & drainage plan.dwg, kamrul hasan, 1/26/2024 12:52 PM



NOTES

REFERENCE CIVIL PLANS FOR GRADING DRIVES, PARKING, SIDEWALKS, CURBS AND TURF AREAS.

REFERENCE HARDSCAPE PLANS FOR PAVING NOTES AND LEGEND.

EXISTING UTILITIES:
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ALL SPOT GRADES ARE TOP OF PAVING GRADES UNLESS OTHERWISE NOTED.

CROSS SLOPES OF SIDEWALKS ARE NOT TO EXCEED 2.0% (1:50).

LONGITUDINAL SLOPES OF SIDEWALKS ARE NOT TO EXCEED 5.0% (1:20).

TURFGRASS SLOPES ARE NOT TO EXCEED 25% (1:4).

THE EARTHWORK FOR THIS PROJECT IS A NECESSARY AND INCIDENTAL PART OF THE WORK. TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, THE EARTHWORK WILL BALANCE. IN THE CASE THAT THE EARTHWORK DOES NOT BALANCE, THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED WITH HAUL OFF OR IMPORT. THE TOTAL COST SHALL BE INCLUDED IN THE BID PROPOSAL AS A LUMP SUM. PAYMENT WILL NOT BE MADE ON A UNIT PRICE BASIS OR BY ANY OTHER SEPARATE MEASURED PAYMENT METHOD.

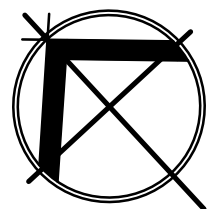
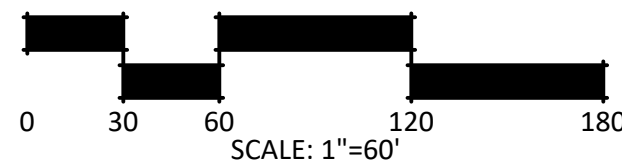
REFER TO SPECIFICATIONS FOR DISPOSAL OF EXCESS CUT MATERIAL.

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD A MINIMUM OF 6" OF TOPSOIL IN ALL DISTURBED AREAS. IN AREAS OF CUT, THE GRADE SHALL BE EXCAVATED TO 6" BELOW FINISH GRADE, THEN TOPSOIL SHALL BE RE-SPREAD ABOVE THE SUB GRADE ELEVATION.

LEGEND

FFE	FINISHED FLOOR ELEVATION
TP	TOP OF PAVEMENT
TS	TOP OF STEP
BS	BOTTOM OF STEP
TG	TOP OF GRADE
TI	TOP OF INLET
	CONCRETE PAVING

EXISTING TREE LEGEND



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	DATE	ISSUE	CLIENT COMMENTS	CLIENT COMMENTS - SCD	12-8-23	11-8-23
			09/11/2023	10/06/2023		
REV			D3			
SEAL						



26/01/2024

ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

OVERALL GRADING PLAN

SHEET NO.

LG1.00

STRAND 2148616

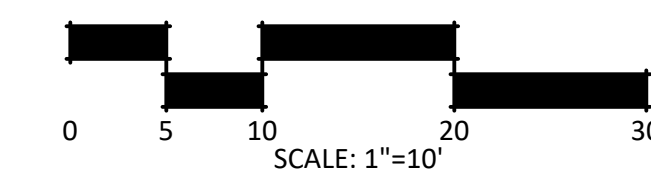
SAN ANTONIO, TEXAS

STRAND	2148616
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FFE	FINISHED FLOOR ELEVATION
TP	TOP OF PAVEMENT
TS	TOP OF STEP
BS	BOTTOM OF STEP
TG	TOP OF GRADE
TI	TOP OF INLET
	CONCRETE PAVING

EXISTING TREE
TO BE PRESERVED

HERITAGE TREE
TO BE PRESERVED

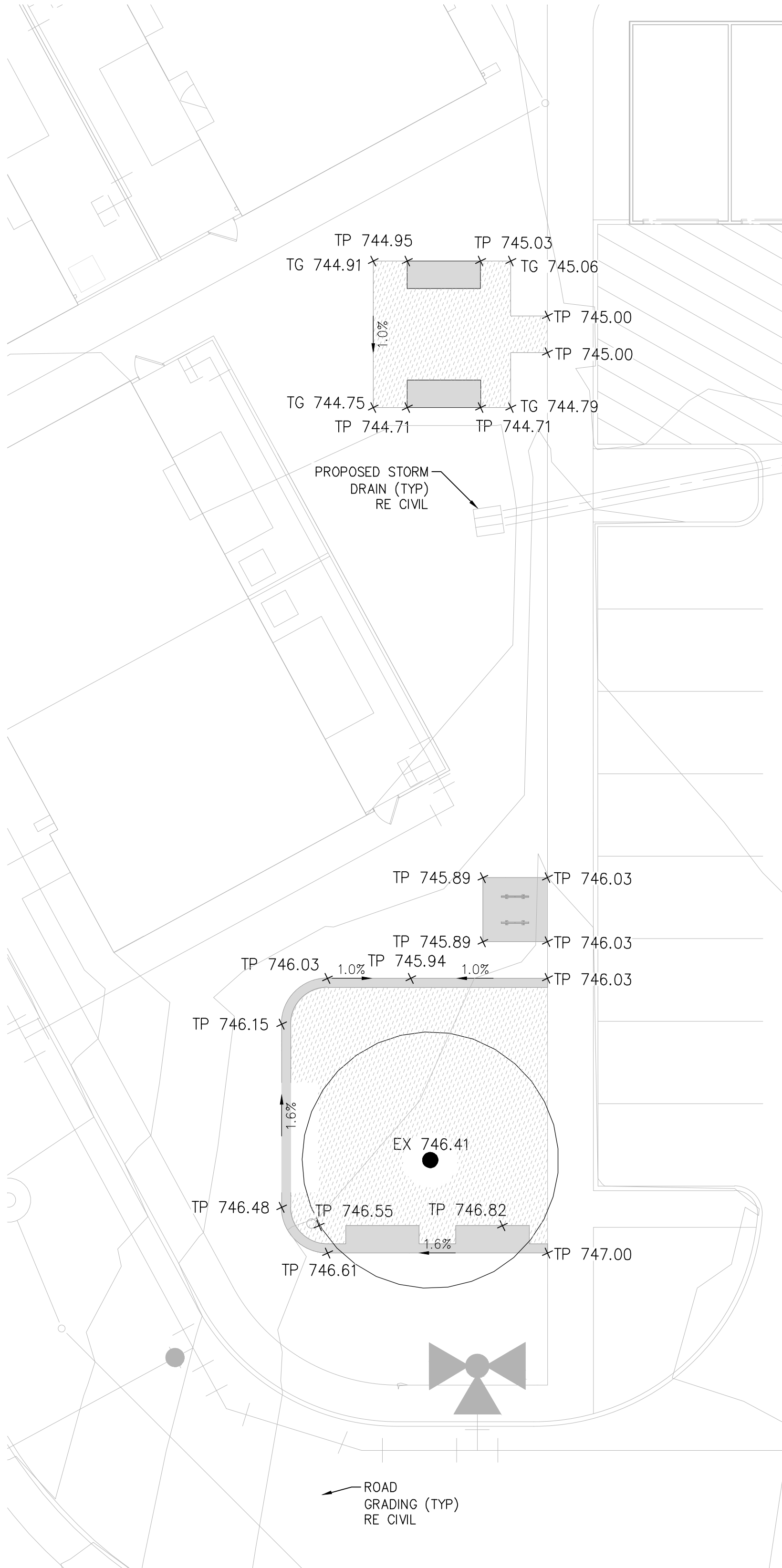


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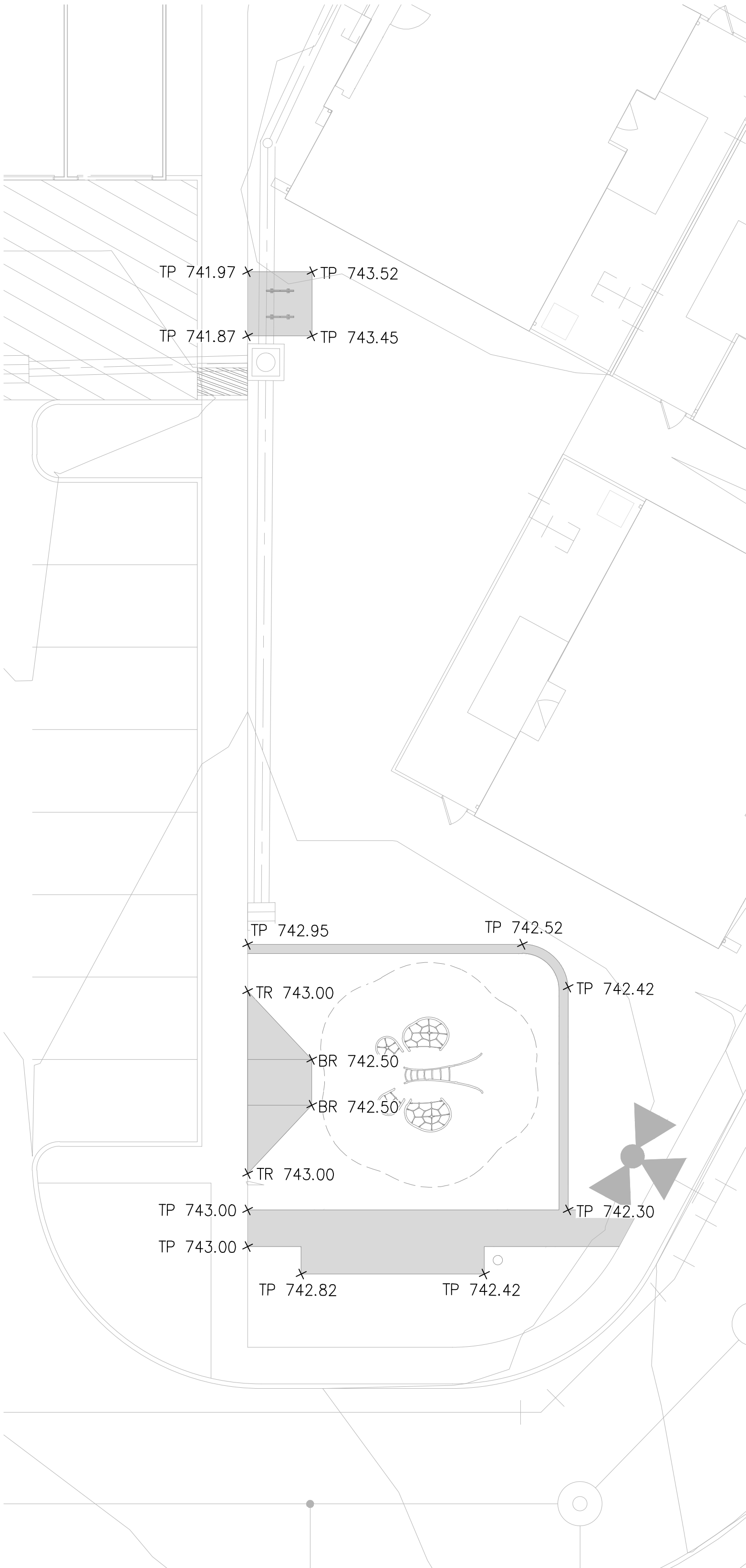
1 GRADING ENLARGEMENT PLAN - PICNIC AREA

1" = 10'-0"



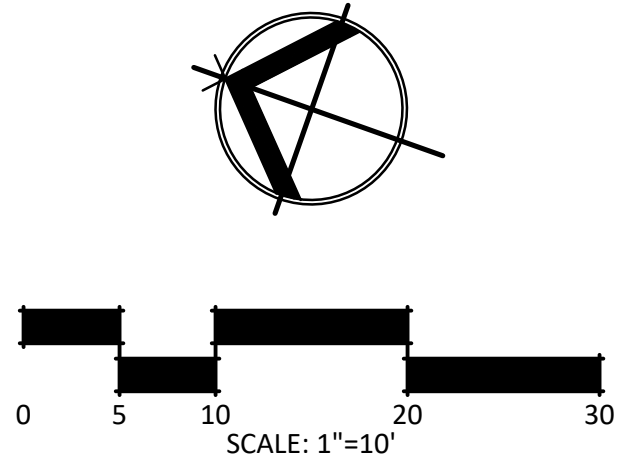
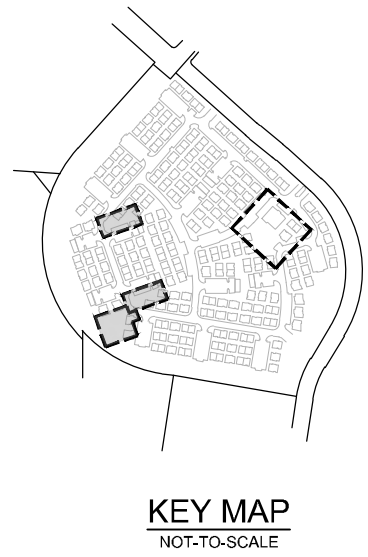
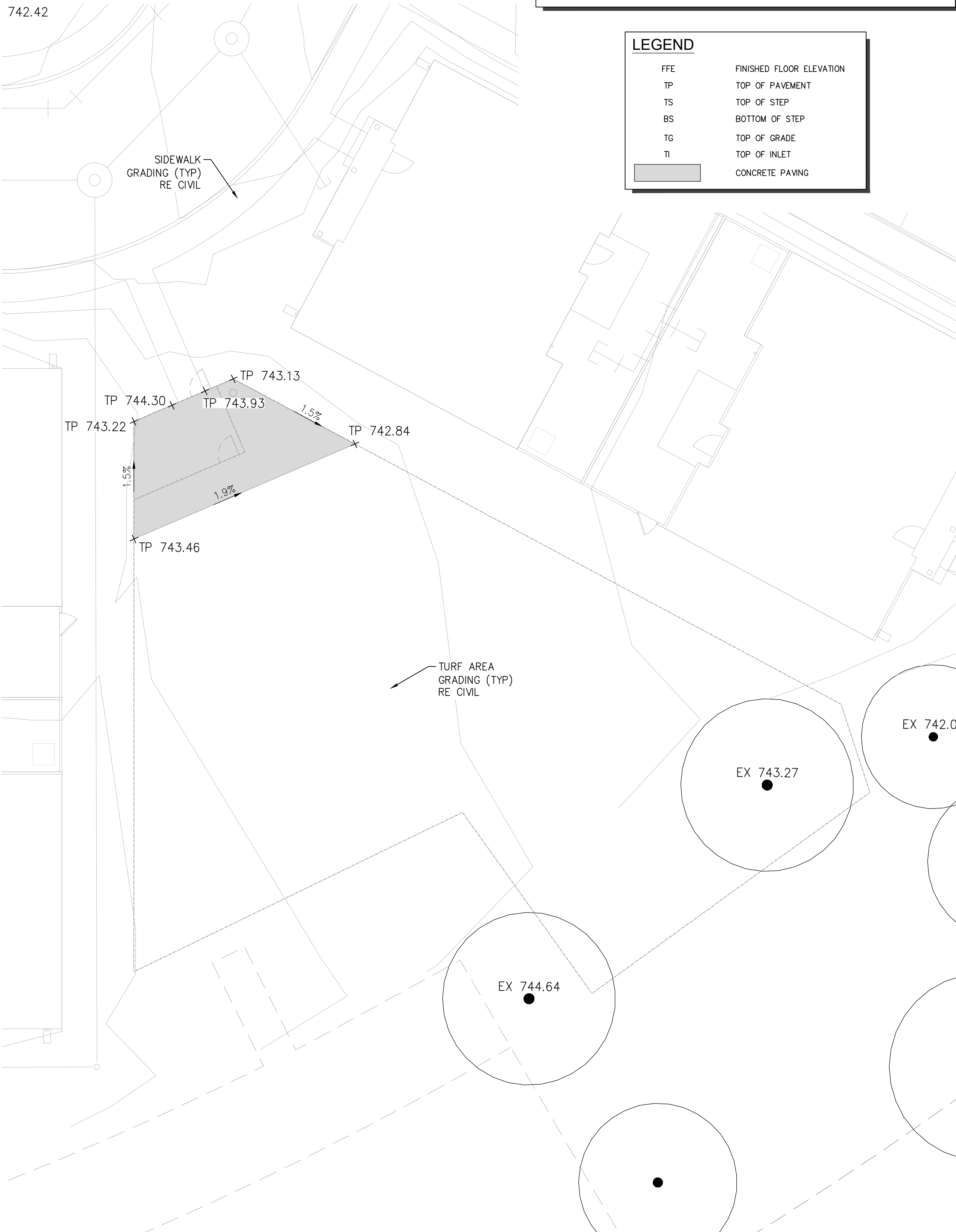
2 GRADING ENLARGEMENT PLAN - PLAYGROUND

1" = 10'-0"

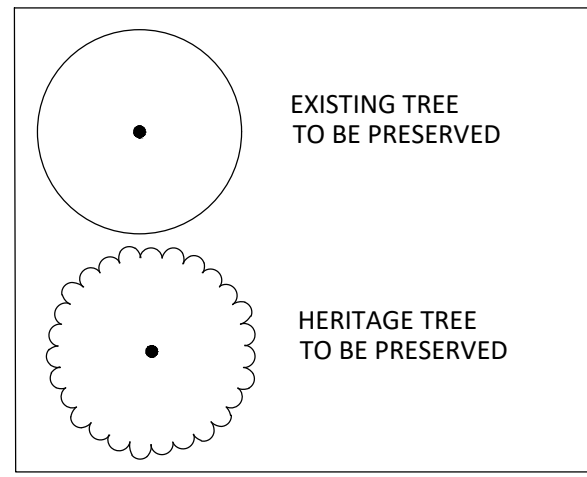


3 GRADING ENLARGEMENT PLAN - DOG PARK

1" = 10'-0"



EXISTING TREE LEGEND



NOTES

REFERENCE CIVIL PLANS FOR GRADING DRIVES, PARKING, SIDEWALKS, CURBS AND TURF AREAS.

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LEGEND

FFE	FINISHED FLOOR ELEVATION
TP	TOP OF PAVEMENT
TS	TOP OF STEP
BS	BOTTOM OF STEP
TG	TOP OF GRADE
TI	TOP OF INLET
	CONCRETE PAVING

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	DATE	ISSUE	REV	03	09/11/2023	CLIENT COMMENTS	10/06/2023	CLIENT COMMENTS - SOD	12/08/2023	12-8-23 - IFC SET

SEAL



ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

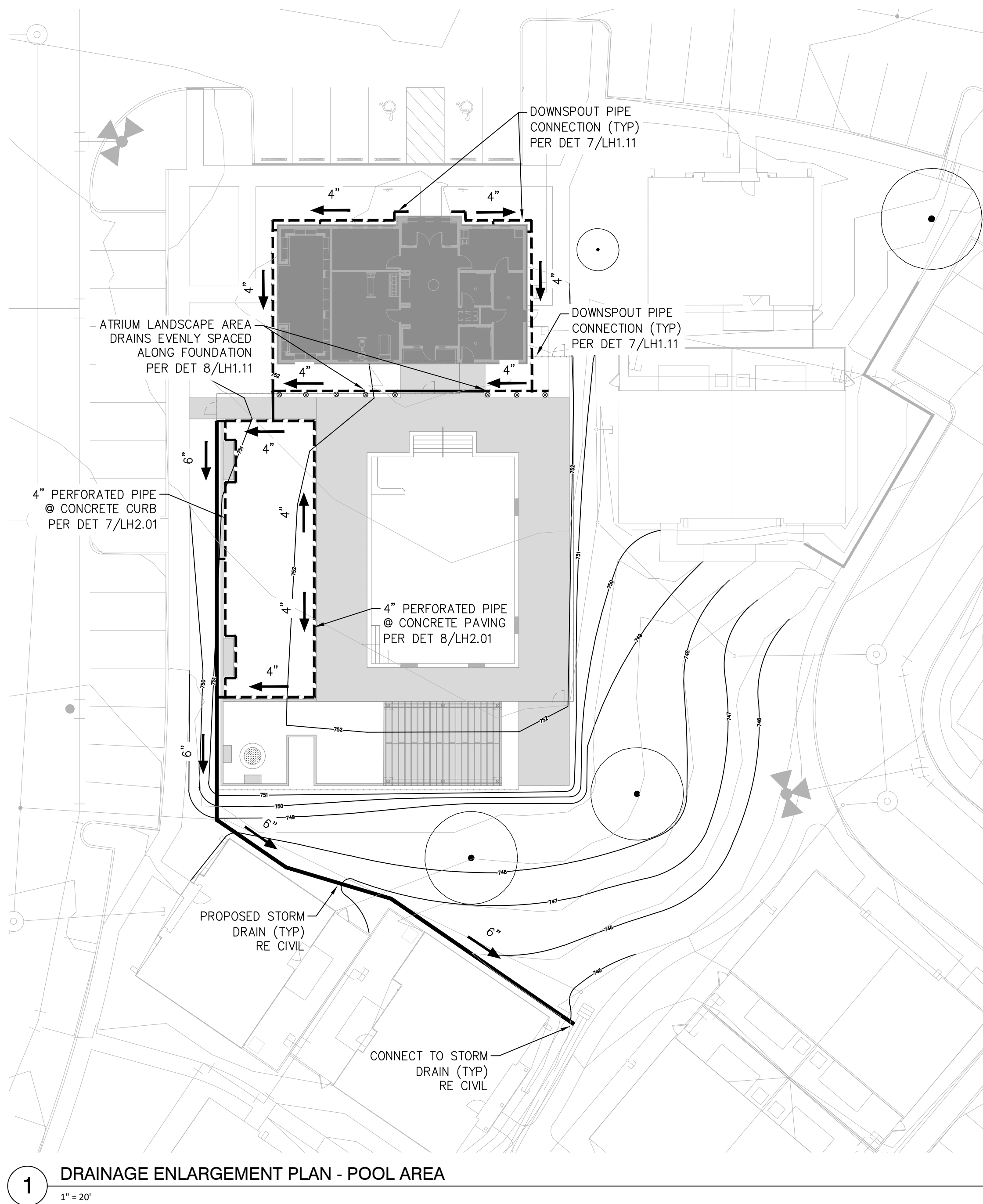
GRADING
ENLARGEMENT
PLAN

SHEET NO.

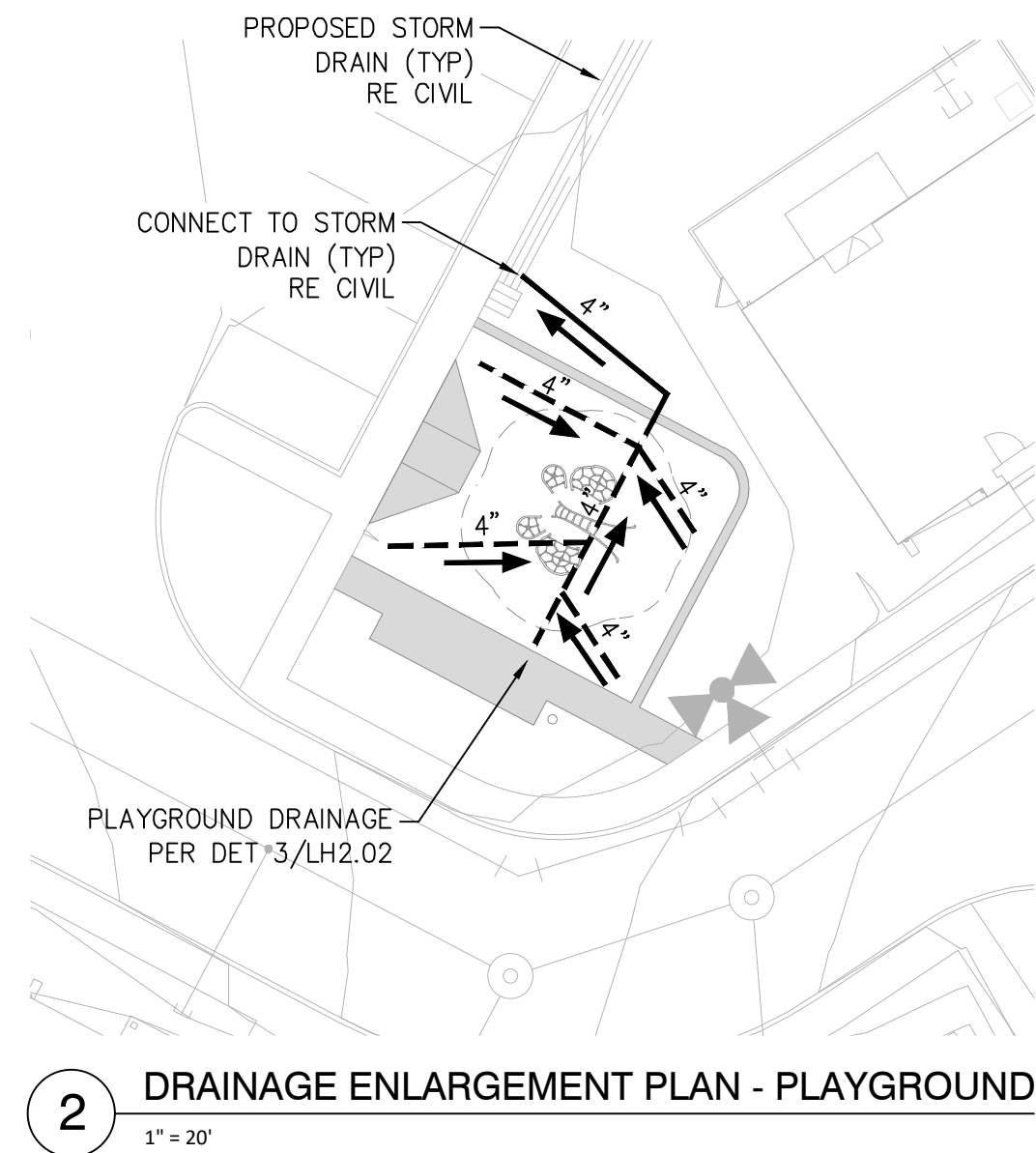
LG1.02

STRAND 2148616

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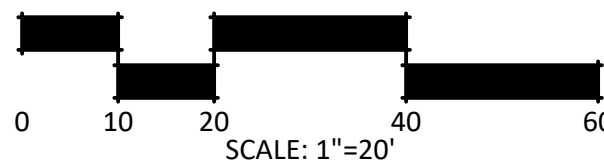
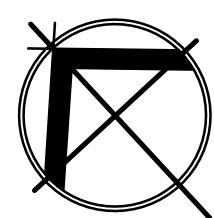
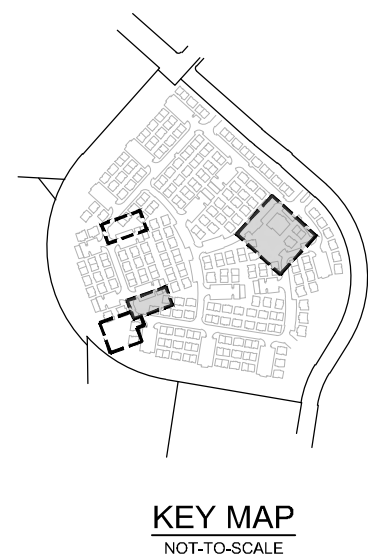
1 DRAINAGE ENLARGEMENT PLAN - POOL AREA
1" = 20'



2 DRAINAGE ENLARGEMENT PLAN - PLAYGROUND
1" = 20'

LEGEND	
	4" PERFORATED PIPE
	4" SOLID PIPE
	6" SOLID PIPE
	PIPE FLOW (0.5% MIN)
	ATRIUM AREA DRAIN

EXISTING TREE LEGEND	
	EXISTING TREE TO BE PRESERVED
	HERITAGE TREE TO BE PRESERVED



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

REV	DATE	ISSUE	INT.
D3	09/11/2023	CLIENT COMMENTS	
A	10/06/2023	CLIENT COMMENTS - SCD	
5	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

DRAINAGE
ENLARGEMENT
PLAN

SHEET NO.

LD1.01

STRAND 2148616

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

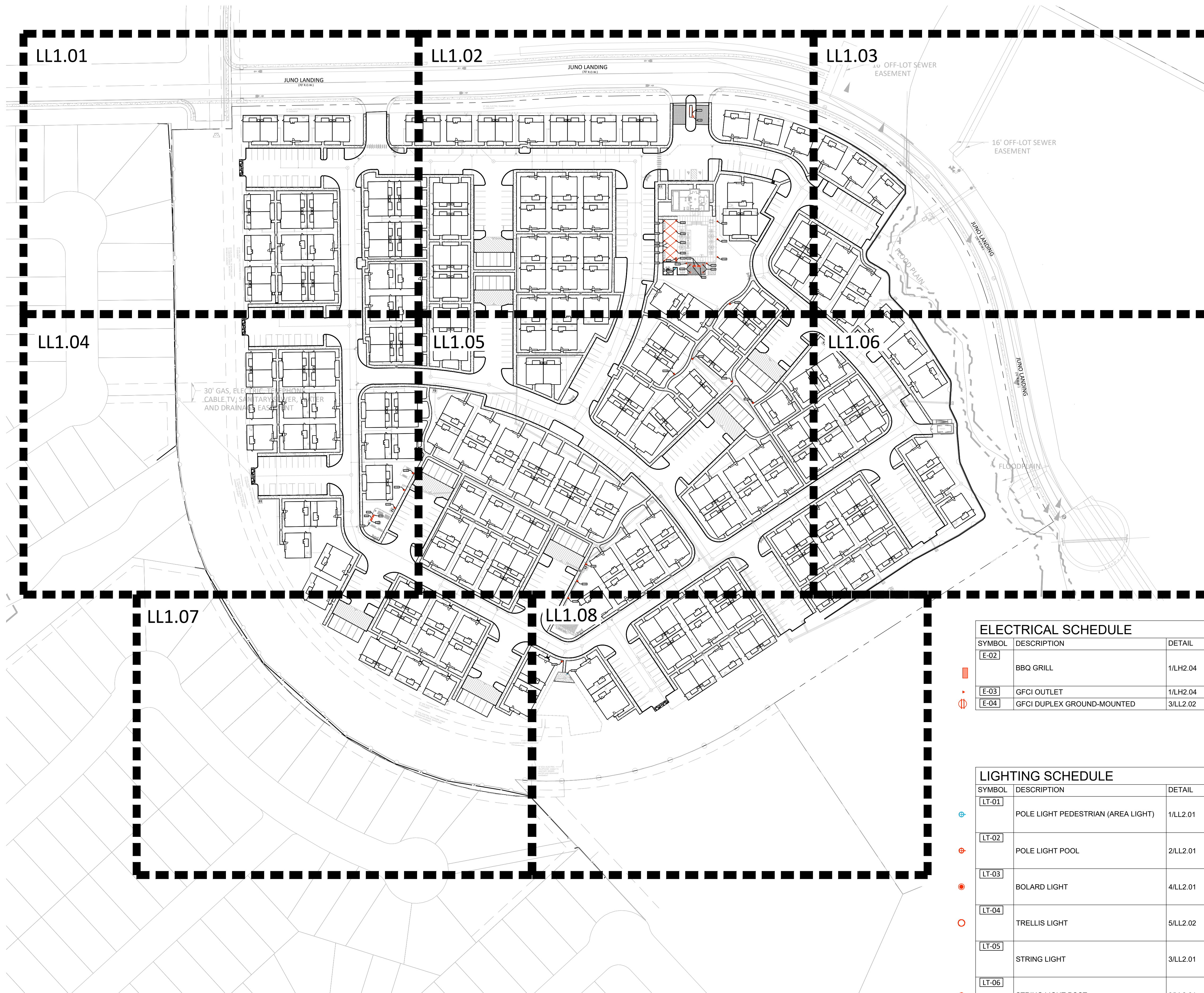
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OVERALL LIGHTING PLAN

SHEET NO.

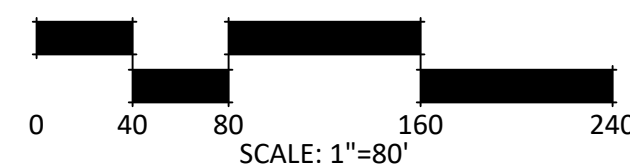
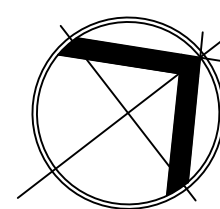
LL1.00

STRAND	2148616
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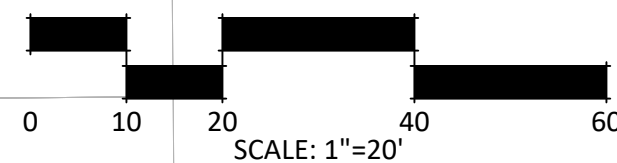
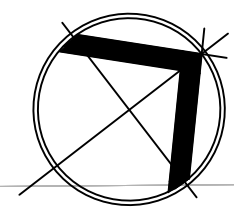


ELECTRICAL SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
E-02	BBQ GRILL	1/LH2.04	BBQ GRILL: S36T (PGS T-SERIES 39" STAINLESS STEEL COMMERCIAL GRILL WITH BUILT IN PGS T-SERIES 60 MINUTE TIMER); ACCESS DOOR; MDS L39; CONTACT: HTTPS://WWW.AEICORPORATION.COM/	INSTALL PER MANUFACTURER'S INSTRUCTIONS. SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
E-03	GFCI OUTLET	1/LH2.04	INDUSTRY STANDARD	
E-04	GFCI DUPLEX GROUND-MOUNTED	3/LH2.02	INDUSTRY STANDARD WITH WATER PROOF COVER	

LIGHTING SCHEDULE				
SYMBOL	DESCRIPTION	DETAIL	SPECS	REMARKS
[LT-01]	POLE LIGHT PEDESTRIAN (AREA LIGHT)	1/LL2.01	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-02]	POLE LIGHT POOL	2/LL2.01	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-03]	BOLARD LIGHT	4/LL2.01	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-04]	TRELLIS LIGHT	5/LL2.02	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-05]	STRING LIGHT	3/LL2.01	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-06]	STRING LIGHT POST	3/LL2.01	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL
[LT-07]	TAPE LIGHT	6/LL2.02	SEE DETAIL; OR APPROVED EQUAL	INSTALL PER MANUFACTURER'S INSTRUCTION; SUBMIT PRODUCT DATA FOR LANDCAPE ARCHITECT OR CLIENT REPRESENTATIVE APPROVAL



\\dhi - ascend on juno landing (2148616)\\7.0_cd\\7.4_sheets\\11.00 lighting plan.dwg, kamrul hasan, 1/26/2024 11:36 AM



NO LIGHTING
ON THIS SHEET

REFER TO LL1.02

REFER TO LL1.04

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	06/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SOD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

LL1.01

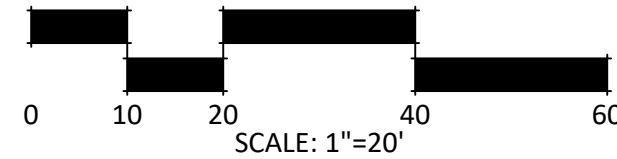
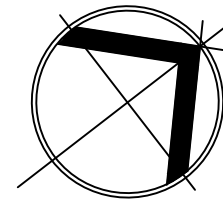
STRAND 2148616

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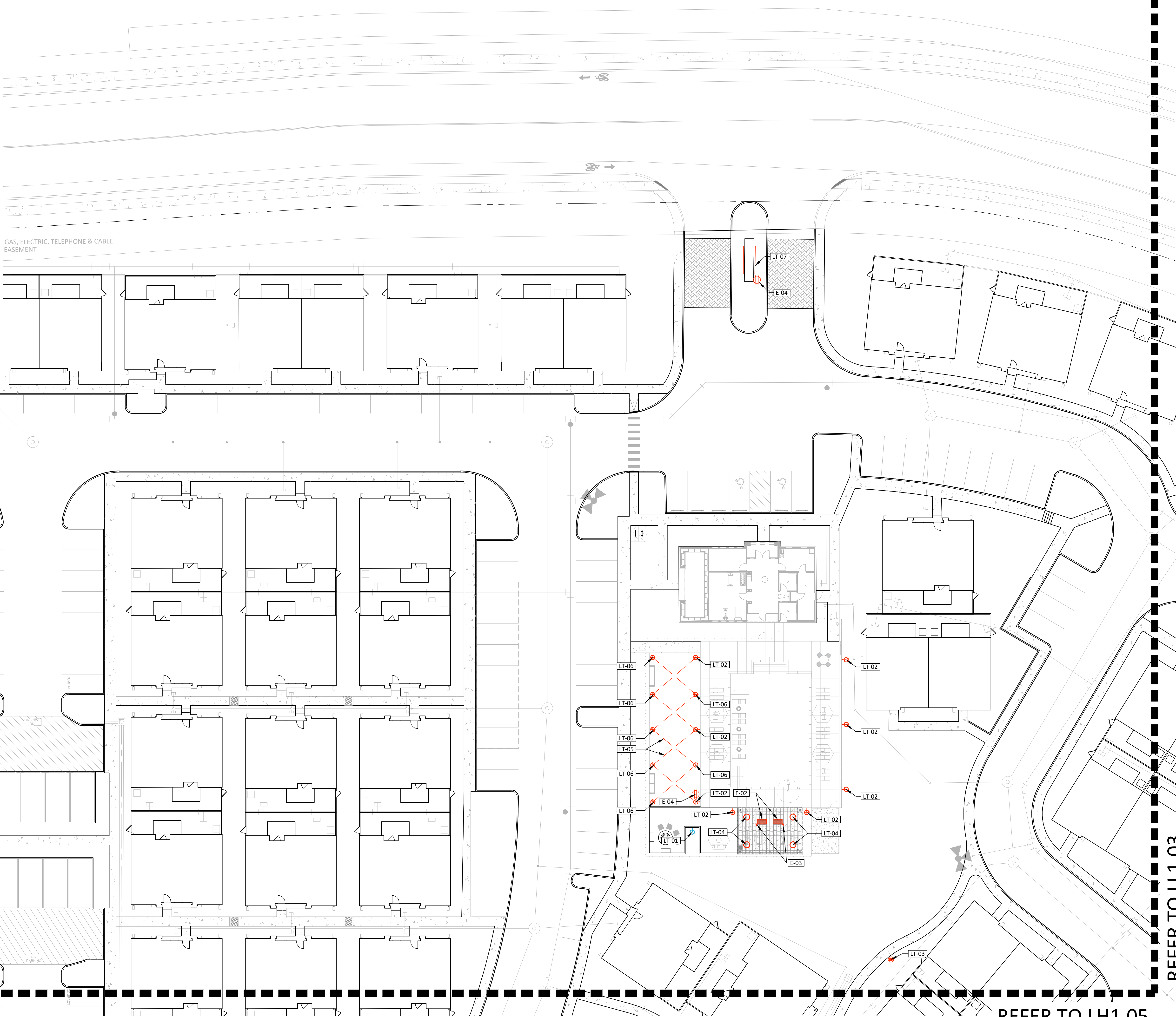
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REFER TO LL1.01

REFERENCE NOTES SCHEDULE		
ELECTRICAL		
SYMBOL	DESCRIPTION	DETAIL
[E-02]	BBQ GRILL	1/LH2.04
[E-03]	GFCI OUTLET	1/LH2.04
[E-04]	GFCI DUPLEX GROUND-MOUNTED	3/LL2.02
LIGHTING		
SYMBOL	DESCRIPTION	DETAIL
[LT-01]	POLE LIGHT PEDESTRIAN (AREA LIGHT)	1/LL2.01
[LT-02]	POLE LIGHT POOL	2/LL2.01
[LT-03]	BOLARD LIGHT	4/LL2.01
[LT-04]	TRELLIS LIGHT	5/LL2.02
[LT-05]	STRING LIGHT	3/LL2.01
[LT-06]	STRING LIGHT POST	3/LL2.01
[LT-07]	TAPE LIGHT	6/LL2.02



GAS, ELECTRIC, TELEPHONE & CABLE
EASEMENT



REFER TO LH1.05

REFER TO LL1.03

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	
04	10/06/2023	CLIENT COMMENTS - SOD	CC
05	12/08/2023	12-8-23 - IFC SET	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023

DRWN: STRAND

CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

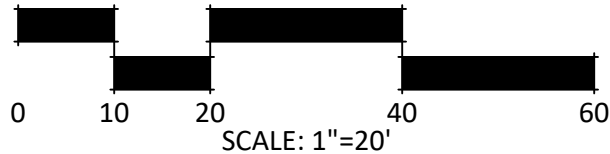
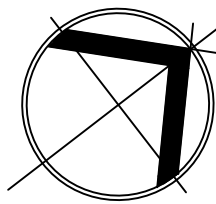
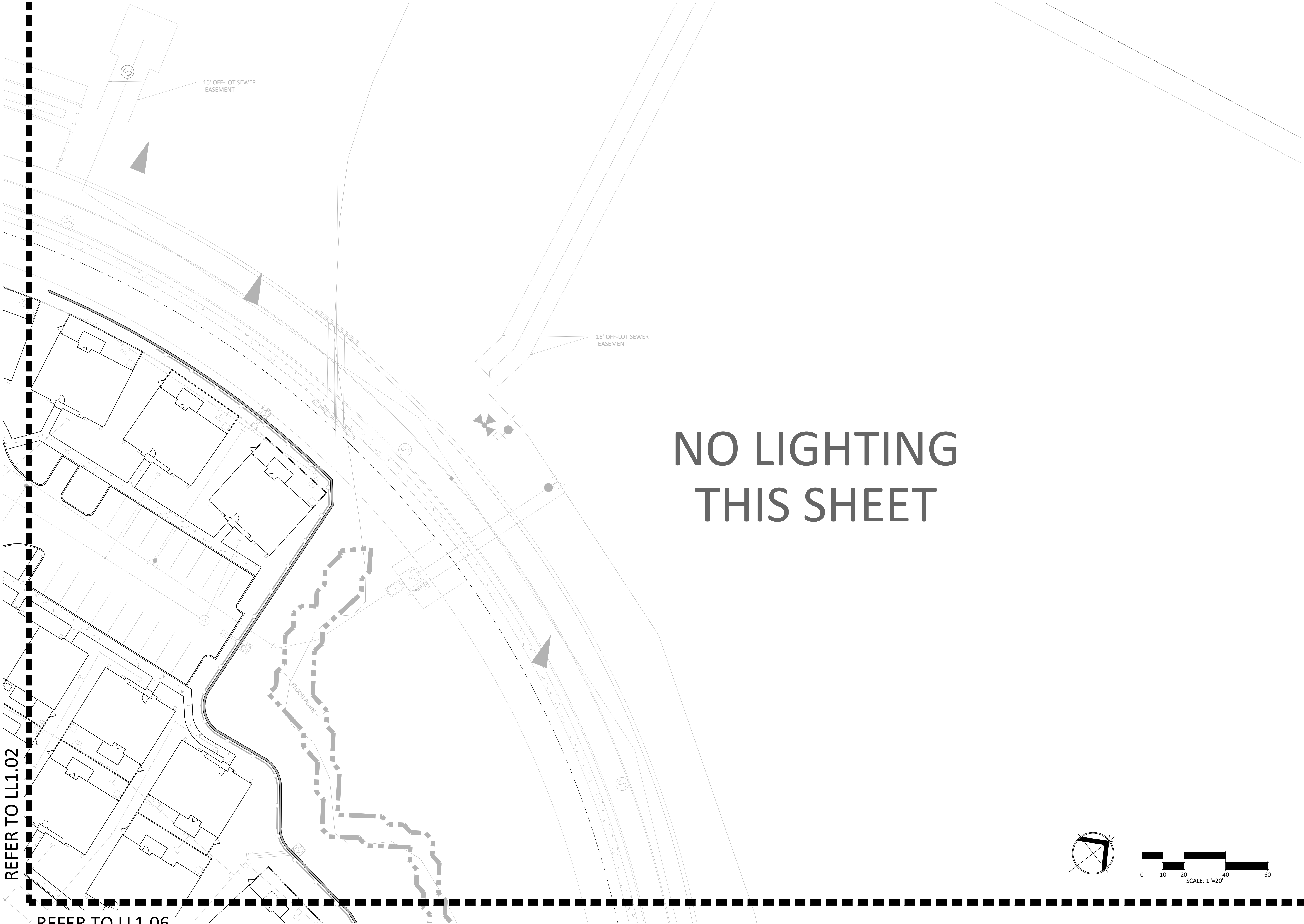
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STRAND 2148616

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REFER TO LL1.02

REFER TO LL1.06



NO LIGHTING
THIS SHEET

STRAND

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WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

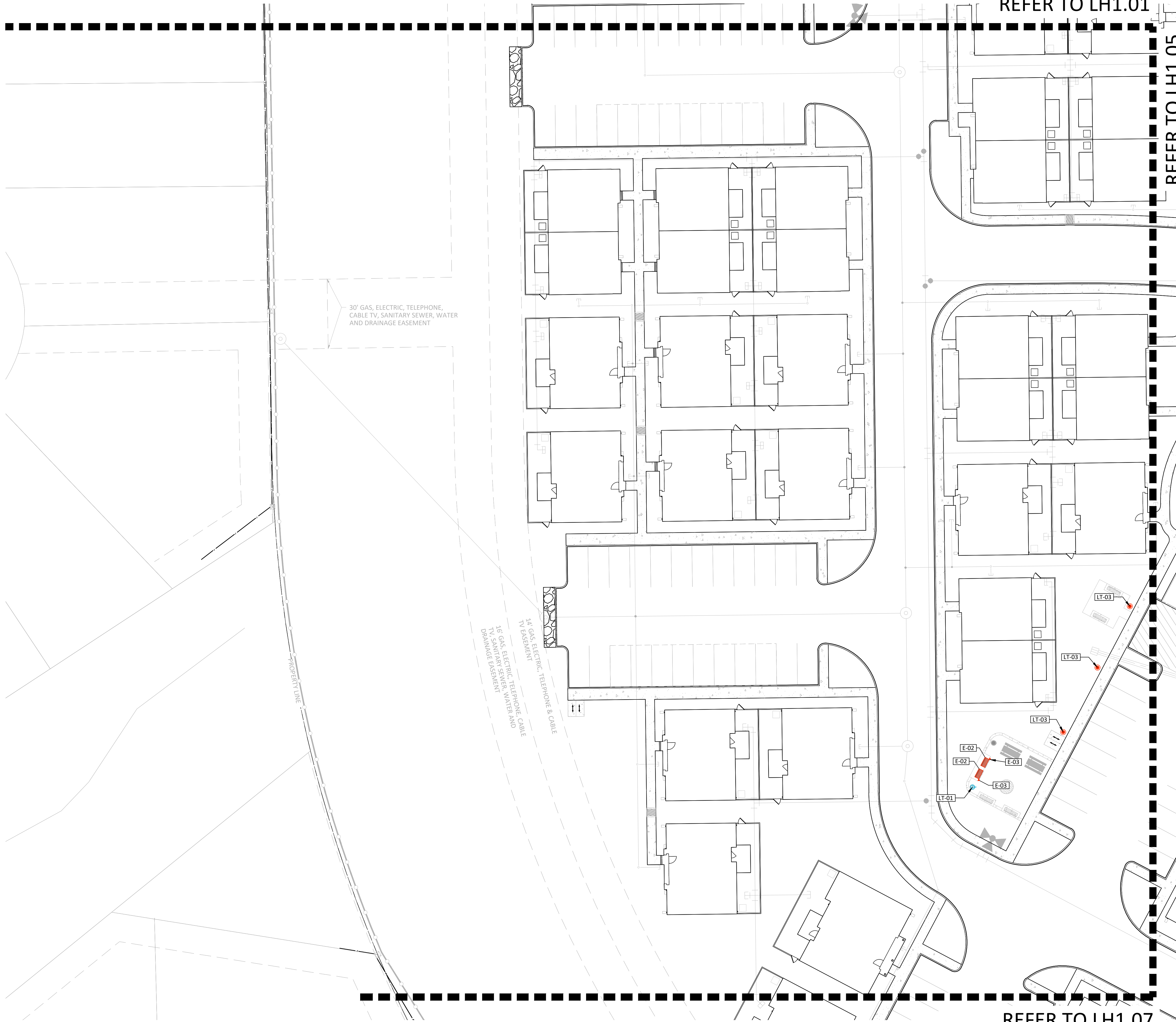
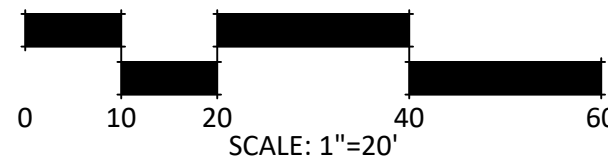
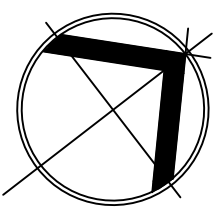
LL1.03

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REFERENCE NOTES SCHEDULE		
ELECTRICAL		
SYMBOL	DESCRIPTION	DETAIL
[E-02]	BBQ GRILL	1/LH2.04
[E-03]	GFCI OUTLET	1/LH2.04
[E-04]	GFCI DUPLEX GROUND-MOUNTED	3/LL2.02
LIGHTING		
SYMBOL	DESCRIPTION	DETAIL
[LT-01]	POLE LIGHT PEDESTRIAN (AREA LIGHT)	1/LL2.01
[LT-02]	POLE LIGHT POOL	2/LL2.01
[LT-03]	BOLARD LIGHT	4/LL2.01
[LT-04]	TRELLIS LIGHT	5/LL2.02
[LT-05]	STRING LIGHT	3/LL2.01
[LT-06]	STRING LIGHT POST	3/LL2.01
[LT-07]	TAPE LIGHT	6/LL2.02



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10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	06/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SOD	KH
05	12/08/2023	12-8-23 - HC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

LL1.04

STRAND 2148616

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REFER TO LH1.05

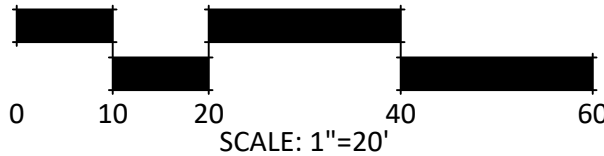
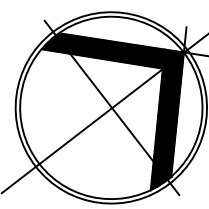
REFER TO LH1.07

REFER TO LH1.02

REFER TO LH1.06

REFER TO LH1.08

REFERENCE NOTES SCHEDULE		
ELECTRICAL		
SYMBOL	DESCRIPTION	DETAIL
[E-02]	BBO GRILL	1/LH2.04
[E-03]	GFCI OUTLET	1/LH2.04
[E-04]	GFCI DUPLEX GROUND-MOUNTED	3/LL2.02
LIGHTING		
SYMBOL	DESCRIPTION	DETAIL
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[LT-06]	STRING LIGHT POST	3/LL2.01
[LT-07]	TAPE LIGHT	6/LL2.02



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03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

LL1.05

STRAND 2148616

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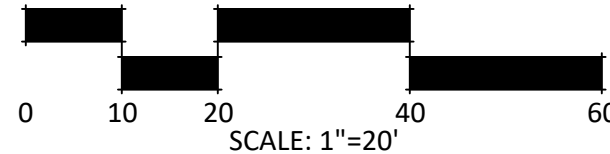
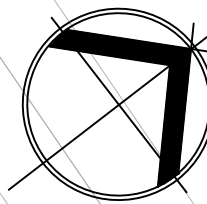
REFER TO LH1.05

REFER TO LH1.03

REFER TO LH1.08

NO LIGHTING
THIS SHEET

PROPERTY LINE



SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LIGHTING PLAN

SHEET NO.

LL1.06

STRAND 2148616



ASCEND ON JUNO LANDING
7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	06/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
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05	12/08/2023	12-8-23 - IFC SET	

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REFER TO LH1.04

REFER TO LH1.05

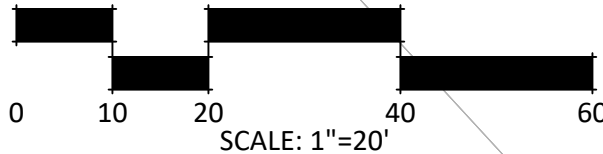
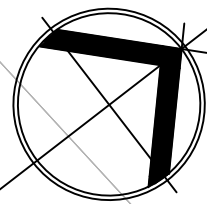
REFER TO LH1.08

NO LIGHTING
THIS SHEET

14' GAS, ELECTRIC, TELEPHONE & CABLE
TV EASEMENT

16' GAS, ELECTRIC, TELEPHONE, CABLE
TV, SANITARY SEWER, WATER AND
DRAINAGE EASEMENT

5'X16' GAS, ELECTRIC,
TELEPHONE & CABLE TV EASEMENT



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ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
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CHKD: STRAND

SHEET TITLE

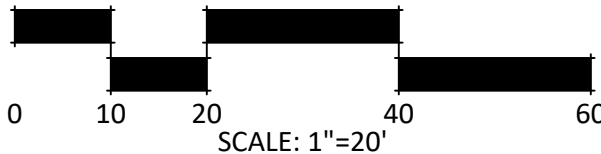
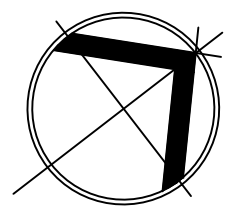
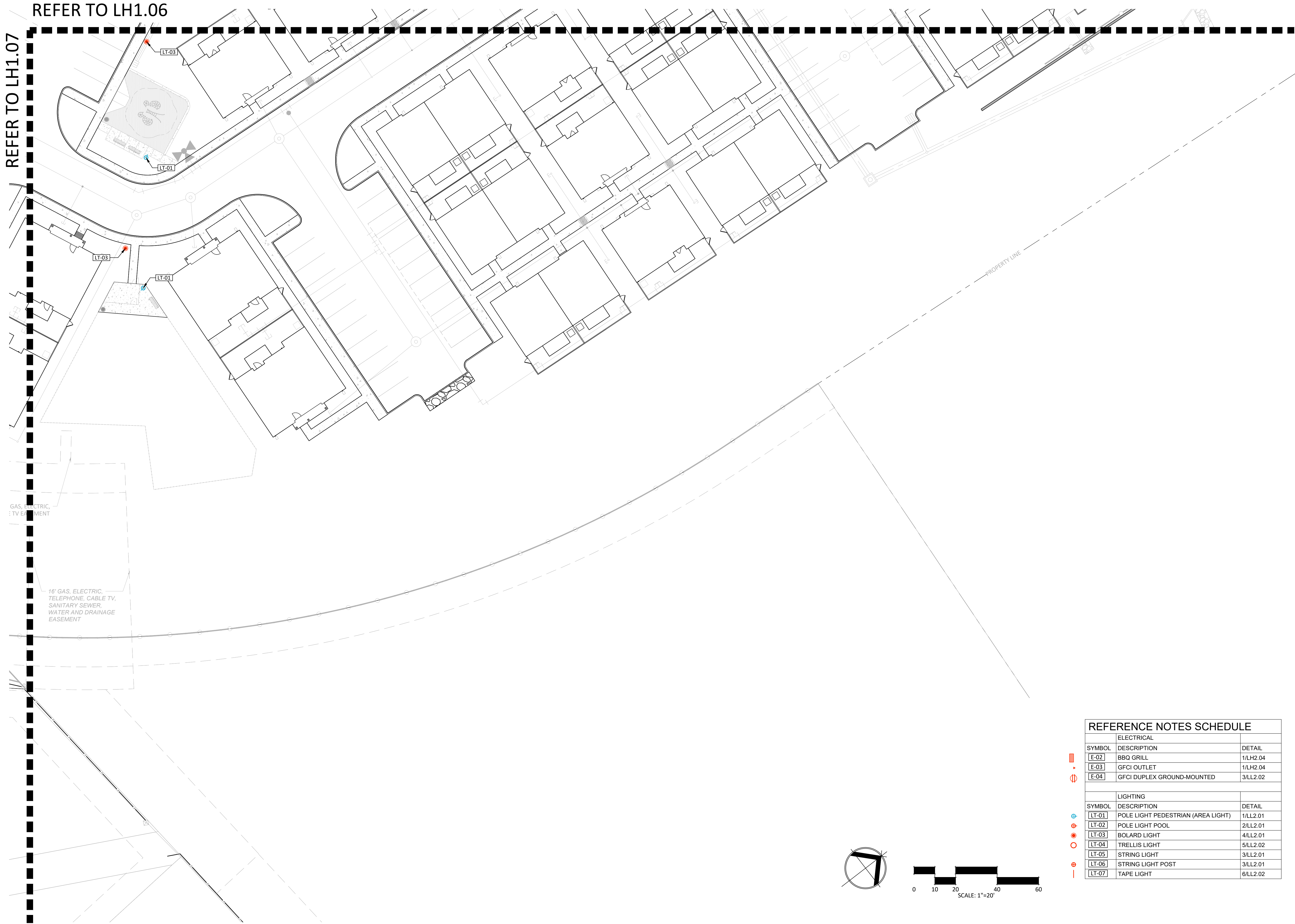
LIGHTING PLAN

SHEET NO.

LL1.07

STRAND 2148616

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REFERENCE NOTES SCHEDULE		
ELECTRICAL		
SYMBOL	DESCRIPTION	DETAIL
[E-02]	BBQ GRILL	1/LH2.04
[E-03]	GFCI OUTLET	1/LH2.04
[E-04]	GFCI DUPLEX GROUND-MOUNTED	3/LL2.02
LIGHTING		
SYMBOL	DESCRIPTION	DETAIL
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[LT-03]	BOLARD LIGHT	4/LL2.01
[LT-04]	TRELLIS LIGHT	5/LL2.02
[LT-05]	STRING LIGHT	3/LL2.01
[LT-06]	STRING LIGHT POST	3/LL2.01
[LT-07]	TAPE LIGHT	6/LL2.02

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

REV	DATE	ISSUE	INT.
01	05/31/2023	CITY COMMENTS	KH
02	08/01/2023	ISSUE FOR CONSTRUCTION	KH
03	09/11/2023	CLIENT COMMENTS	CC
04	10/06/2023	CLIENT COMMENTS - SCD	KH
05	12/08/2023	12-8-23 - IFC SET	

SEAL



01/26/2024

ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

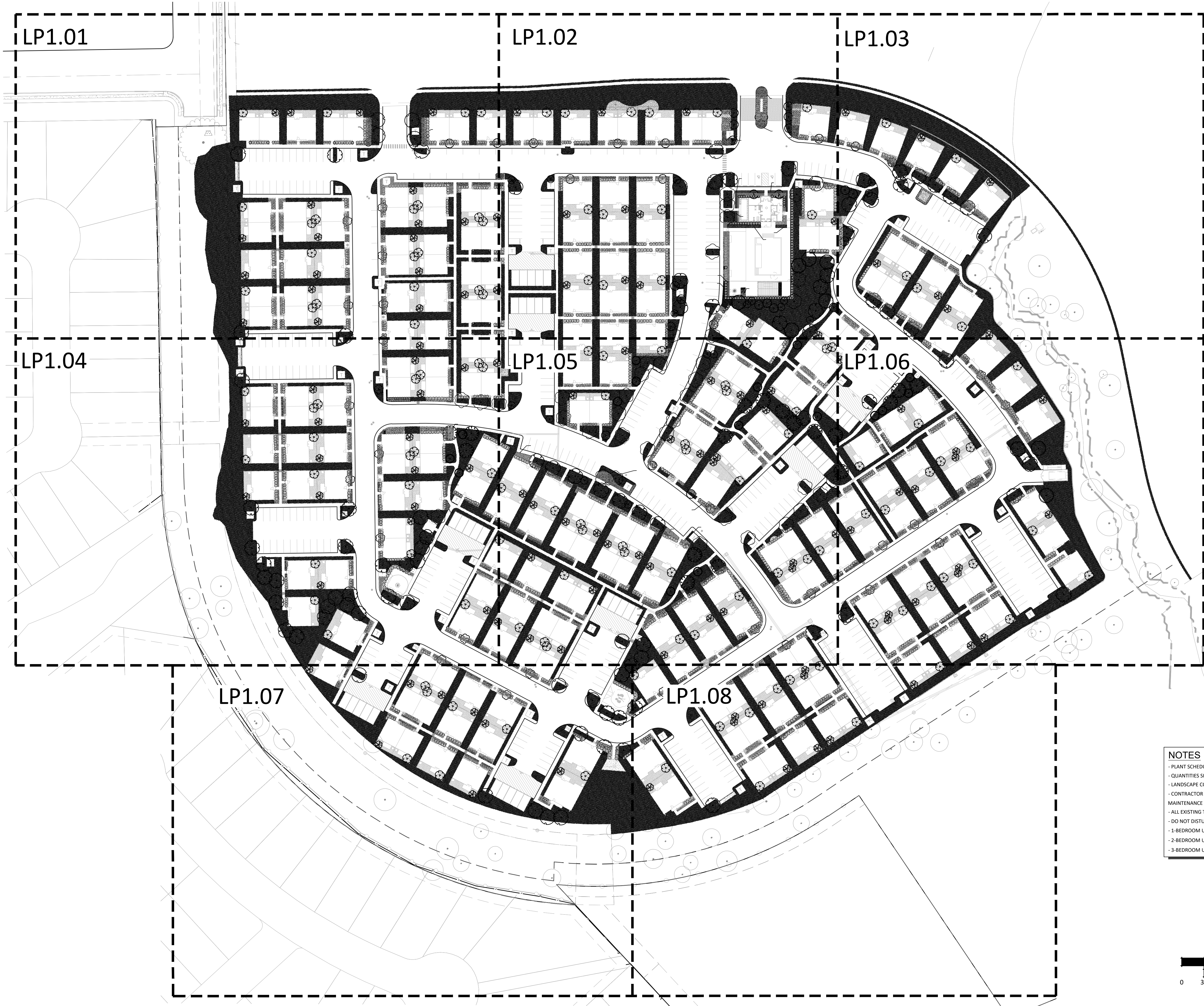
LIGHTING PLAN

SHEET NO.

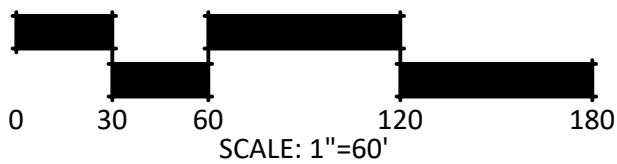
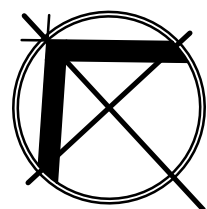
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STRAND 2148616

I:\dhi- ascend on juno landing (2148616)\7.0_cd\7.4_sheets\lp1.00 planting plan.dwg, kamrul.hasan, 1/26/2024 11:23 AM



- NOTES**
- PLANT SCHEDULE RE SHEET LP1.09
 - QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY
 - LANDSCAPE CONSTRUCTION NOTES RE SHEET LP1.09
 - CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR A 1 (ONE) YEAR MAINTENANCE PACKAGE RE SHEET LP1.12
 - ALL EXISTING TREES TO RECEIVE 3" OF HARDWOOD MULCH
 - DO NOT DISTURB EXISTING VEGETATION WITHIN 30' GREENBELT
 - 1-BEDROOM UNIT BACKYARD (TYP) PER DET 1/LP1.09
 - 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
 - 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

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SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

**OVERALL
LANDSCAPE
PLANTING PLAN**

SHEET NO.

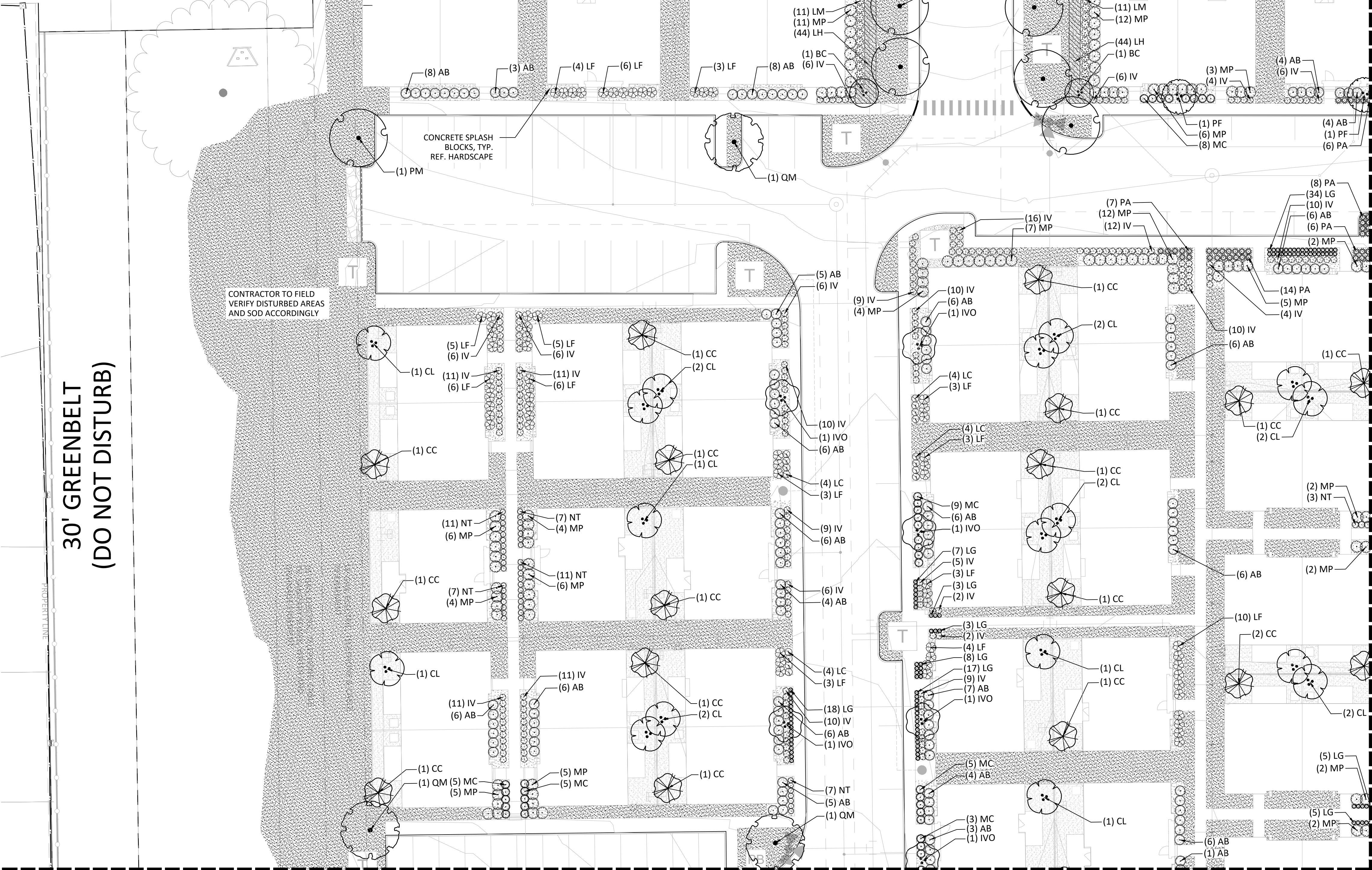
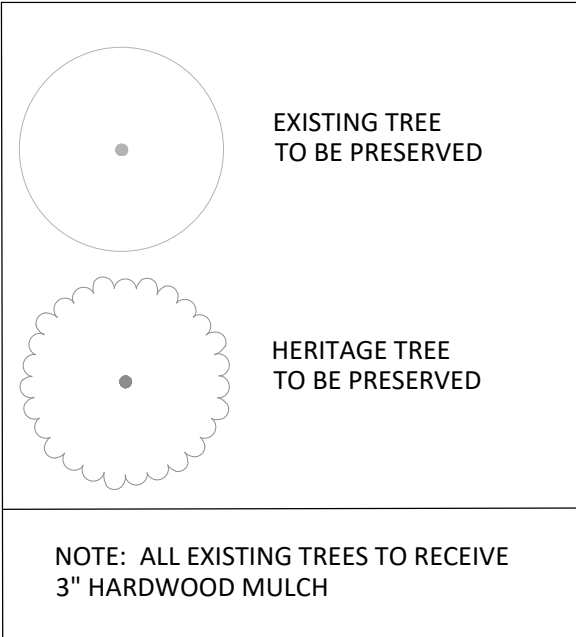
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STRAND 2148616

NOTES

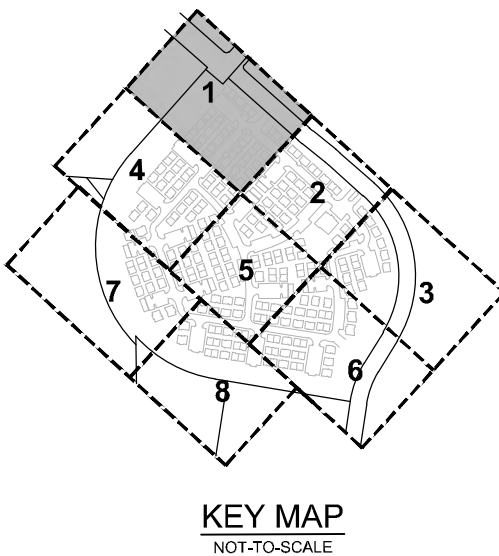
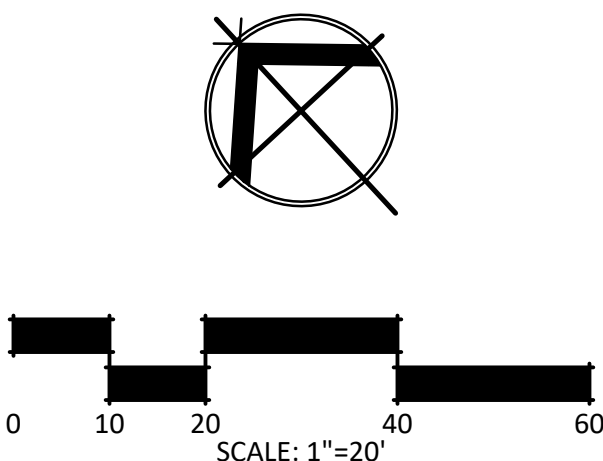
- PLANT SCHEDULE RE SHEET LP1.09
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- 1-BEDROOM UNIT BACKYARD (TYP) PER DET 1/LP1.09
- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09

EXISTING TREE LEGEND



MATCHLINE - SEE SHEET LP1.02

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPON HOLLY
	PF	PITHECELLOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUZHOU' ZHUZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA FUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETS BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-CJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON 'TIFWAY 419' TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LANDSCAPE PLANNING PLAN

SHEET NO.

LP1.01

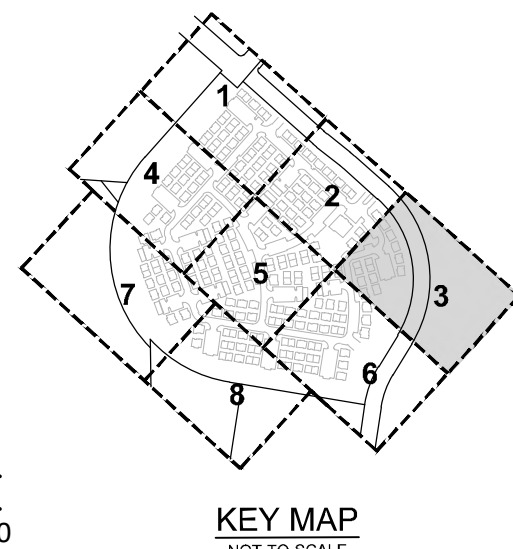
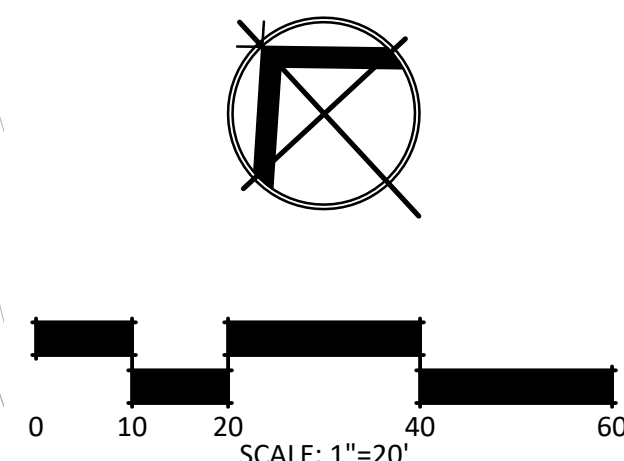
STRAND 2148616

7542 JUNO LANDING
SAN ANTONIO TEXAS 78242

MATCHLINE - SEE SHEET LP1.06







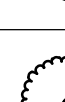





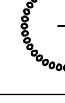






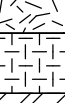

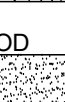


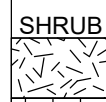
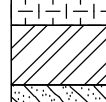

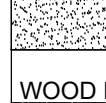
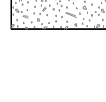


NOTES

- PLANT SCHEDULE RE SHEET LP1.09
- QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY
- LANDSCAPE CONSTRUCTION NOTES RE SHEET LP1.09
- CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR A 1 (ONE) YEAR MAINTENANCE PACKAGE RE SHEET LP1.12
- ALL EXISTING TREES TO RECEIVE 3" OF HARDWOOD MULCH
- DO NOT DISTURB EXISTING VEGETATION OR WOOD LOT 30 GREENBELT
- 1-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09
- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09

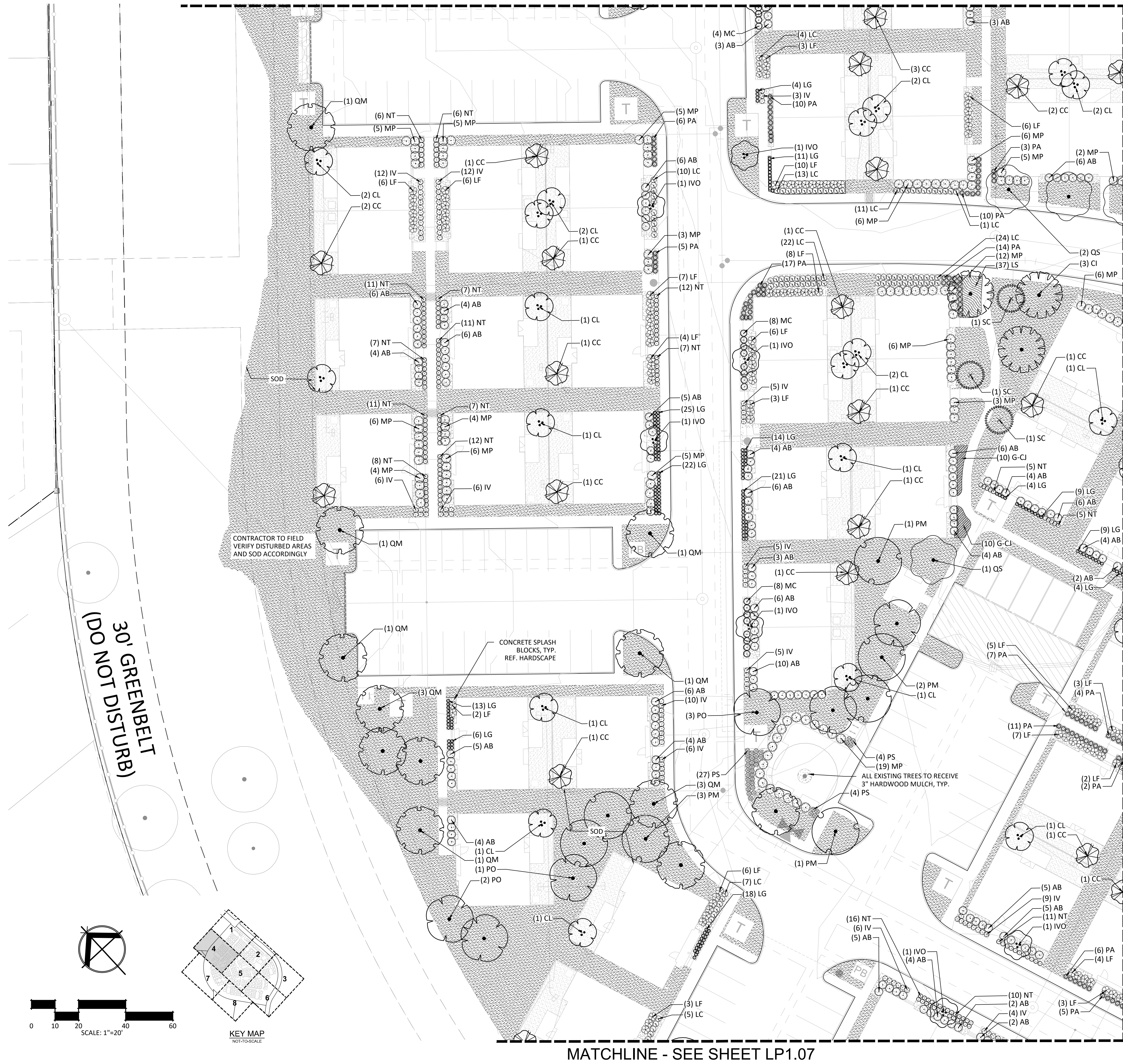


7542 JUNO LANDING
SAN ANTONIO TEXAS 78242

STRAND	2148616
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PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPON HOLLY
	PF	PITHECELLOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAAMELN' HAAMELN FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETES BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-CJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH

- PLANT SCHEDULE RE SHEET LP1.09
- QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY
- LANDSCAPE CONSTRUCTION NOTES RE SHEET LP1.09
- CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR A 1 (ONE) YEAR MAINTENANCE PACKAGE RE SHEET LP1.12
- ALL EXISTING TREES TO RECEIVE "3" OF HARDWOOD MULCH
- DO NOT DISTURB EXISTING VEGETATION WITHIN 30' GREENBELT
- 1-BEDROOM UNIT BACKYARD (TYP) PER DET 1/LP1.09
- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09



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MATCHLINE - SEE SHEET LP1.02

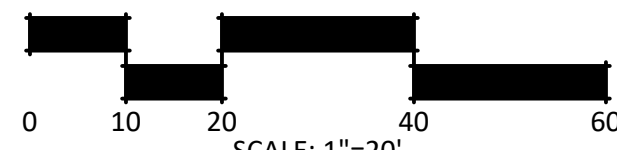
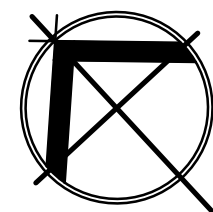
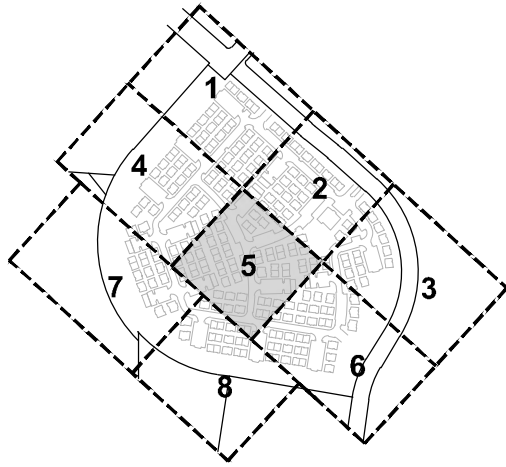
MATCHLINE - SEE SHEET LP1.04

MATCHLINE - SEE SHEET LP1.06

MATCHLINE - SEE SHEET LP1.07

MATCHLINE - SEE SHEET LP1.08

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPOH HOLLY
	PF	PITHECELOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUZHOU' 'ZHUZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAMEL' HAMEL FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETES BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-GJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON TIFWAY 419' TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH



NOTES

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- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09

EXISTING TREE LEGEND

	EXISTING TREE TO BE PRESERVED
	HERITAGE TREE TO BE PRESERVED

NOTE: ALL EXISTING TREES TO RECEIVE 3" HARDWOOD MULCH

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION
REV	01	02	03	04
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION
REV	01	02	03	04
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

**LANDSCAPE
PLANTING PLAN**

SHEET NO.

LP1.05

STRAND 2148616

MATCHLINE - SEE SHEET LP1.03

MATCHLINE - SEE SHEET LP1.05

MATCHLINE - SEE SHEET LP1.08

JUNO LANDING
(70' R.O.W.)

30' GREENBELT
(DO NOT DISTURB)

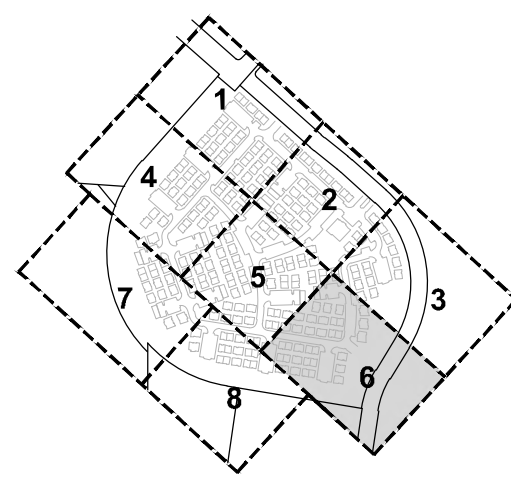
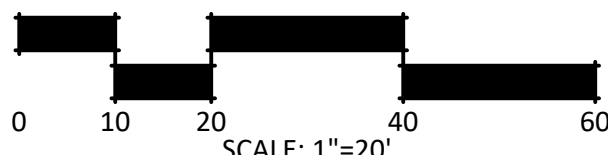
PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPOH HOLLY
	PF	PITHECELLOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUZHOU' 'ZHUZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETES BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-CJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH

EXISTING TREE LEGEND

	EXISTING TREE TO BE PRESERVED
	HERITAGE TREE TO BE PRESERVED
NOTE: ALL EXISTING TREES TO RECEIVE 3" HARDWOOD MULCH	

NOTES

- PLANT SCHEDULE RE SHEET LP1.09
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- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09



KEY MAP
NOT TO SCALE

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION
REV	01	02	03	04
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION
REV	01	02	03	04
DATE	06/31/2023	CITY COMMENTS	08/01/2023	ISSUE FOR CONSTRUCTION

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

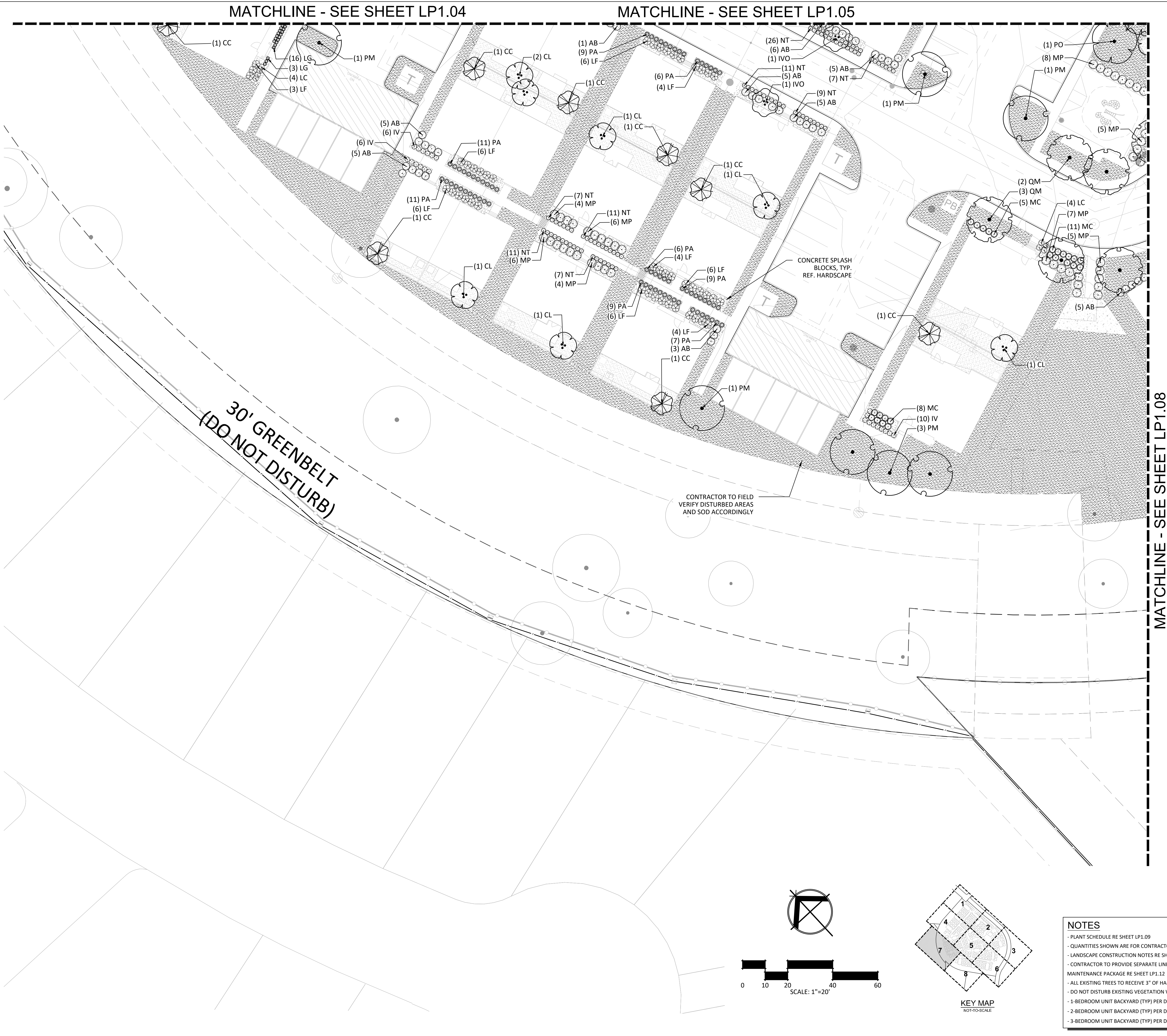
SHEET TITLE

LANDSCAPE
PLANTING PLAN

SHEET NO.

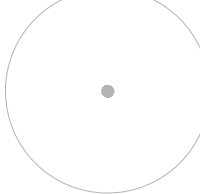
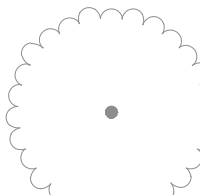
LP1.06

STRAND 2148616



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPON HOLLY
	PF	PITHECELLOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUIZHOU' 'ZHUIZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAAMEL' HAAMEL'S FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETES BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-CJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X 'HYBRID' 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH

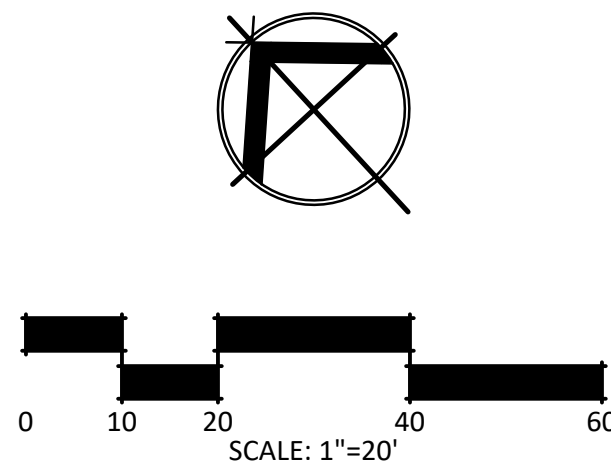
EXISTING TREE LEGEND

	EXISTING TREE TO BE PRESERVED
	HERITAGE TREE TO BE PRESERVED
NOTE: ALL EXISTING TREES TO RECEIVE 3" HARDWOOD MULCH	

NOTES

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- 1-BEDROOM UNIT BACKYARD (TYP) PER DET 1/PL1.09
- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/PL1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/PL1.09



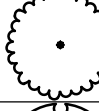




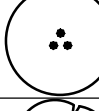




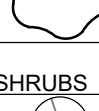
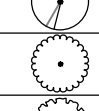
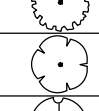

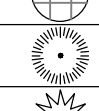
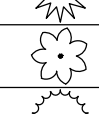
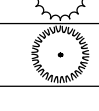


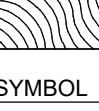
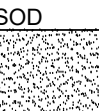
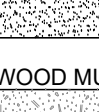







MATCHLINE - SEE SHEET LP1.06



- PLANT SCHEDULE RE SHEET LP1.09
- QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY.
- LANDSCAPE CONSTRUCTION NOTES RE SHEET LP1.09
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- ALL EXISTING TREES TO RECEIVE "3" OF HARDWOOD MULCH
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- 2-BEDROOM UNIT BACKYARD (TYP) PER DET 2/LP1.09
- 3-BEDROOM UNIT BACKYARD (TYP) PER DET 3/LP1.09

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREE		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CI	CARYA ILLINOENSIS PECAN
	PM	PLATANUS MEXICANA MEXICAN SYCAMORE
	PO	PLATANUS OCCIDENTALIS GLABRATA TEXAS SYCAMORE
	QM	QUERCUS MACROCARPA BUR OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	UC	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREE		
	BC	BAUHINIA CONGESTA ANACACHO ORCHID TREE
	CC	CERCIS CANADENSIS MEXICANA MEXICAN REDBUD
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	IVO	ILEX VOMITORIA YAUPON HOLLY
	PF	PITHECELLOBIUM FLEXICAULE TEXAS EBONY
	SC	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
SHRUBS		
	AB	ABELIA ABELIA X 'EDWARD GROUCHER'
	IV	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	LF	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	LC	LOROPETALUM CHINENSE RUBRUM 'ZHUIZHOU' 'ZHUIZHOU FUCHSIA' CHINESE FRINGE FLOWER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
ORNAMENTAL GRASSES		
	LG	LIRIOPE GIGANTEA GIANT LILY TURF
	MC	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' PINK FLAMINGO MUHLY GRASS
	LM	MUHLENBERGIA LINDEIMERI LINDEIMER'S MUHLY
	NT	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS
	PA	PENNISETUM ALOPECUROIDES 'HAEMEL' HAEMEL FOUNTAIN GRASS
	PS	PENNISETUM SETACEUM 'RUBRUM DWARF' DWARF PURPLE FOUNTAIN GRASS
SHRUB AREAS		
	DB	DIETES BICOLOR BICOLOR IRIS
	GA	GAILLARDIA X 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER
	G-CJ	JUNIPERUS HORIZONTALIS CREEPING JUNIPER
	LH	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA
	LS	LAVANDULA STOECHAS SPANISH LAVENDER
SOD		
	SOD	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS
WOOD MULCHES		
	MUL	SHREDDED HARDWOOD MULCH

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<div>BID NOTES:</div> <div>1.ALL TREES TO BE BID IN CALIPER INCHES. SINGLE TRUNK TREES SHALL BE MEASURED FROM 6 INCHES ABOVE GROUND AND MULTI-TRUNK TREES SHALL BE MEASURED FROM THE AVERAGE GRADE LEVEL OF THE IMMEDIATE PLANTING AREA.</div> <div>2. CONTRACTOR TO PROVIDE BID ALTERNATE UNIT PRICES TO ALL TREES IN BARE ROOT, BALLED AND BURLAPPED (B&B), AND CONTAINER GROWN.</div>							
PLANT SCHEDULE							
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	REMARKS
CANOPY TREE							
	AG	4	BIGTOOTH MAPLE ACER GRANDIDENTATUM	1.5" CAL.	8'-10'	4'-6"	BALL AND BURLAP, OR CONTAINER GROW
	QM	38	BUR OAK QUERCUS MACROCARPA	1.5" CAL.	8'-10'	4'-6"	
	UC	4	CEDAR ELM ULMUS CRASSIFOLIA	1.5" CAL.	8'-10'	4'-6"	
	PM	29	MEXICAN SYCAMORE PLATANUS MEXICANA	1.5" CAL.	8'-10'	4'-6"	
	CI	17	PECAN CARYA ILLINOINENSIS	1.5" CAL.	8'-10'	4'-6"	
	QS	38	SHUMARD RED OAK QUERCUS SHUMARDII	1.5" CAL.	8'-10'	4'-6"	
	PO	31	TEXAS SYCAMORE PLATANUS OCCIDENTALIS GLABRATA	1.5" CAL.	8'-10'	4'-6"	
ORNAMENTAL TREE							
	BC	24	ANACACHO ORCHID TREE BAUHINIA CONGESTA	1.5" CAL.	8'-10'	4'-6"	
	CL	123	DESERT WILLOW CHILOPSIS LINEARIS	1.5" CAL.	8'-10'	4'-6"	
	CC	121	MEXICAN REDBUD CERCIS CANADENSIS MEXICANA	1.5" CAL.	8'-10'	4'-6"	
	PF	33	TEXAS EBONY PITHECELLOBIUM FLEXICAULE	1.5" CAL.	8'-10'	4'-6"	
	SC	16	TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA	1.5" CAL.	8'-10'	4'-6"	
	IVO	27	YAUPON HOLLY ILEX VOMITORIA	1.5" CAL.	8'-10'	4'-6"	
SHRUBS							
	LC	309	'ZHUZHOU FUCHSIA' CHINESE FRINGE FLOWER LOROPETALUM CHINENSE RUBRUM 'ZHUZHOU	3G			
	AB	930	ABELIA X 'EDWARD GROUCHER' ABELIA	3G			
	MP	790	DWARF SOUTHERN WAX MYRTLE MYRICA PUSILLA	5G			
	IV	746	DWARF YAUPON HOLLY ILEX VOMITORIA 'NANA'	3G			
	LF	543	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	5G			
ORNAMENTAL GRASSES							
	PS	163	DWARF PURPLE FOUNTAIN GRASS PENNISSETUM SETACEUM 'RUBRUM DWARF'	1G			
	LG	842	GIANT LILY TURF LIRIOPE GIGANTEA	1G			
	PA	698	HAMELN FOUNTAIN GRASS PENNISSETUM ALOPECUROIDES 'HAMELN'	3G			
	LM	206	LINDHEIMER'S MUHLY MUHLENBERGIA LINDHEIMERI	3G			
	NT	489	MEXICAN FEATHERGRASS NASSELLA TENUISSIMA	3G			
	MC	298	PINK FLAMINGO MUHLY GRASS MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS'	3G			
SHRUB AREAS							
	GA	479	ARIZONA SUN BLANKET FLOWER GAILLARDIA X 'ARIZONA SUN'	1G			
	DB	73	BICOLOR IRIS DIETES BICOLOR	3G			
	G-CJ	112	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1G			
	LH	245	NEW GOLD LANTANA LANTANA X HYBRIDA 'NEW GOLD'	1G			
	LS	143	SPANISH LAVENDER LAVANDULA STOECHAS	1G			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME				REMARKS
SOD							
	SOD		'TIFWAY 419' BERMUDA GRASS CYNODON DACTYLON 'TIFWAY 419'	-			PLANT GRASS EDGE TO EDGE WITH STAGGERED JOINTS.TOPDRESS WITH SHARP SAND RANKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.
WOOD MULCHES							
	MUL		SHREDDED HARDWOOD MULCH	-			INSTALL MULCH AT 3" DEPTH.

GENERAL LANDSCAPE CONSTRUCTION NOTES

LANDSCAPE PLANTING NOTES

- All proposed landscaping to be installed as per local city ordinances and codes.
- Contractor shall be responsible for becoming aware of related existing conditions, utilities, pipes, and structures, etc. prior to building and construction. The contractor shall be held responsible for contracting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and /or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and replaced operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation or all adjacent irrigation, pavements, curb, and related structures Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 5 business days prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. Preliminary approved planting dates include Spring time, March 20-June 20. Or Fall time September 22- December 21. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity Take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas or the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates, and species of existing condition, or as specified.
- All plants shall be nursery grown, Grade I plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-200"1). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
- Required landscape areas shall be maintained free of debris and litter. Required landscape material that dies shall be replaced at the minimum standard required by the city.
- Contractor to provide separate line item for a one(1) year maintenance package. Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.
- Container grown trees to be planted as specified in the specifications Section 329300. If specified, planting of b&b trees is allowed only from October 1st till march 31st. from April 1st till September 31.

ADDITIONAL NOTES:

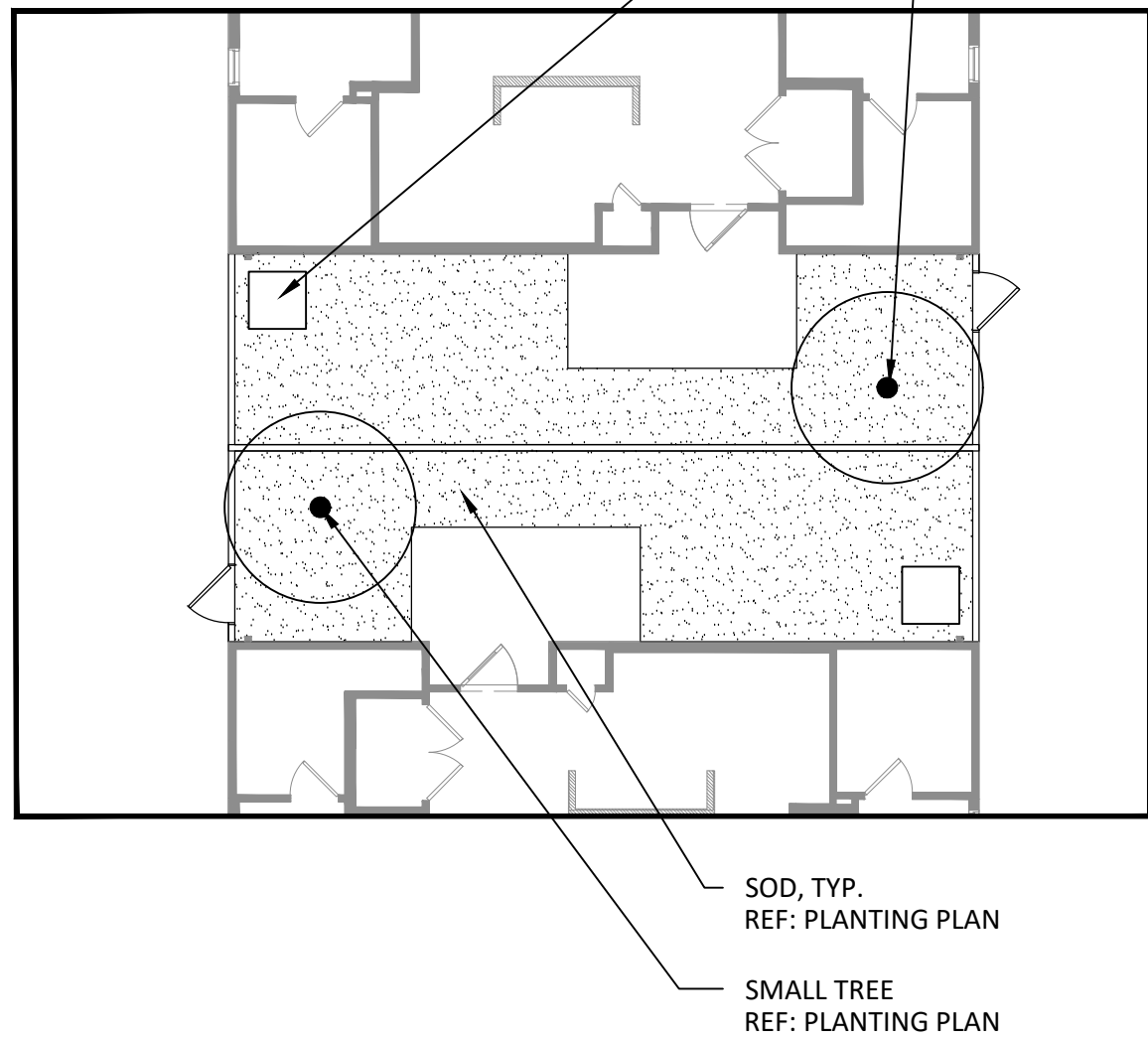
- QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES.
- CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR A ONE(1) YEAR MAINTENANCE PACKAGE- SEE MAINTENANCE SPECIFICATION.
- ALL EXISTING TREES TO RECEIVE 3" OF HARDWOOD MULCH.

PLANTING GRADING & PREPARATION NOTES

- Contractor shall be responsible for finished grading of the project. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set, row lines. No low spot or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
- Prior to preparing Turf Sod, Turf Seed, and Plant Bed areas, eradicate all weeds, briars and vines with pose-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and caking all necessary precautions After weed eradication and removal and the specified waiting period apply 10 lb. of MicroLife Hummates Plus per 1,000 sq. ft. to restore soil health.
- All topsoil areas shall be raked smooth, removing, and disposing of stones over 1" diameter and fine graded to feather into natural grade.
- The Contractor shall excavate Plant Beds as required to accommodate a full 6" of prepared soil and 3" organic hardwood mulch or rock mulch layer. Clean, native topsoil removed from these beds may be spread on nearby areas to be Sodded or Seeded. Stones larger than 1" diameter shall be removed and disposed of off-site. Following excavation, place prepared soil in plant beds. Prepared planting soil shall consist of 4" topsoil (see specs) and 2" specified Soil Conditioner, thoroughly blended together. This mix shall also be used to backfill planting pits of all pit-planted shrubs and trees, In Bid Proposal furnish a unit price per cubic yard of Prepared Soil placed This unit price will be used in the adjustment or bed areas.

PLANTING LAYOUT & INSTALLATION NOTES

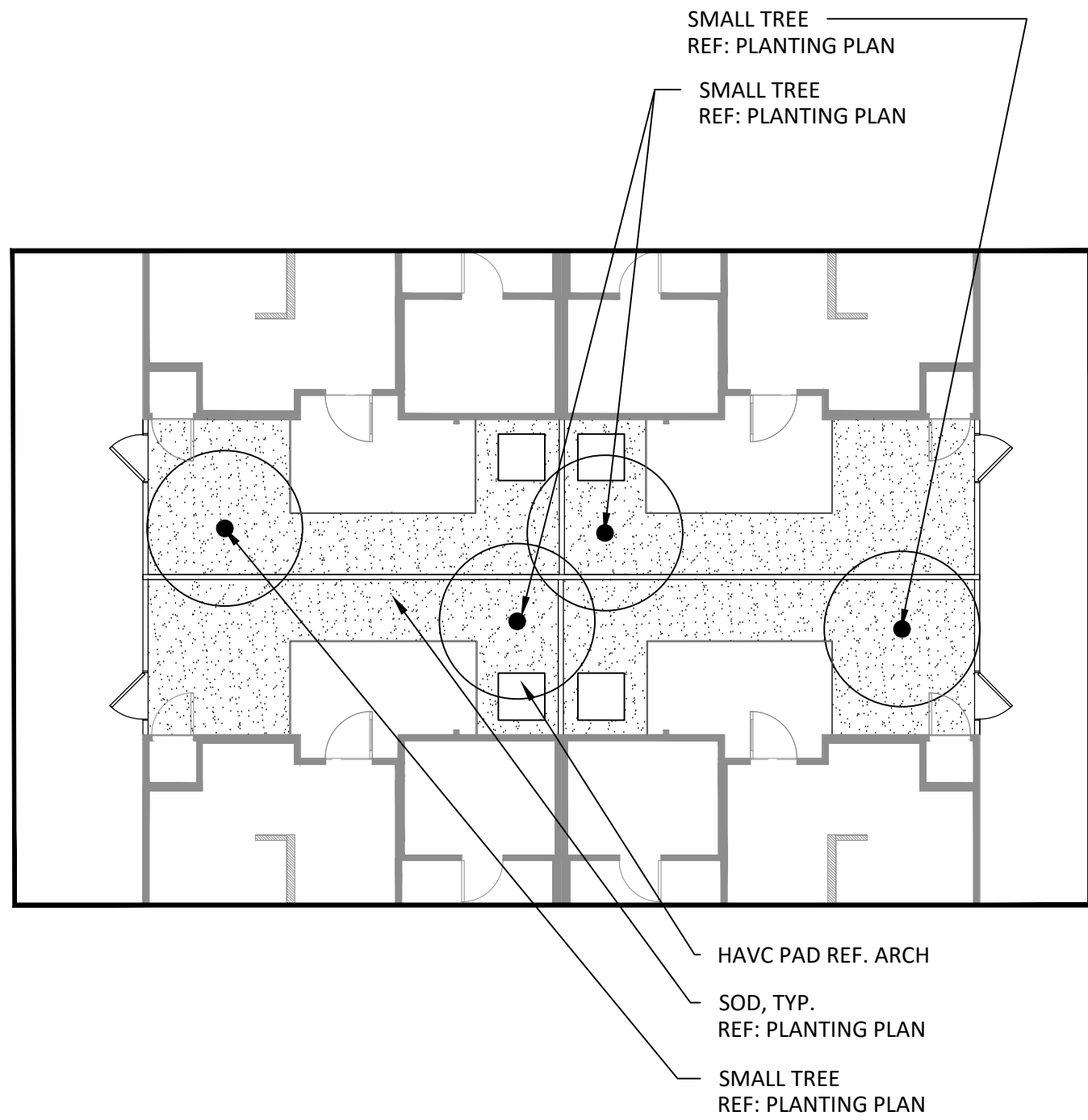
- The Contractor shall be responsible for accurately laying out the planting beds and lawn areas by scaling the Drawings, The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout. If conflicts arise between landscape planting and landscape irrigation plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unite price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcover, perennials, ornamental grasses, and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the details, notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
- All Plant Beds and pit planted plants shall receive a layer of hardwood mulch or rock mulch as specified on the plans. Reference plans, planting & soil preparation details, and specifications for location and type of mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Plants shall be installed to present their best side facing the viewer.
- Minimum 3' clear space around all fire hydrants.
- Landscapeing will be placed so as not to obstruct vehicular views of streets, drives, or parking aisles.
- Owner's Representative shall have final approval of plant material layout.



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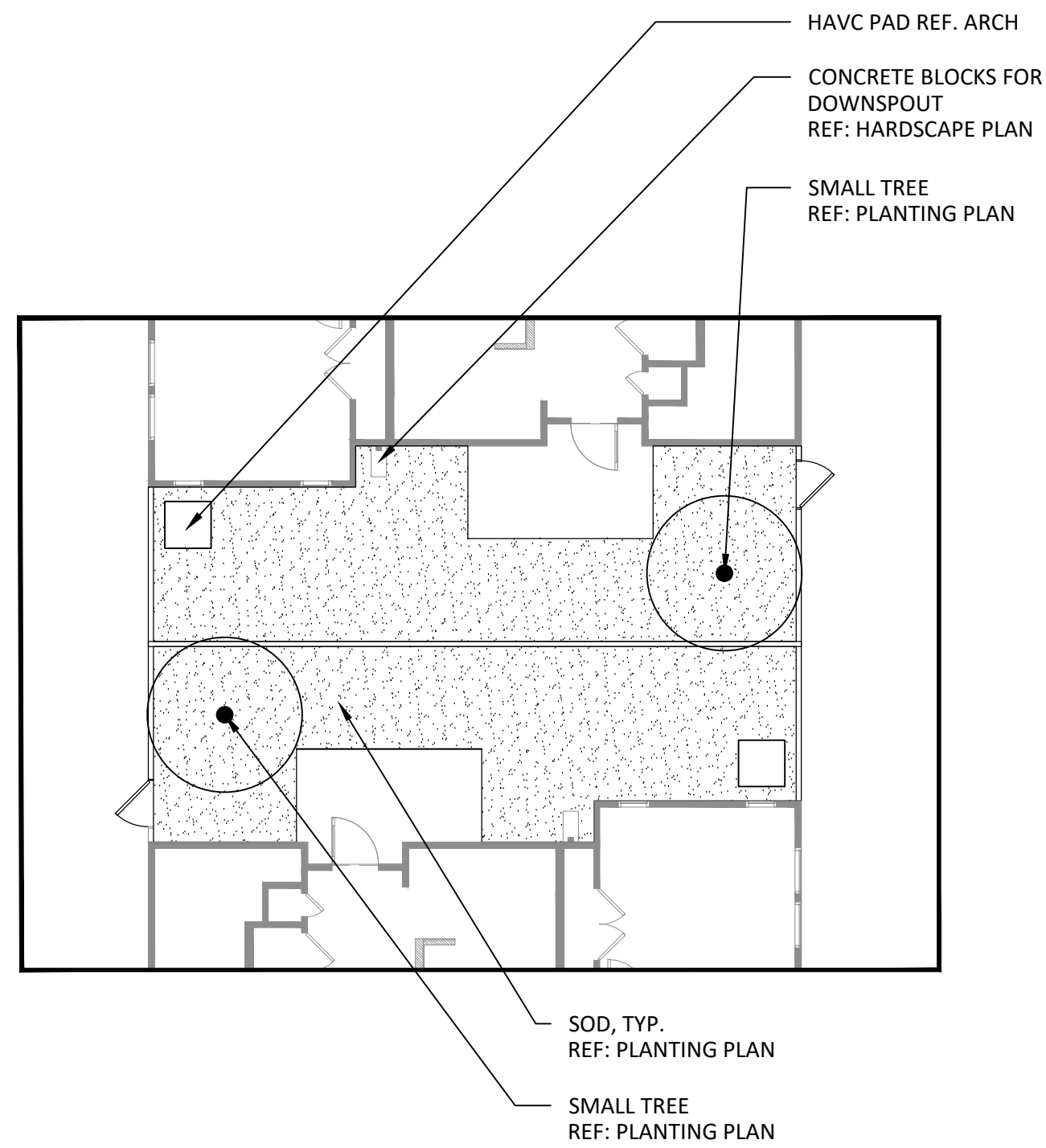
TYPICAL BACKYARD (2 BEDROOM UNIT)

1" = 10'



1 TYPICAL BACKYARD (1 BEDROOM UNIT)

1" = 10'



3

TYPICAL BACKYARD (3 BEDROOM UNIT)

1" = 10'

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

DATE	ISSUE	INT.
05/31/2023	CITY COMMENTS	KH
08/01/2023	ISSUE FOR CONSTRUCTION	KH
09/11/2023	CLIENT COMMENTS	DT
10/06/2023	CLIENT COMMENTS- SOD	CC
12/08/2023	12-8-23 - HC SET	KH

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LANDSCAPE PLANTING NOTES

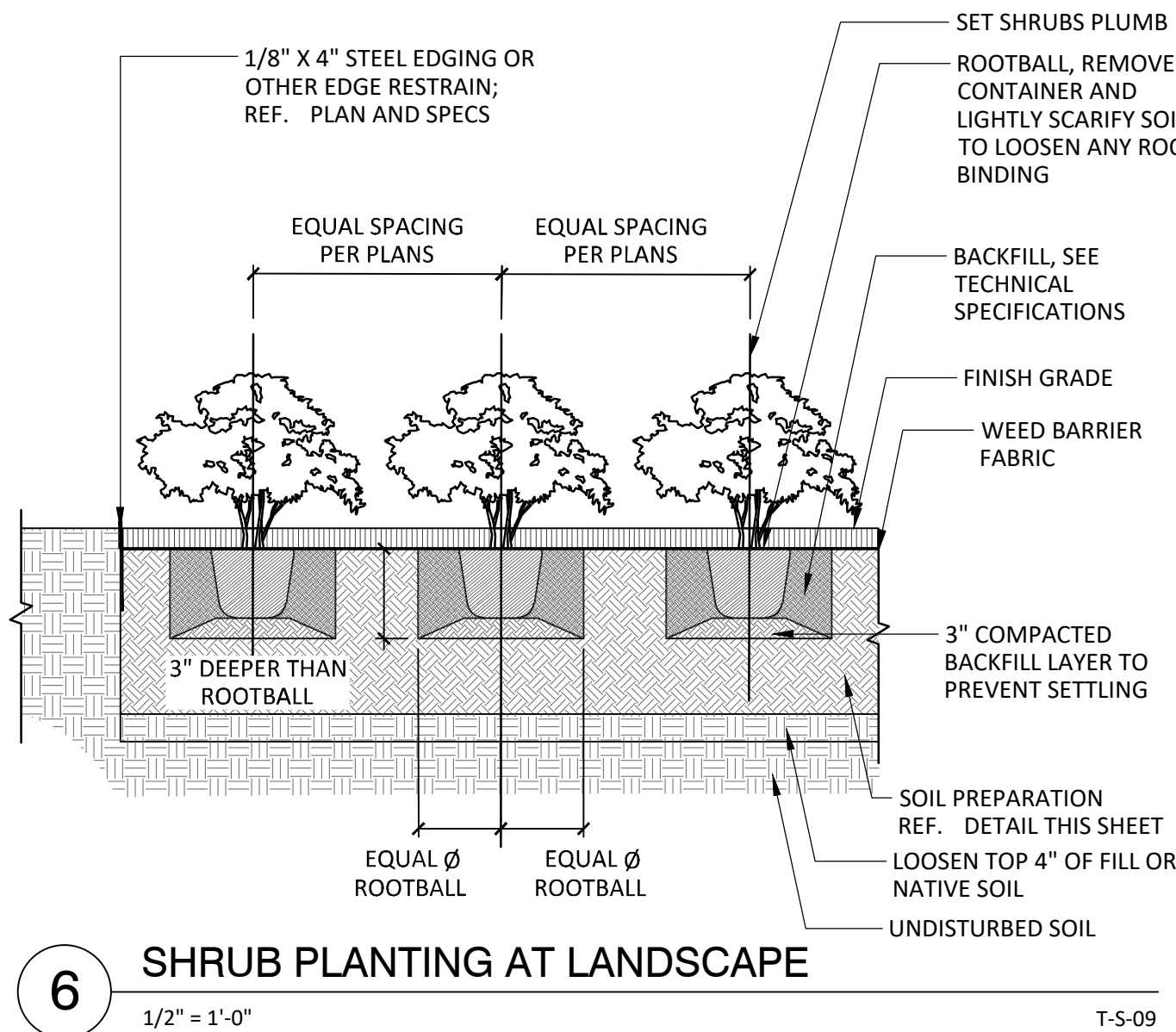
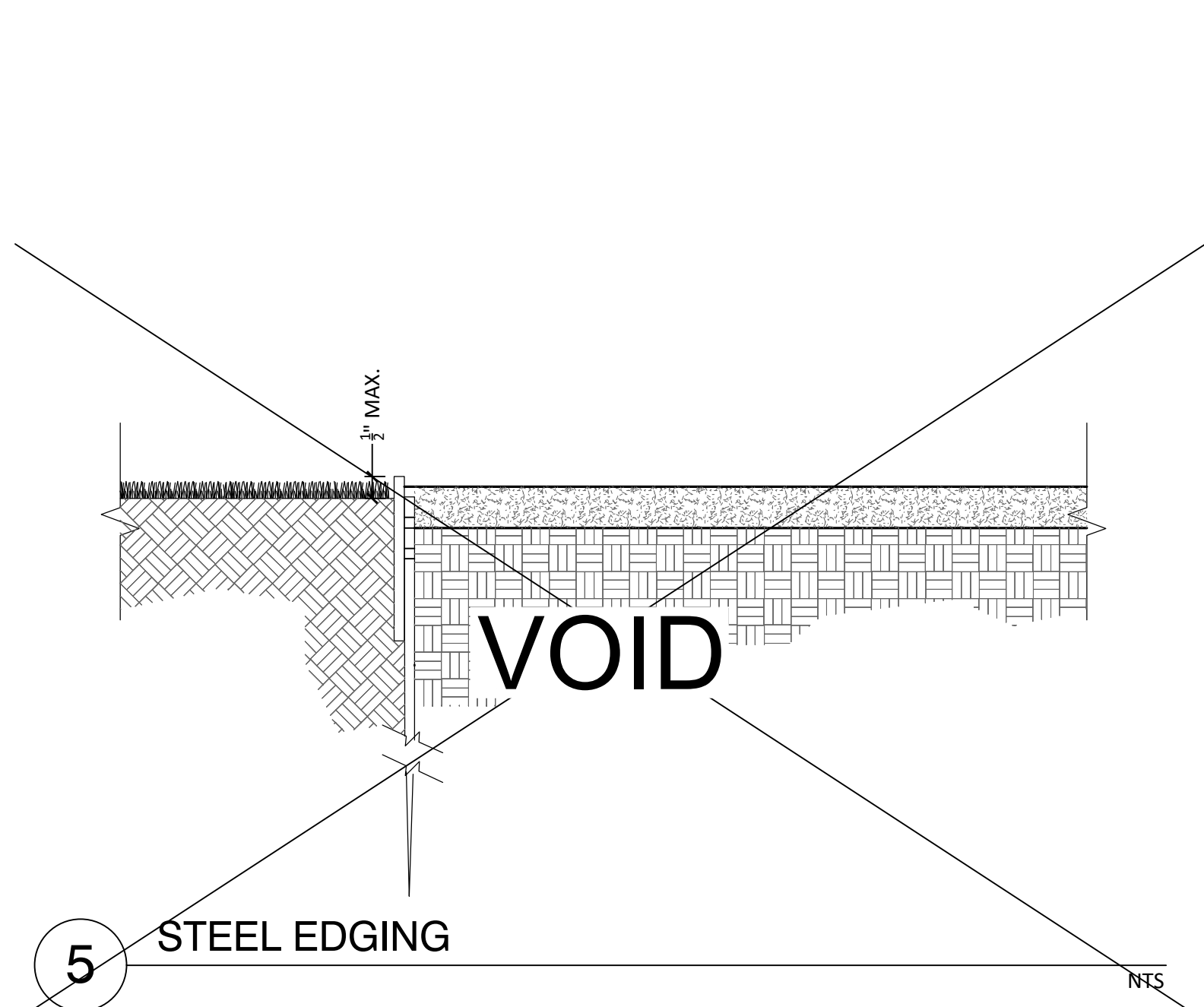
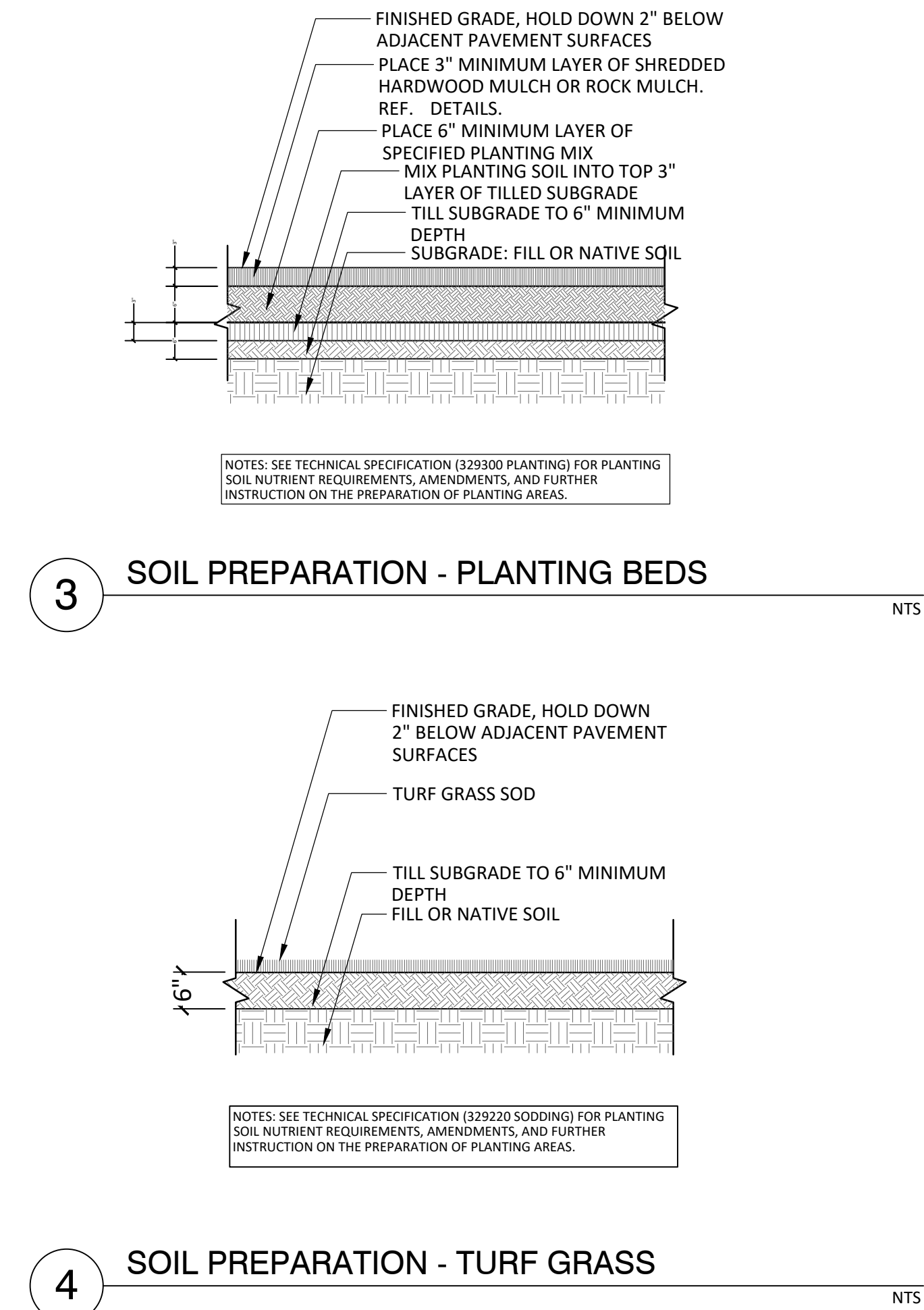
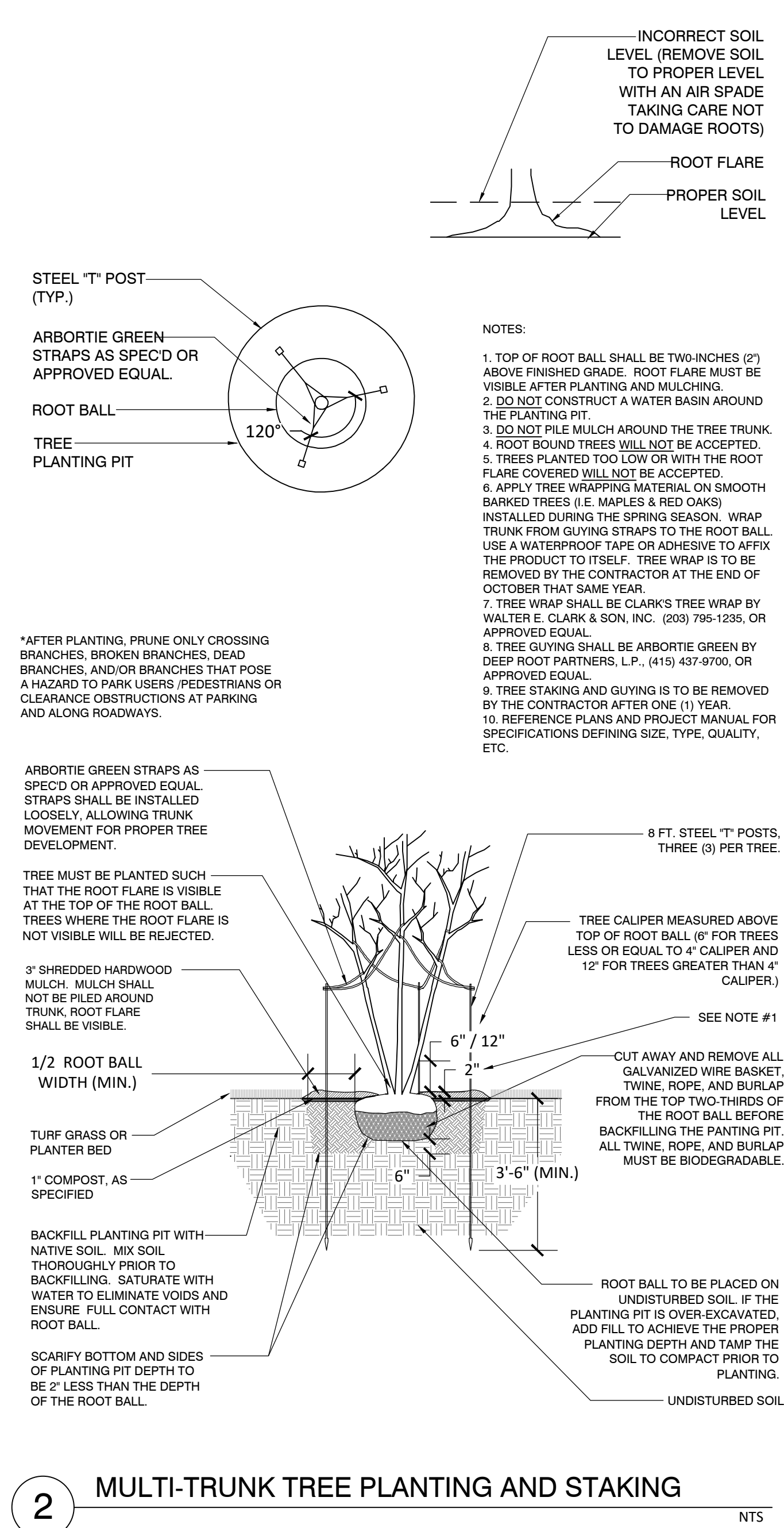
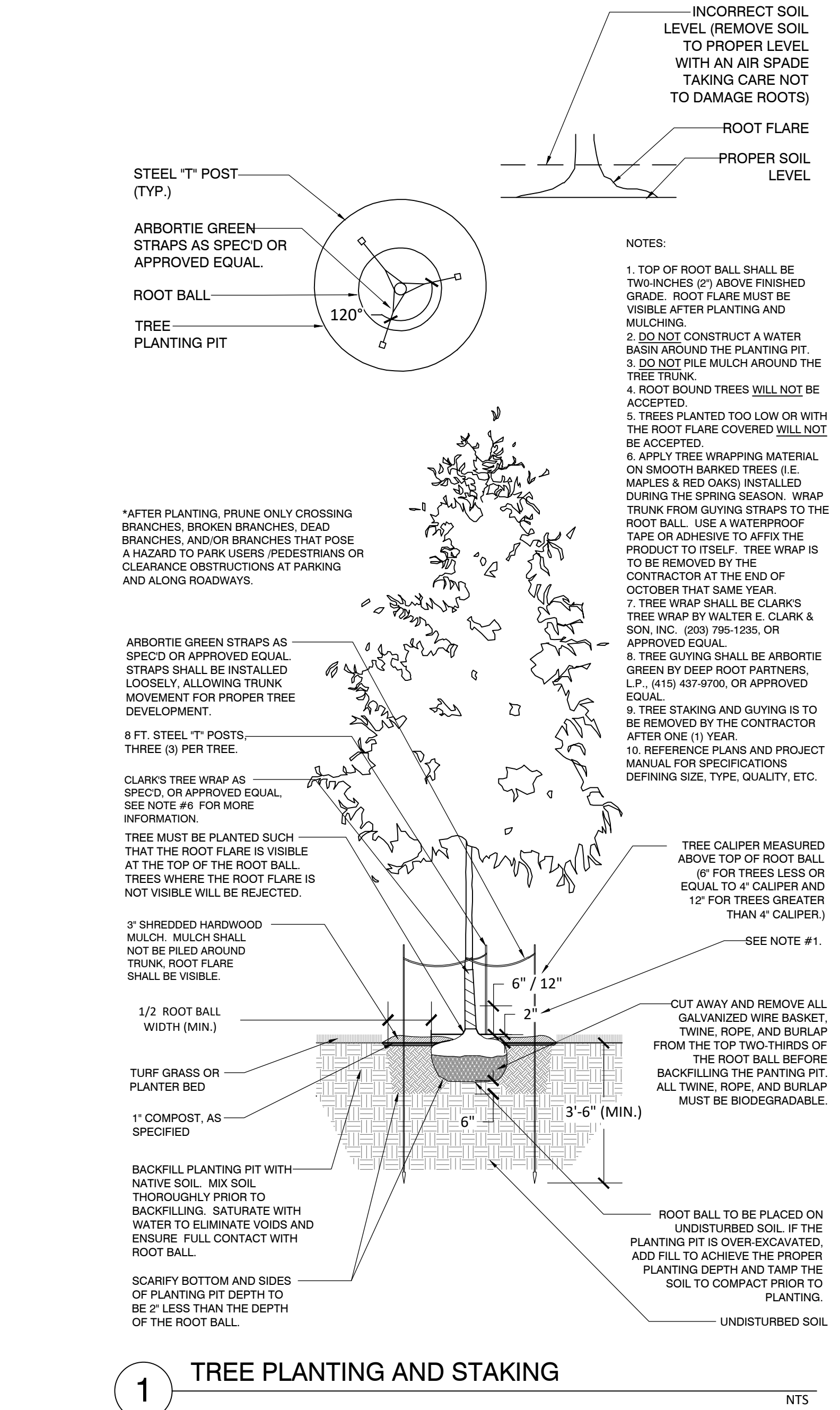
SHEET NO.

LP1.09

STRAND 2148616

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REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH
01	02	03	04	05
DATE	ISSUE	CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS
06/31/2023	08/01/2023	09/11/2023	10/06/2023	12-8-23 - HC SET

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LANDSCAPE
PLANTING DETAILS

SHEET NO.

LP1.10

STRAND 2148616

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SECTION 32 92 02
SODDING

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

- SOD.
- FERTILIZATION.

1.2 DEFINITIONS

- A. RETAIN DEFINITION(S) REMAINING AFTER THIS SECTION HAS BEEN EDITED.
- B. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF SOIL.

C. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. THIS INCLUDES INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. IT ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.

D. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. THESE INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.

E. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

F. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

1.3 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
- B. CERTIFICATION OF GRASS SOD.

- SOD CERTIFICATION - CERTIFICATION SHALL BE SUBMITTED FROM THE SOD NURSERY AS TO THE GRASS SPECIES, LOCATION OF THE FIELD FROM WHICH THE SOD HAS BEEN STRIPPED AND THE DATE OF STRIPPING. CERTIFICATION SHALL ACCOMPANY THE DELIVERY OF THE SOD.
- FERTILIZER CERTIFICATION: CERTIFICATION SHALL BE SUBMITTED FROM THE FERTILIZER MANUFACTURER AS TO THE CHEMICAL ANALYSIS OF THE FERTILIZER, A LISTING OF THE ELEMENTS CONTAINED THEREIN AND THEIR PERCENTAGES. CERTIFICATION SHALL ALSO INDICATE THAT THE FERTILIZER IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE AUTHORITIES.

1.4 QUALITY ASSURANCE

A. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.

- PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

B. SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY.

- THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING.
- REPORT SUITABILITY OF TESTED SOIL FOR TURF GROWTH.
 - STATE RECOMMENDATIONS FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
 - REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS; IF PRESENT, PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.

1.5 DELIVERY, STORAGE, AND HANDLING

A. SOD DELIVERY - SOD SHALL BE DELIVERED ON PALLETS WITH THE ROOT SYSTEM PROTECTED FROM EXPOSURE TO WIND AND SUN. STRIPPING AND DELIVERY SHALL BE TIMED SO THAT SOD WILL BE PLACED WITHIN 48 HOURS OF STRIPPING.

B. FERTILIZER DELIVERY: FERTILIZER SHALL BE DELIVERED IN THE MANUFACTURER'S UNOPENED CONTAINERS, LABELED TO INDICATE THE MANUFACTURER'S NAME AND PRODUCT IDENTIFICATION. CONTAINERS SHALL BE STORED PROTECTED FROM GROUND CONTACT AND FROM THE ELEMENTS.

1.6 MAINTENANCE SERVICE

A. INITIAL TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN SECTION 329301. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE TURF IS ESTABLISHED.

PART 2 - PRODUCTS

2.1 MATERIALS

A. SOD SHALL BE NURSERY GROWN, TIFWAY 419 BERMUDA SOD HAVING A HEALTHY, VIRILE ROOT SYSTEM OF DENSE, THICKLY MATTED ROOTS THROUGHOUT THE SOIL OF THE SOD FOR A MINIMUM THICKNESS OF 1 INCH. SOD SHALL BE FREE OF NOXIOUS WEEDS AND UNDESIRABLE NATIVE GRASSES. SOIL ATTACHED TO THE SOD SHALL BE FREE OF STONES AND DEBRIS.

B. SOD SHALL HAVE BEEN MOWED WITHIN 7 DAYS OF BEING STRIPPED. SOD SHALL BE PROVIDED IN RECTANGULAR PADS OF NOT LESS THAN 12 INCHES NOR MORE THAN 24 INCHES. DRY SOD WILL BE REJECTED.

C. FERTILIZER: SHALL BE 13-13-13 GRADE, PELLETTED, UNIFORM IN COMPOSITION, FREE-FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED, CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, AND BEARING THE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

PART 3 - EXECUTION

3.1 INSPECTIONS

A. SURFACES INDICATED TO RECEIVE SOD SHALL BE INSPECTED TO VERIFY THAT ALL PREPARATORY WORK IN THE AREA HAS BEEN COMPLETED. SOD INSTALLATION SHALL NOT START UNTIL ALL PREPARATORY WORK HAS BEEN COMPLETED. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST TWO DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION.

3.2 PREPARATION

A. STRIP EXISTING VEGETATION AND 1 INCH OF EXISTING SOIL FROM ALL AREAS TO RECEIVE SOD NOT STRIPPED AND GRADED UNDER PREVIOUS WORK.

B. AFTER STRIPPING, LOOSEN SOIL TO A DEPTH OF 2 INCHES PRIOR TO LAYING SOD. BREAK UP COMPACTED SOIL. REMOVE ALL STONES, ROOTS, VEGETATION, RUBBISH, DEBRIS AND OTHER

FOREIGN MATTER 1" IN DIAMETER OR LARGER FROM THE TOP 2" OF SOIL. NO FOREIGN MATTER MAY BE BURIED ON SITE.

- C. HAND RAKE TO ACHIEVE A UNIFORM LOOSE DEPTH TO 2 INCHES AND A SMOOTH, CONSISTENT GRADE IMMEDIATELY PRIOR TO LAYING SOD.
- D. FINISH GRADE TO BE 1" BELOW TOP OF ADJACENT HARDCAPE.
- E. IMMEDIATELY PRIOR TO PLACING SOD, APPLY THE FERTILIZER AND LIGHTLY MOISTEN.

3.3 INSTALLATION

A. ALL SOD SHALL BE CAREFULLY LAID IN PARALLEL ROWS IN A SMOOTH MANNER, ALTERNATING ALL SOD JOINTS. FIT SOD STRIPS TIGHTLY TOGETHER SO THAT NO JOINTS ARE VISIBLE AND TAMP FIRMLY. CUT PIECES OF SOD TO FILL ANY VOIDS LEFT.

B. WATER SOD IMMEDIATELY AFTER PLANTING, SLOWLY BUT THOROUGHLY, TO SECURE AT LEAST SIX (6) INCHES PENETRATION INTO THE SOIL BELOW THE SOD. DO NOT ALLOW THE BLADES OF GRASS TO WILT. THE SODDED AREA SHALL BE THOROUGHLY ROLLED IN 2 DIRECTIONS TO FORM A THOROUGHLY EVEN, SOLID MAT. ANY VOIDS LEFT IN BLOCK SODDING SHALL BE FILLED WITH CUT SOD PIECES AND/OR TOPSOIL.

C. FOLLOWING THE COMPLETION OF THE INSTALLATION, THE SOD SHALL BE WATERED IN AN AMOUNT AND AS OFTEN AS NECESSARY TO MAINTAIN HEALTHY GROWTH OF THE GRASS.

D. TREAT ENTIRE AREAS OF SOD FOR FIRE ANTS DURING THE 60 DAY MAINTENANCE PERIOD AS PER MANUFACTURER'S INSTRUCTIONS AND SECTION 329300, PLANTS.

E. APPLY SECOND APPLICATION OF FERTILIZER 60 DAYS AFTER PLANTING AS PER SECTION 329300, PLANTS.

3.4 MAINTENANCE OF SODDED AREAS

A. SODDED AREA SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE INSTALLATION PERIOD AND THROUGHOUT THE MAINTENANCE PERIOD AS SPECIFIED IN SECTION 329301, EXTERIOR LANDSCAPE MAINTENANCE.

B. UPON COMPLETION OF WORK, CLEAN AREAS WITHIN CONTRACT LIMITS, REMOVE TOOLS, SUPPLIES AND EQUIPMENT. WASH DOWN CURBS AND PAVEMENT AREAS. SCRUB CURBS AND WALKS AS NECESSARY TO INSURE A CLEAN SURFACE. PROVIDE SITE CLEAN AND FREE OF MATERIALS AND SUITABLE FOR USE AS INTENDED.

3.5 GUARANTEE

A. A WRITTEN GUARANTEE SHALL BE PROVIDED GUARANTEEING TO MAINTAIN THE TREATED AREAS IN A HEALTHY, VIGOROUS, UNDAMAGED CONDITION FOR A PERIOD OF 60 DAYS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF THE WORK.

B. GUARANTEE SHALL PROVIDE FOR TIMELY FILLING, LEVELING AND REPAIRING ERODED AREAS, RESEEDING AREAS EXHIBITING LACK OF HEALTHY GROWTH AND MOWING AS NECESSARY TO MAINTAIN A NEAT APPEARANCE.

END OF SECTION 32 92 02

SECTION 32 93 00
PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

- PLANTS.
- PLANTING SOILS.
- PLANT DRAINAGE.

1.2 DEFINITIONS

A. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.

B. FINISH GRADE: ELEVATION OF FINISHED SURFACE ADJACENT TO PLANTING BED.

C. PREPARED BACKFILL MIX: SOIL PRODUCED OFF-SITE BY HOMOGENEOUSLY BLENDING MINERAL SOILS OR SAND WITH STABILIZED ORGANIC SOIL AMENDMENTS TO PRODUCE TOPSOIL OR PLANTING SOIL.

D. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. THIS INCLUDES INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. IT ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.

E. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED, OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. THESE INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.

F. TOPSOIL: STANDARDIZED TOPSOIL; EXISTING, NATIVE SURFACE TOPSOIL; EXISTING, IN-PLACE SURFACE SOIL; IMPORTED TOPSOIL; OR MANUFACTURED TOPSOIL THAT IS MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.

G. ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.

H. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

I. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

1.3 SUBMITTALS

- A. WORK SCHEDULE: CONTRACTOR SHALL SUBMIT A WORK SCHEDULE FOR ALL PLANTING WORK PRIOR TO PURCHASE AND INSTALLATION OF PLANT MATERIAL.
- B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING SOILS.
- C. SAMPLES OF BACKFILL MIX.
- D. SAMPLES OF MULCH.
- E. PRODUCT CERTIFICATES.
- F. MAINTENANCE INSTRUCTIONS: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. INCLUDING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTING WORK. SUBMIT INSTRUCTIONS PRIOR TO EXPIRATION OF CONTRACTOR'S REQUIRED MAINTENANCE PERIOD.

1.4 QUALITY ASSURANCE

- A. INSTALLER: INSTALLATION OF PLANTING WORK SHALL BE PERFORMED BY A SINGLE FIRM

SPECIALIZING IN LANDSCAPE AND PLANTING WORK. CONTRACTOR SHALL BE LICENSED BY THE TEXAS ASSOCIATION OF NURSERYMEN, SHALL POSSESS AN AGRICULTURAL CERTIFICATE, SHALL BE A LICENSED PEST APPLICATOR, AND SHALL HAVE NOT LESS THAN 5 YEARS OF EXPERIENCE IN THIS TYPE OF WORK.

B. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.

- PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

C. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.

D. DELIVERY, STORAGE AND HANDLING

1. COMPLIANCE: SHIP PLANTING MATERIALS WITH CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.

2. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS UNLESS APPROVED IN WRITING BY OWNER'S REPRESENTATIVE. IF SPECIFIED PLANTING MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. CONTRACTOR SHALL SUBMIT PROPOSAL IN A TIMELY MANNER AS TO NOT IMPACT PROJECT COMPLETION OR INSTALLATION OF OTHER WORK.

3. ANALYSIS AND STANDARDS: ALL PACKAGED PRODUCTS SHALL BE DELIVERED IN ORIGINAL MANUFACTURER'S SEALED CONTAINERS. FOR UNPACKAGED MATERIALS, SUBMIT ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL AGRICULTURE CHEMISTS, WHEREVER APPLICABLE.

4. INSPECTION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST 2 WEEKS PRIOR TO INSTALLATION, OF LOCATION WHERE MATERIALS THAT HAVE BEEN SELECTED FOR PLANTING MAY BE INSPECTED, EITHER AT PLACE OF GROWTH OR THE SITE PRIOR TO PLANTING. PLANT MATERIAL WILL BE INSPECTED FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. OWNER'S REPRESENTATIVE RETAINS RIGHT TO FURTHER INSPECT TREES FOR SIZE AND CONDITIONS OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. CONTRACTOR SHALL REMOVE REJECTED TREES IMMEDIATELY FROM SITE AND REPLACE WITH SPECIFIED MATERIALS. PLANT MATERIAL NOT INSTALLED IN ACCORDANCE WITH CONTRACT DOCUMENTS WILL BE REJECTED.

1.5 WARRANTY

A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

- FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- WARRANTY PLAN MATERIALS TO BE IN HEALTHY, VIGOROUS AND ATTRACTIVE GROWING CONDITION FOR PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE:
 - TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
 - GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
 - ANNUALS: 12 MONTHS.
 - REMOVE AND REPLACE TREES, SHRUBS AND GROUNDCOVER FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES, SHRUBS AND GROUNDCOVER WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD. HOWEVER, IF IN THE OPINION OF OWNER, SUCH DOUBTFUL MATERIAL MAY SURVIVE, CONTRACTOR SHALL EXTEND THE WARRANTY PERIOD FOR A FULL GROWING SEASON. OWNER WILL DETERMINE WHICH ITEMS ARE IN DOUBTFUL CONDITION.

1.6 MAINTENANCE SERVICE

A. INITIAL MAINTENANCE SERVICE: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED THROUGHOUT THE MAINTENANCE PERIOD. SEE SECTION 329301 - EXTERIOR LANDSCAPE MAINTENANCE.

- REVISE MINIMUM MAINTENANCE PERIOD IN SUBPARAGRAPHS BELOW TO SUIT PROJECT.
- MAINTENANCE PERIOD FOR TREES AND SHRUBS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- MAINTENANCE PERIOD FOR GROUND COVER AND OTHER PLANTS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- MAINTENANCE PERIOD FOR NEW LAWNS: 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.

1.7 JOB CONDITIONS

A. WORK SCHEDULING: PROCEED WITH AND COMPLETE PLANTING WORK IN A TIMELY MANNER, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF PLANTING WORK REQUIRED.

B. PLANTING TIME

- CORRELATE PLANTING WITH SPECIFIED MAINTENANCE PERIODS TO PROVIDE MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
- PLANT FROST-TENDER TREES ONLY AFTER DANGER OF FROST IS PAST OR SUFFICIENTLY BEFORE FROST SEASON TO ALLOW FOR ESTABLISHMENT BEFORE FIRST FROST. DO NOT PLANT IN FROZEN GROUND.
- PLANT TREES, SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE IN WRITING. IF PLANTING OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.

C. UTILITIES: REFER TO DRAWINGS AND COORDINATE WITH UTILITY CONTRACTOR FOR LOCATION OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

D. SECURITY: THE OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SECURITY OF ANY MATERIALS, EQUIPMENT, ETC. DURING CONSTRUCTION OF THE PROJECT UNTIL PROJECT ACCEPTANCE.

E. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS BEYOND THE SCOPE OF THIS CONTRACT, OR OBSTRUCTIONS, NOTIFY OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, IMMEDIATELY AND BEFORE PLANTING.

F. POLLUTION CONTROL: CONTROL CAUSTIC CAUSED BY PLANTING OPERATIONS. DAMPEN SURFACES AS NECESSARY. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

2.2 FERTILIZERS

A. FERTILIZER FOR PLANTING AREAS SHALL BE GRANULAR FERTILIZER SHALL BE A COMMERCIAL FERTILIZER, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE, HAS BECOME CAKED OR OTHERWISE DAMAGED MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE. CONTRACTOR TO SUBMIT FOR REVIEW BEFORE INSTALLATION.

B. PLANT TABLET SHALL BE AGRIFORM 20-10-5 PLANTING TABLETS SHALL BE EVENLY PLACED IN PLANTING PITS AT THE FOLLOWING RATE:

MATERIAL	NO. OF TABLETS
1 GALLON/4" POTS	1/2 (OR GRANULAR FERTILIZER)
5 GALLON	1
15 GALLON	2
30 GALLON	3
GREATER THAN 30 GALLON	1 - FOR EACH ⅓ INCH

C. ADDITIONAL MICROLIFE ULTIMATE FERTILIZER SHALL BE EVENLY DISPERSED THROUGH SOIL IN PLANTING PITS AT THE FOLLOWING RATE:

MATERIAL	NO. OF OUNCES PER PLANTING PIT
30 GALLON	3
65 GALLON	6

D. TREE INOCULENT: RHIZANOVA MYCORRHIZAL INOCULANT AS SUPPLIED BY SAN JACINTO LANDSCAPE SUPPLY, HOUSTON, TX, SHALL BE APPLIED TO ALL TREES AND PLANT MATERIALS 65 GAL. AND LARGER AT THE RATE OF ONE 3 OZ. DRY PACK PER CALIPER INCH.

2.3 PLANTING SOILS

A. PREPARED BACKFILL MIX: SHALL BE 33% TOPSOIL, 33% SHARP SAND, AND 33% ENRICHED BARK MULCH OR APPROVED COMMERCIALLY AVAILABLE SOIL MIX. ADD FERTILIZER AS PER SPECIFICATIONS. OR GARDEN & FLOWERBED MIX AS SUPPLIED BY NATURE'S WAY RESOURCES, CONROE, TX 936-321-6990, OR APPROVED EQUAL.

B. COMPOST FOR BED PREP/SOIL BACKFILL MIX SHALL BE LEAF MOLD COMPOST AS SUPPLIED BY NATURE'S WAY RESOURCES, INC., CONROE, TEXAS OR APPROVED EQUAL. COMPOST SHALL BE AND ORGANIC COMPOST FREE FROM DELETERIOUS MATERIALS, 100% COMPOSTED VEGETATIVE MATERIAL AND HORSE. COMPOST MUST BE MADE FROM ORGANIC MATERIALS APPROVED BY THE STATE OF TEXAS AS SPECIFIED IN CHAPTER 332 OF THE HEALTH & SAFETY CODE AS LISTED IN THE TEXAS REGISTER. COMPOST MUST CONTAIN LESS THAN 1% BY DRY WEIGHT OF INERT CONTAMINANTS SUCH AS GLASS, PLASTIC, ROCKS, ETC. INDUSTRIAL OR HAZARDOUS WASTE CAN NOT BE USED IN THE PRODUCTION OF THE COMPOST (I.E. BOILER ASH, RICE HULL ASH, ETC.). COMPOST SHALL BE FREE OF FILLERS SUCH AS RICE HULLS OR PINE BARK. COMPOST SHALL NOT EXCEED THE HEAVY METAL LIMITS AS SPECIFIED IN THE US EPA PART 503 REGULATIONS.

- CONTRACTOR SHALL FURNISH COPIES OF MANUFACTURER'S LITERATURE, CERTIFICATIONS, SOURCES, SAMPLES, OR LABORATORY ANALYTICAL DATA FOR THE FOLLOWING ITEMS: CERTIFICATES OF INSPECTION REQUIRED FOR TRANSPORTATION SHALL ACCOMPANY EACH SHIPMENT OF MATERIALS. PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE.
- TESTING:

- CHEMICAL AND PHYSICAL - ALL COMPOST COMPONENTS SHALL BE TESTED BY THE FOLLOWING TESTING LABORATORIES FOR CONFORMITY TO THE SPECIFICATIONS:
- TEXAS PLANT AND SOIL LAB, 5115 WEST MONTE CRISTO, EDINBURG, TEXAS 78539, (956) 383-0739; A&L PLAINS AGRICULTURAL LABORATORIES, INC., 302 34TH STREET, LUBBOCK, TEXAS 79404, (806) 763-4278; SOIL AND PLANT LABORATORY, INCORPORATED, POST OFFICE BOX 153, SANTA CLARA, CALIFORNIA 95052, (408) 243-0330.
- BIOLOGICAL: SOIL FOOD WEB. 1128 NE 2ND STREET, SUITE 120, CORVALLIS, OREGON 97330, (541) 752-5066.
- IF HERBICIDE CONTAMINATION IS SUSPECTED, THEN A RADISH/RYE-GRASS GROWTH TRIAL MUST BE PERFORMED. FOR DELIVERED MATERIAL, TEST ONE GRAB SAMPLE FOR EACH FIFTY (50) CUBIC YARDS OF BULK MATERIAL DELIVERED TO THE SITE. TESTING WILL BE AT THE EXPENSE OF CONTRACTOR. DEVIATIONS GREATER THAN PLUS OR MINUS TWENTY (20%) PERCENT FROM CONTROL DATA MAY BE GROUNDS FOR REJECTION OF MIXES TESTED. NON-COMFORMING MATERIALS SHALL NOT BE USED AND SHALL BE REMOVED FROM THE SITE.

3. BIOLOGICAL, PHYSICAL AND CHEMICAL SPECIFICATIONS:

- SPECIFICATIONS: STABILITY/MATURITY (CARBON DIOXIDE EVOLUTION RATE) SHALL BE LESS THAN 8 MG CO₂-C PER G OM (ORGANIC MATTER) PER DAY AND GREATER THAN 6.0 ON THE SOLVITATM COMPOST MATURITY TEST.
- BIOLOGICAL COMPONENTS: BACTERIA (ACTIVE) - MINIMUM OF 15-25 MICROGRAMS PER GRAM OF COMPOST; BACTERIA (TOTAL) - MINIMUM OF 150 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (ACTIVE) - MINIMUM OF 15-25 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (TOTAL) - MINIMUM OF 150 MICROGRAMS PER GRAM OF COMPOST; FUNGUS (HYPHAL DIAMETER) SHOULD BE GREATER THAN 1 MM; PROTOZOA: FLAGELLATES - 8,000 OR HIGHER PER GRAM OF COMPOST; AMOEBAE - 8,000 OR HIGHER PER GRAM OF COMPOST; CLUSTES - 50-100 OR HIGHER PER GRAM OF COMPOST; ROOT FEEDING NEMATODES SHOULD NOT BE PRESENT (BENEFICIAL NEMATODES ARE A BENEFIT)
- PHYSICAL SPECIFICATIONS: MOISTURE CONTENT - 30-60%, WET WEIGHT BASIS; MOISTURE HOLDING CAPACITY - 75-200% OF DRY WEIGHT; ORGANIC MATTER CONTENT - 30-70% (40-50% PREFERRED); DRY WEIGHT BASIS; PARTICLE SIZE: STANDARD GRADE COMPOST - 100% PASSING THROUGH A 1" RECTANGULAR MESH SCREEN OR SMALLER; FINE GRADE COMPOST - 100% PASSING THROUGH A 3/8" RECTANGULAR MESH SCREEN OR SMALLER; BULK DENSITY - 700-1,200 (800-1,000 PREFERRED), POUNDS PER CUBIC YARD; ELECTRICAL CONDUCTIVITY (SOLUBLE SALT CONCENTRATION) -10 DS/M MAX., (2.0-3.6 OR LESS PREFERRED).
- CHEMICAL SPECIFICATIONS: PH: 6.0-8.5; TOTAL SALINITY-2500 PPM OR LOWER; CHEMICAL COMPONENTS (H2O EXTRACTION): NITROGEN-10 PPM OR HIGHER, PHOSPHORUS-100 PPM OR HIGHER, POTASSIUM - 400 PPM OR HIGHER, CALCIUM-2000 PPM OR HIGHER, MAGNESIUM-200 PPM OR HIGHER, ZINC-6 PPM OR HIGHER, IRON-25 PPM OR HIGHER, MANGANESE - 8 PPM OR HIGHER, COPPER-1 PPM OR HIGHER, SODIUM-1000 PPM OR LESS, SULFUR-10 PPM OR HIGHER BORON-1 PPM OR HIGHER.

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5415 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH	
ISSUE	CITY COMMENTS	ISSUE FOR CONSTRUCTION	CLIENT COMMENTS	CLIENT COMMENTS- SOD	12-8-23 - HC SET
06/31/2023		08/07/2023	09/17/2023	10/06/2023	12/08/2023
DATE	REV	01	02	03	04

SEAL



ASCEND ON JUNO LANDING

7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242

SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

LANDSCAPE
PLANTING
SPECIFICATIONS

SHEET NO.

LP1.11

STRAND 2148616

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I:\dhi- ascend on juno landing (2148616)\7_0_cdl\7_4_sheets\jpl1.00 planting plan.dwg, kamrul.hasan, 4/26/2024 11:27 AM

- C. TOPSOILS
1. PROVIDE TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

2. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. TOPSOIL SHALL NOT BE COLLECTED FROM SITES THAT ARE INFECTED WITH GROWTH OF, OR THE REPRODUCTIVE PARTS OF NOXIOUS WEEDS, ESPECIALLY NUT GRASS. TOPSOIL SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET. TOPSOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL.

D. COMPOST MULCH FOR BED PREPARATION SHALL BE ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS. MULCH SHALL BE COMPOSTED, WELL-ROTTED, BLENDED DOUBLE-SHREDDED HARDWOOD MULCH, BLACK OR DARK BROWN IN COLOR. MULCH PIECES SHALL BE SIZED TO PASS THROUGH A 1" SCREEN. COMPOST MULCH: ENRICHED BARK MULCH FOR BED PREP SHALL BE WITH ADDITIONAL ORGANIC OF PEAT AND/OR MANURE. NO DYES, MUSHROOM COMPOST OR OTHER ADDITIVES SHALL BE USED TO ARTIFICIALLY ENHANCE THE APPEARANCE OF THE LEVEL OF COMPOSTING.

E. SHARP SAND: SAND SHALL BE THOROUGHLY WASHED, COARSE, GRADED SHARP, CONSTRUCTION OR BRICK SAND, FREE OF CLAY BALLS, WEEDS, AND GRASS. SO-CALLED CUSHION SAND, BLOW SAND, OR CREEK SILT IS NOT ACCEPTABLE FOR SUBSTITUTION WHERE SHARP SAND IS SPECIFIED.
- 2.4 MULCHES
- A. MULCH FOR TOP DRESSING: DOUBLE SHREDDED HARDWOOD MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS. MULCH SHALL BE COMPOSTED, WELL-ROTTED, BLENDED DOUBLE-SHREDDED HARDWOOD MULCH, BLACK OR DARK BROWN IN COLOR. MULCH PIECES SHALL BE SIZED TO PASS THROUGH A 1" SCREEN. NO DYES, MUSHROOM COMPOST OR OTHER ADDITIVES SHALL BE USED TO ARTIFICIALLY ENHANCE THE APPEARANCE OF THE LEVEL OF COMPOSTING. MULCH SHALL BE NATIVE HARDWOOD MULCH AS SUPPLIED BY NATURE'S WAY RESOURCES, 101 SHERBROOK CIRCLE, CONROE, TX, OR APPROVED EQUAL.]

B. PINE STRAW: PINE STRAW SHALL BE CLEAN, DRY COMMERCIALLY BALED PINE STRAW. COMPOST IS A WIDELY USED BULK ORGANIC MULCH AND A RECYCLED PRODUCT. CONSIDER EACH PLANT'S PH AND SOLUBLE SALT REQUIREMENTS AND HOW THEY RELATE TO THE COMPOST BEING USED.

C. ROCK MULCH:

1. SIZE RANGE: REFERENCE DRAWING, SUBMIT FOR LANDSCAPE ARCHITECT REVIEW PRIOR INSTALLATION.

2. COLOR: REFERENCE DRAWING, SUBMIT FOR LANDSCAPE ARCHITECT REVIEW PRIOR INSTALLATION.
- 2.5 WEED-CONTROL BARRIERS
- A. STEEL EDGING: REFERENCE DRAWING, OR APPROVED EQUAL.

B. WEED BARRIER: WOVEN SOIL SEPARATOR/WEED BARRIER TO BE INSTALLED ON THE PATH SYSTEM SHALL BE PRO 5 WEED BARRIER AS MANUFACTURED BY DEWITT COMPANY, OR APPROVED EQUAL.
- 2.6 PLANTING DRAINAGE
- A. REFERENCE DRAWINGS FOR BIORETENTION DRAINAGE.
- 2.7 PESTICIDES
- A. GENERAL: PESTICIDE REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- 2.8 HERBICIDE
- A. PRE-EMERGENT HERBICIDE SHALL BE TEAM PRO AS MANUFACTURED BY BONUS CORP FERTILIZER, HOUSTON, TX, OR APPROVED EQUAL. APPLY PRE-EMERGENT OVER ALL PLANTING AREAS PRIOR TO SPREADING MULCH AT THE RATE OF 7 LBS./1000 SQ. FEET.

B. IF NECESSARY, CONTACT HERBICIDE SHALL BE ROUNDUP BY MONSANTO, 800 N. LINDBERGH, ST. LOUIS, MO 63167, 314-694-1000, OR APPROVED EQUAL. APPLY ROUNDUP ONLY IF NECESSARY AND IF APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. DO NOT EXCEED MANUFACTURER'S RECOMMENDED RATE OF APPLICATION.
- 2.9 STAKING AND GUYING
- A. REFERENCE DRAWINGS FOR STAKING AND GUYING MATERIAL.

PART 3 - EXECUTION

- 3.1 PLANTING
- A. EXCAVATION FOR TREES AND LARGE SHRUBS

1. EXCAVATE PITS WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. ROUGH UP SIDES OF PIT.

2. MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS 4" ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL.

3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

B. PLANTING TREES AND LARGE SHRUBS

1. SET STOCK ON LAYER OF COMPACTED PREPARED PLANTING SOIL BACKFILL MIX, PLUMB AND IN CENTER OF PIT AT SAME ELEVATION AS ADJACENT FINISHED PLANTING GRADES. DISTRIBUTE ADDITIONAL FERTILIZER EVENLY THROUGHOUT BACKFILL MIX IN HOLE AT SPECIFIED RATE. PLACE PREPARED PLANTING SOIL BACKFILL MIX AROUND BASE AND SIDES OF BALL AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. FOR TREES, APPLY TREE INOCULANT AT RATE SPECIFIED ACCORDING TO SIZE OF TREE. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

2. PRUNE, THIN OUT, AND SHAPE SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED STOCK RESULTING FROM IMPROPER PRUNING.

3. STAKE AND GUY TREES AS PER THE DRAWINGS.

C. EXCAVATION AND SOIL PREPARATION FOR SHRUBS/GROUNDCOVERS IN PLANTING BEDS

1. EXCAVATE ENTIRE PLANTING BEDS TO A DEPTH OF 8 INCHES. PLANTING BEDS TO HAVE VERTICAL SIDES.

2. DISPOSE OF SUBSOIL REMOVED FROM PLANTING BEDS EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

3. TILL BOTTOM OF PLANTER 2"-4", LEAVE BOTTOM OF PLANTER UN-COMPACTED. BACKFILL WITH 8" OF PREPARED BACKFILL MIX.

4. STRIP EXISTING VEGETATION TO REMOVE ROOT LAYER. EXCAVATE ENTIRE PLANTING BEDS, MINIMUM 4" BELOW FINISHED GRADE, TO THE DEPTH REQUIRED TO ACHIEVE FINAL GRADE OF PLANTING BED.

5. DISPOSE OF SOIL REMOVED FROM PLANTING BEDS EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

6. PLACE 4" OF PREPARED PLANTING SOIL BACKFILL MIX, INCLUDING FERTILIZER AND TILL INTO EXISTING SOIL TO A DEPTH OF 8" (4" INTO EXISTING SOIL). PLACE A MINIMUM OF 4" (AFTER SETTLING) ADDITIONAL PREPARED SOIL BACKFILL MIX AND FERTILIZER.

D. PLANTING OF TREES AND SHRUBS IN BEDS

1. SET STOCK ON LAYER PLANTING SOIL MIXTURE, PLUMB AND AT THE SAME ELEVATION AS ADJACENT FINISHED PLANTING GRADES. PLACE FERTILIZER TABLETS PACED IN PLANTING BED AT SPECIFIED RATE. PLACE ADDITIONAL BACKFILL MIX AROUND BASE AND SIDES OF BALL AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WATER ENTIRE BED THOROUGHLY, ADJUSTS PLANT IF SETTLING OCCURS.

3.2 PLANT MAINTENANCE

A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

C. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE PRACTICES TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

D. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.

E. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- END OF SECTION 32 93 00
- SECTION 32 93 01
LANDSCAPE MAINTENANCE
- PART 1 - GENERAL
- 1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL APPLICABLE SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 WORK COVERED

A. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS NECESSARY TO PROVIDE A LANDSCAPE MAINTENANCE PROGRAM IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

1.3 RELATED WORK IN OTHER SECTIONS

A. EXAMINE ALL SECTION FOR WORK RELATED TO THIS SECTION.

1.4 REQUIREMENTS OF REGULATORY AGENCIES

A. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL PERMITS REQUIRED BY LOCAL AUTHORITIES.

1.5 CONTRACTOR RESPONSIBILITIES

A. THE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY UPON STARTING ANY PORTION OF THE WORK OF THIS CONTRACT.

B. THE CONTRACTOR'S MAINTENANCE PERIOD SHALL CONTINUE 12 MONTHS BEYOND FINAL ACCEPTANCE OF ALL WORK IN THIS CONTRACT.

C. TREES, SHRUBS AND GROUNDCOVERS: THE CONTRACTOR'S MAINTENANCE OF NEW PLANTING SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING OF GUYS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS AND INVIGORANTS AS ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASE AND IN THRIVING CONDITION.

D. IRRIGATION SYSTEM: MAINTENANCE OF IRRIGATION SYSTEM SHALL CONSIST OF MONITORING AND ADJUSTMENT OF THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAINS AND LATERAL LINES AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING IRRIGATION SYSTEM.

E. LAWNS: MAINTENANCE OF NEW LAWNS SHALL CONSIST OF MOWING, WATERING, WEEDING, REPAIR OF ALL EROSION AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF SPECIFIED GRASSES.

F. TRASH PICK-UP: PICK UP TRASH ON SITE AND EMPTY TRASH RECEPTACLES AT EACH SITE VISIT.

1.6 PROTECTION

A. PROTECT PLANTING AREAS AND LAWNS AT ALL TIMES AGAINST DAMAGE OF ALL KINDS FOR DURATION OF MAINTENANCE PERIOD. MAINTENANCE INCLUDES TEMPORARY PROTECTION FENCES, BARRIERS AND SIGNS AS REQUIRED FOR PROTECTION. IF ANY PLANTS BECOME DAMAGED OR INJURED, BECAUSE SUFFICIENT PROTECTION WAS NOT PROVIDED, TREAT OR REPLACE AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO OWNER.

1.7 FINAL ACCEPTANCE

A. WORK UNDER THIS SECTION WILL BE ACCEPTED BY LANDSCAPE ARCHITECT UPON SATISFACTORY COMPLETION OF ALL WORK, INCLUDING MAINTENANCE, REPLACEMENT OF PLANT MATERIALS AND LAWNS UNDER THE WARRANTY PERIOD. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE WORK.

1.8 WARRANTIES AND REPLACEMENTS

A. REFER TO OTHER SECTIONS.

1.9 MAINTENANCE INSTRUCTIONS

A. AT THE COMPLETION OF WORK, FURNISH TWO (2) COPIES OF WRITTEN MAINTENANCE INSTRUCTIONS TO OWNER AND ONE (1) COPY TO LANDSCAPE ARCHITECT FOR MAINTENANCE
- AND CARE OF ALL PLANTING THROUGHOUT THE YEAR.
- PART 2 - PRODUCTS
- 2.1 MATERIALS

A. MATERIALS REQUIRED FOR INSTALLED ITEMS SHALL MATCH THOSE ALREADY IN USE.

B. SAMPLES OF ALL MATERIALS NOT SPECIFIED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO USE.

C. TOPDRESS FERTILIZER: COMMERCIAL FERTILIZER WITH GUARANTEED ANALYSIS OF 16-6-8 OR AS REQUIRED FOR APPLICATION USE. FERTILIZER SHALL HAVE A SALT INDEX PER NUTRIENT OF LESS THAN 65.

2.2 REQUIRED EQUIPMENT

A. CONTRACTOR SHALL HAVE AVAILABLE FOR THEIR USE THE FOLLOWING MAINTENANCE EQUIPMENT:

1. LAWN MOWERS

2. GASOLINE POWERED EDGERS

3. TRASH COLLECTION EQUIPMENT

4. LINE TRIMMERS

5. MISCELLANEOUS HAND TOOLS, RAKES, BROOMS, ETC.

6. BLOWERS

7. OTHER AS NEEDED.
- PART 3 - EXECUTION
- 3.1 WATERING

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE CORRECT WATERING OF PLANT MATERIALS IS BEING ACCOMPLISHED THROUGH THE FOLLOWING IRRIGATION TECHNIQUES:

B. REGULAR DEEP WATERING TO ALL NEW TREES UNTIL THERE ARE DEFINITE SIGNS THAT THE TREES HAVE ESTABLISHED THEMSELVES, NEW GROWTH IS APPARENT, AND NO TREES ARE EXPERIENCING STRESS CONDITIONS.

C. FREQUENT WATERING TO THE LAWN AREAS TO INSURE AGAINST DRYING. THIS MAY BE ACCOMPLISHED AS ABOVE, BY THE AUTOMATIC SPRINKLER SYSTEM, HAND WATERING OR PORTABLE SPRINKLERS. CONTRACTOR SHALL MONITOR SETTINGS OF AUTOMATIC SPRINKLER CONTROLS AND RECOMMEND NECESSARY ADJUSTMENTS ACCORDING TO CLIMATIC CHANGES.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AREAS WITHIN THE PROJECT LIMITS THAT DO NOT HAVE IRRIGATION SYSTEMS.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO IRRIGATION SYSTEM CAUSED BY MAINTENANCE OPERATIONS.

3.2 MAINTENANCE OF TURF AREAS

A. MOWING LAWN/GRASS AREAS SHALL BE ACCOMPLISHED WITH SHARP, PROPERLY ADJUSTED MOWERS OF THE CORRECT SIZE FOR THE VARIOUS AREAS.

B. MOWING FREQUENCY SHALL BE AS PER THE LANDSCAPE MAINTENANCE PROGRAM. BLADE HEIGHTS SHALL BE SET ACCORDING TO THE FOLLOWING SCHEDULE.

1. 1 ½ INCHES INITIAL MOWING

2. 1 ½ INCHES APRIL - NOVEMBER

3. 2 INCHES DECEMBER - MARCH

C. IN THE EVENT OF A PROLONGED RAINY PERIOD AND A SURGE OF LEAF GROWTH IS ANTICIPATED, THE MOWER HEIGHT MAY BE READJUSTED TO PREVENT "SCALPING" OR SKINNING OF LAWN ON PRECEDING CUTS.

D. LAWN SHALL BE EDGED EVENLY AT ALL WALKS, HEADERS AND OTHER STRUCTURES AS PER THE SCHEDULE. USE AN EGDER, NOT A LINE TRIMMER.

E. UNTIL THE ESTABLISHMENT OF THE TURF, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING SOILS THAT HAVE ERODED ONTO THE PAVED AREAS. RESIDUAL SOILS ON PAVING WILL BE REMOVED AND IF NOT MINGLED WITH OBJECTIONABLE MATERIALS MAY BE RE-USED IN ERODED AREAS.

F. IMMEDIATELY UPON OBSERVING ANY LAWN GRASS SPREADING INTO SHRUB OR GROUNDCOVER AREAS, THE CONTRACTOR SHALL INITIATE A PROGRAM OF REMOVAL AND MAINTAIN THIS PROGRAM THROUGHOUT THE MAINTENANCE PERIOD.

G. ANY LAWN GRASS APPEARING IN PAVED AREAS SHALL RECEIVE AN APPLICATION OF SOIL STERILANT ACCORDING TO MANUFACTURER'S DIRECTION. THE STERILANT SHALL BE APPROVED AND WILL NOT BE DETRIMENTAL STRUCTURALLY TO PAVED AREAS.

H. SPECIAL EFFORT SHALL BE GIVEN TO THE CONTROL TO FIRE ANTS INFESTING THE SITE. AFTER CONTROL IS ACCOMPLISHED, THE ANT MOUNDS SHALL BE LOWERED AND TAMPED TO THE EXISTING GRADE.

I. APPLY TOP DRESS FERTILIZER AFTER GRASSING, IF NEEDED.

3.3 MAINTENANCE OF TREES AND SHRUBS

A. CONTRACTOR SHALL ADJUST AND TIGHTEN AS REQUIRED ALL TREE STAKING AND GUYING. REMOVAL AS DIRECTED BY OWNER'S REPRESENTATIVE.

B. ALL WEEDS WITHIN THE MULCHED AREA AROUND EACH TREE AND IN EACH SHRUB BED SHALL BE REMOVED AS OFTEN AS REQUIRED. UNDER NO CIRCUMSTANCES SHALL WEEDS AND GRASS WITHIN PLANTED AREAS BE ALLOWED TO ATTAIN MORE THAN 4 INCHES GROWTH.

C. CONTRACTOR SHALL BE CONTINUOUSLY ALERT FOR SIGNS OF INSECT PRESENCE OR DAMAGE OR THE PRESENCE OR DAMAGE FROM PLANT FUNGI. UPON LOCATING SUCH EVIDENCE, THE CONTRACTOR SHALL REPORT IT TO THE OWNER'S REPRESENTATIVE AND TAKE ACTION AS DIRECTED.

3.4 MAINTENANCE OF IRRIGATION SYSTEM

A. IRRIGATION SYSTEM: MAINTENANCE OF IRRIGATION SYSTEM SHALL CONSIST OF MONITORING AND ADJUSTMENT OF THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAINS AND LATERAL LINES AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING IRRIGATION SYSTEM.

3.5 TRASH COLLECTION

A. REMOVAL OF DEBRIS FROM THE SITE UNRELATED TO HORTICULTURAL MAINTENANCE (PAPER, BOTTLES, CAN, "PIRATE" SIGNS, ETC.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PICK UP TRASH AND EMPTY TRASH RECEPTACLES AT EACH SITE VISIT. FREQUENCY AS PER LANDSCAPE MAINTENANCE PROGRAM.

3.6 DE-WATERING

B. CONTRACTOR SHALL DE-WATER BY PUMPING OR SIPHONING AS OFTEN AS NECESSARY TO
- REMOVE EXCESS MOISTURE FROM SOIL IN PLANTING AREAS AND TREE BALLS. DE-WATERING TO OCCUR DURING SCHEDULED VISITS AS REQUIRED.
- PART 4 - SCHEDULES
- 4.1 THE EXECUTION ITEMS OF PART 3 IN THIS SPECIFICATION SHALL BE PERFORMED AS PER THE FOLLOWING SCHEDULE AS APPLICABLE FOR THE MAINTENANCE PERIOD:

MONTH	# OF VISITS PER MONTH
JANUARY	2
FEBRUARY	2
MARCH	4
APRIL	4
MAY	5
JUNE	4
JULY	5
AUGUST	5
SEPTEMBER	5
OCTOBER	3
NOVEMBER	2
DECEMBER	2

4.2 TOPDRESS FERTILIZER

A. THIRTY (30) DAYS AFTER SEEDING.

4.3 MULCHING, WEEDING, WEED CONTROL, GUYING AND STAKING ADJUSTMENT

A. AS REQUIRED AT EACH VISIT.

4.4 MEETING

A. CONTRACTOR SHALL MEET ONCE EACH MONTH AND AT THE END OF THE MAINTENANCE PERIOD WITH THE OWNER'S ON-SITE MAINTENANCE PERSONNEL. CONTRACTOR SHALL REVIEW IRRIGATION SYSTEM SCHEDULE AND OPERATION AND OTHER PERTINENT AND HELPFUL MAINTENANCE INFORMATION AT EACH MEETING.
- END OF SECTION 32 93 01
- STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

DHI COMMUNITIES
5419 NORTH LOOP 1604 EAST,
SAN ANTONIO, TX 78247

INT.	KH	KH	CC	KH	
ISSUE	CITY COMMENTS				
DATE	06/31/2023	CITY COMMENTS			
REV	01	02	03	04	05
REV	08/01/2023 ISSUE FOR CONSTRUCTION				
REV	09/11/2023 CLIENT COMMENTS				
REV	10/06/2023 CLIENT COMMENTS - SOD				
REV	12/08/2023 12-8-23 - IFC SET				

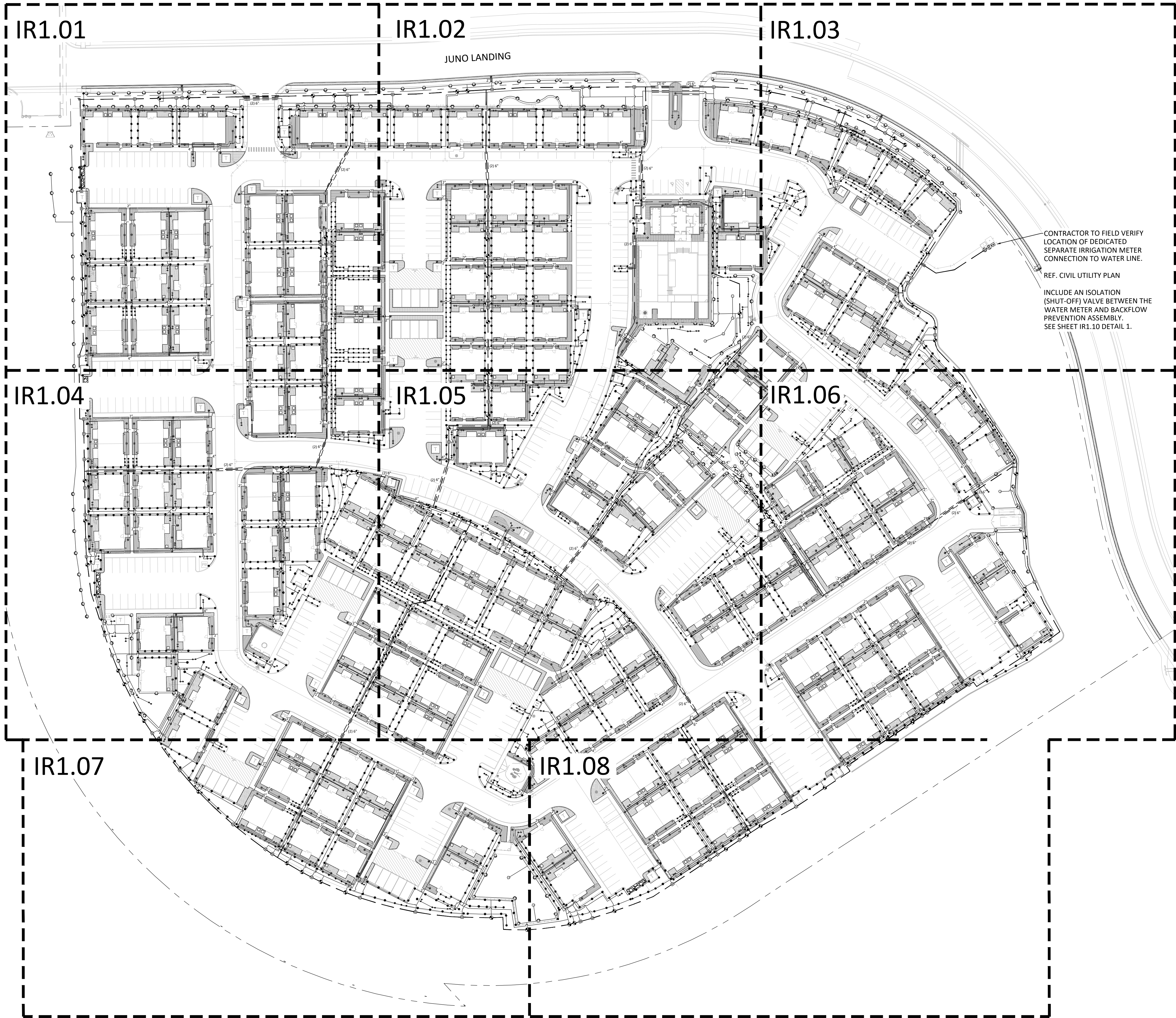
SEAL

BRANDON L. STRAND
P.E.
STATE OF TEXAS
01/26/2024
- ASCEND ON JUNO LANDING
- 7542 JUNO LANDING
SAN ANTONIO, TEXAS 78242
- SCALE: AS SHOWN

DATE: 12/08/2023
DRWN: STRAND
CHKD: STRAND
- SHEET TITLE

LANDSCAPE
PLANTING
SPECIFICATIONS
- SHEET NO.
- LP1.12
- STRAND 2148616
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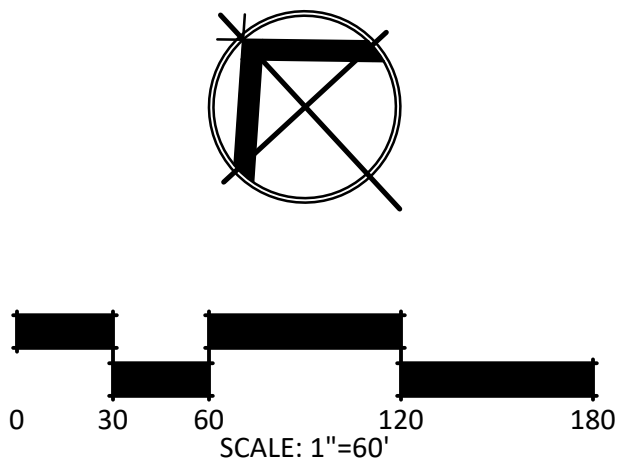
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IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV SR SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV 12 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV 15 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	HUNTER PROS-06-PRS30-CV ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL
	RAIN BIRD 1806-1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 15R AT 30 PSI
	HUNTER SRM-04 75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 17R AT 30 PSI
	HUNTER SRM-04 10 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 28R AT 30 PSI
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM, PRESSURE REGULATION, 25PSI, 150 MESH STAINLESS STEEL SCREEN
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 24" O.C. DRIPLINE LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, .X" INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY, 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, .X" INSERT FITTINGS.
	1" 1-1/2", 2" HUNTER ICV-G ELECTRIC REMOTE FLOW CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER IBV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FEDCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER A2C-D75 SS 225-STATION CONTROLLER WITH ONE (2) A2C-D75 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE, (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT, (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE (SHEET IR1.06)
	2" WATER METER (SHEET IR1.03)
	1" - 3" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	27" 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE FLOW VALVE SIZE

NOTE:

CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



STRAND

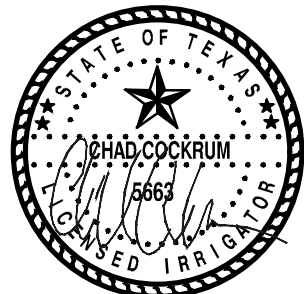
10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	ISSUE	DATE	REV	CLIENT COMMENTS
			03	09/11/2023
				10/06/2023
				12/08/2023

SEAL



01/26/2024

ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

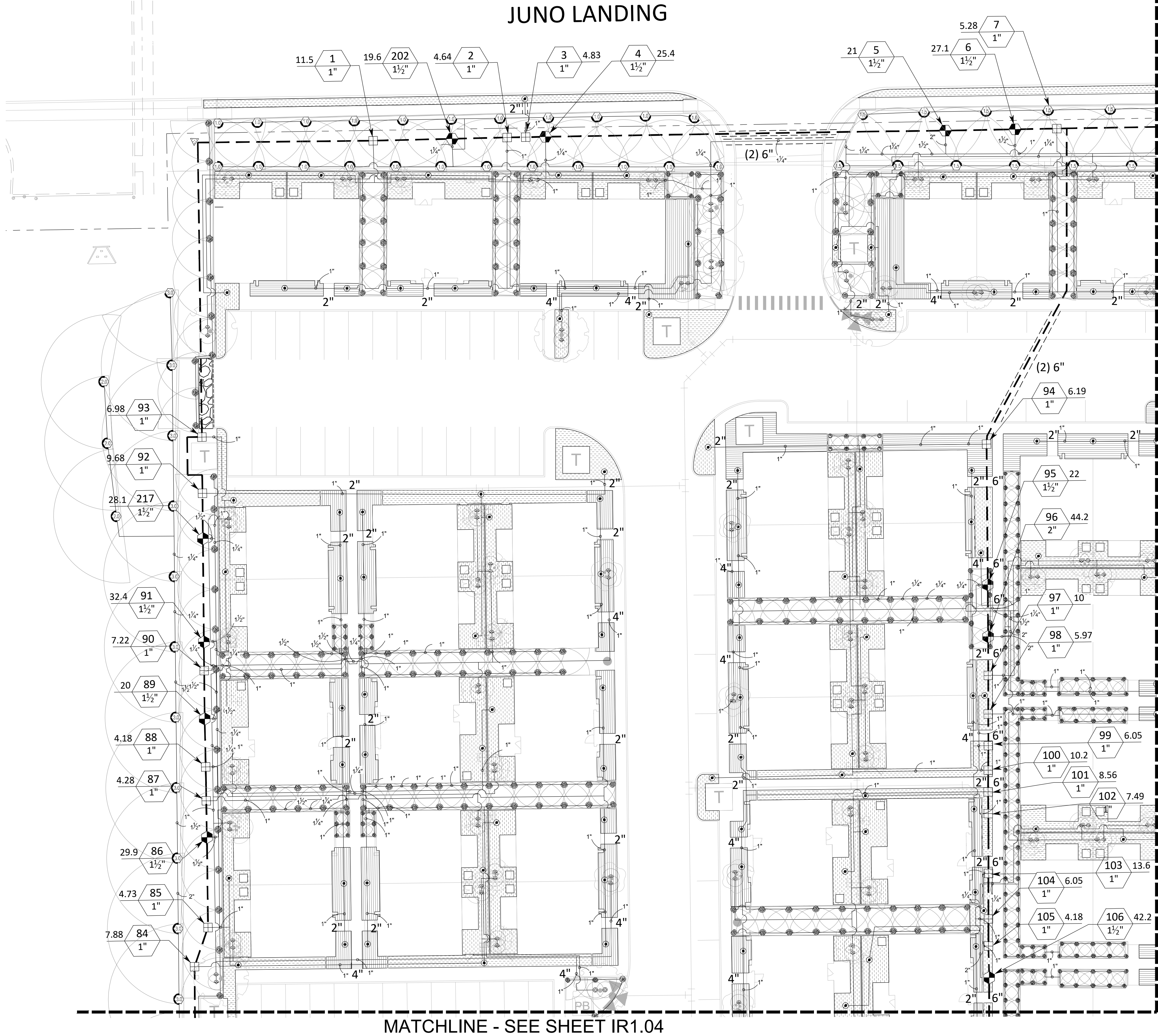
OVERALL
IRRIGATION PLAN

SHEET NO.

IR1.00

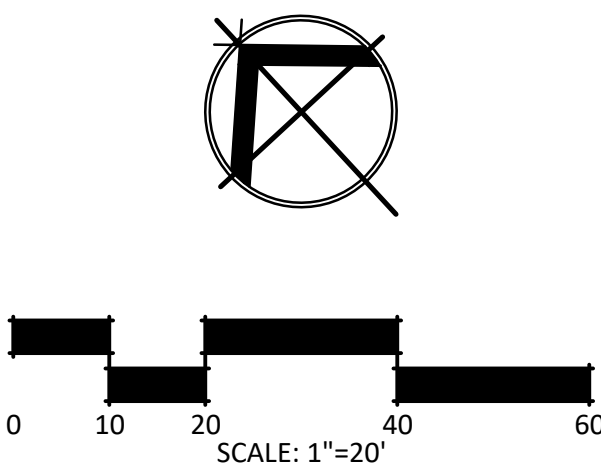
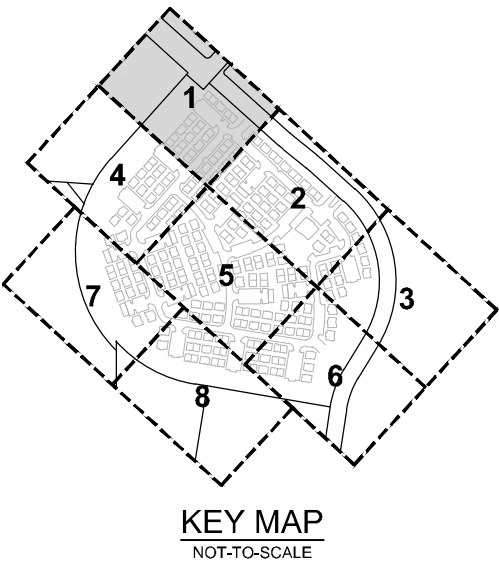
STRAND 2148616

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IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV SR SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
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	RAIN BIRD 1806 -1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 .50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 15R AT 30 PSI
	HUNTER SRM-04 .75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 17R AT 30 PSI
	HUNTER SRM-04 1.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 28R AT 30 PSI
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HYDRO FILTER SYSTEM, PRESSURE REGULATION: 25PSI, 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX.
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIFLINE, 0.6 GPH EMITTERS AT 24" O.C. DRIFLINE LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, XF INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIFLINE W/COOPER SHIELD TECHNOLOGY, 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, XF INSERT FITTINGS.
	1"-1-1/2", 2" HUNTER ICV-G ELECTRIC REMOTE FLOW CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER IBV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FEBCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER A2C-225D-SS 225-STATION CONTROLLER WITH ONE (2) A2C-075 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE (SHEET IR1.06)
	2" WATER METER (SHEET IR1.03)
	1"- 3" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	2' / 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE FLOW VALVE SIZE

NOTE:
CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.

ISSUE

DATE

REV

03

09/11/2023

10/06/2023

12/08/2023

12-8-23

IFC SET

SEAL

01/26/2024

ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024

DRWN: STRAND

CHKD: STRAND

SHEET TITLE

IRRIGATION PLAN

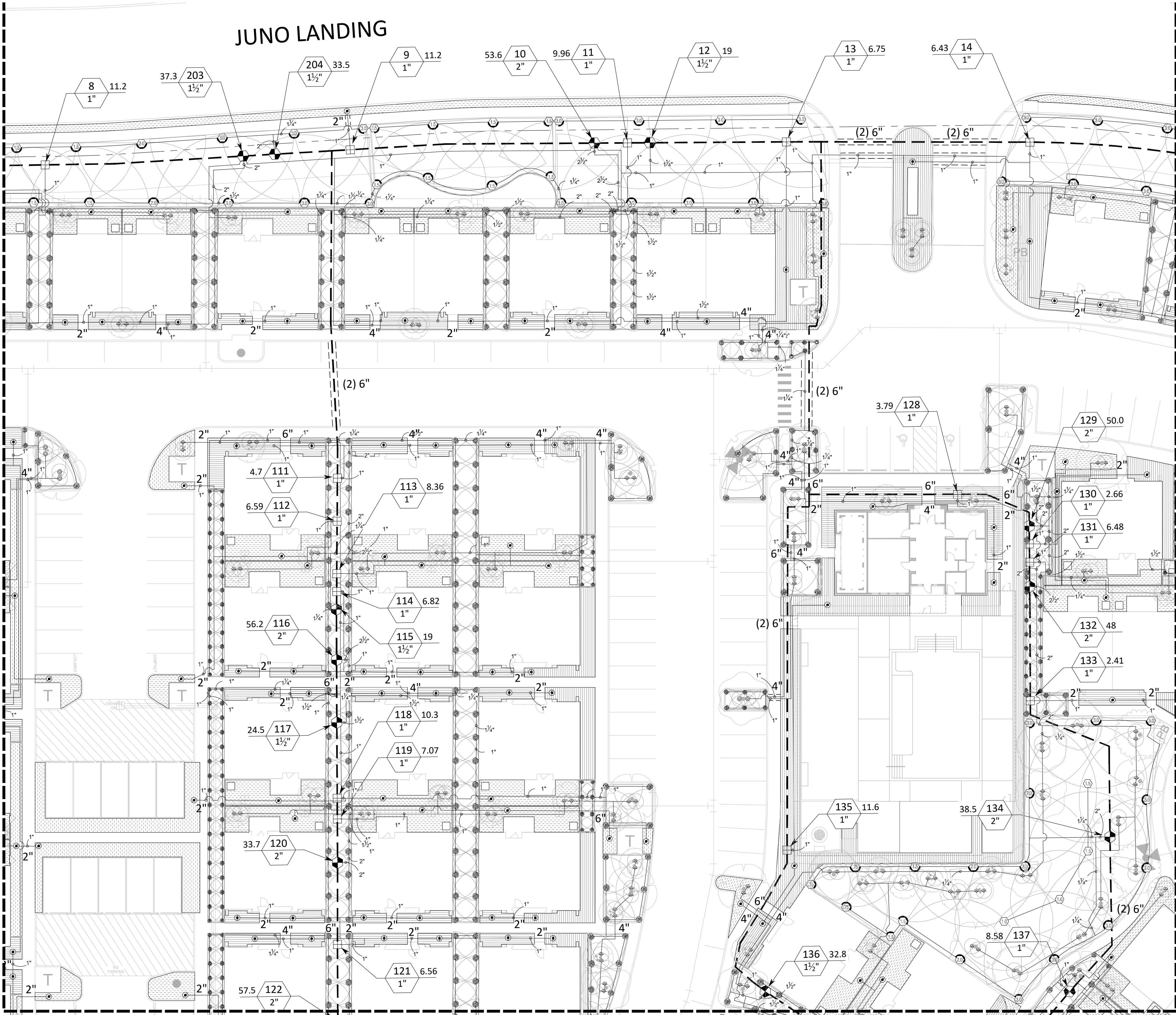
SHEET NO.

IR1.01

STRAND 2148616

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MATCHLINE - SEE SHEET LP1.01



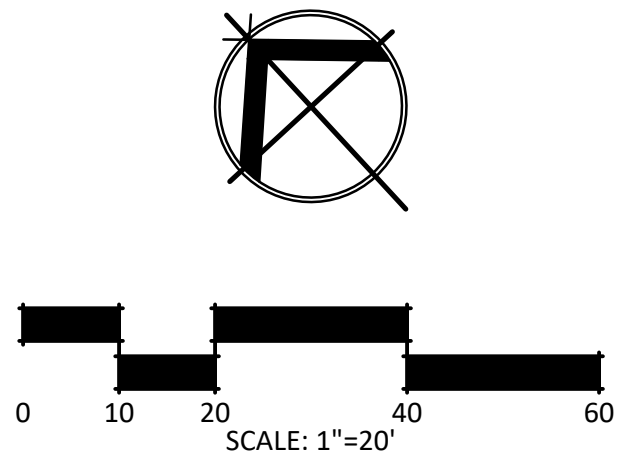
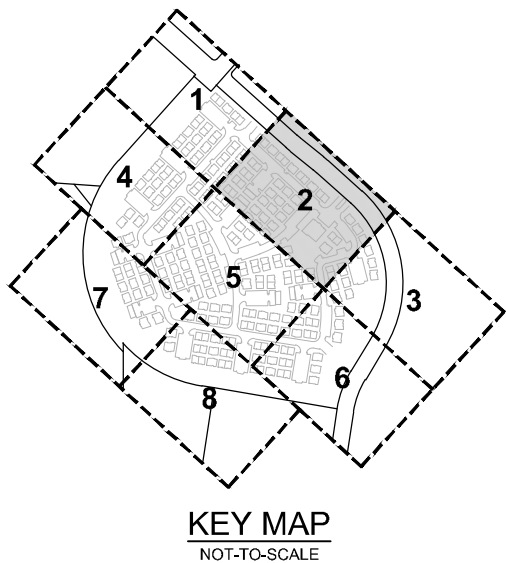
MATCHLINE - SEE SHEET IR1.05

MATCHLINE - SEE SHEET IR1.03

IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV SR SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH RAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 12 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 15 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	RAIN BIRD 1806-1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 15R AT 30 PSI
	HUNTER SRM-04 75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 17R AT 30 PSI
	HUNTER SRM-04 10 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE. 28R AT 30 PSI
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX.
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIP LINE, 0.6 GPH EMITTERS AT 24" O.C. DRIP LINE LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XFS-06-16 XFS SUB-SURFACE PRESSURE COMPENSATING DRIP LINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	1", 1-1/2", 2" HUNTER ICV-G ELECTRIC REMOTE FLOW CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER IBV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FEBCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER A2C-D75-SS 225-STATION CONTROLLER WITH ONE (2) A2C-D75 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE. (SHEET IR1.06)
	2" WATER METER (SHEET IR1.03)
	1" - 3" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	2" / 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE FLOW VALVE SIZE

NOTE:

CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



STRAND

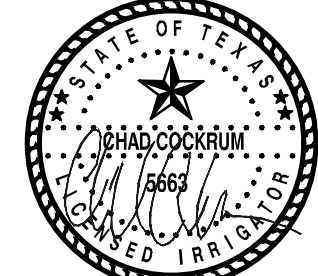
10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	ISSUE	DATE	REV	CLIENT COMMENTS	CLIENT COMMENTS - SCD
		09/11/2023	03		
		10/06/2023	Δ		
		12/08/2023	Δ		

SEAL



ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

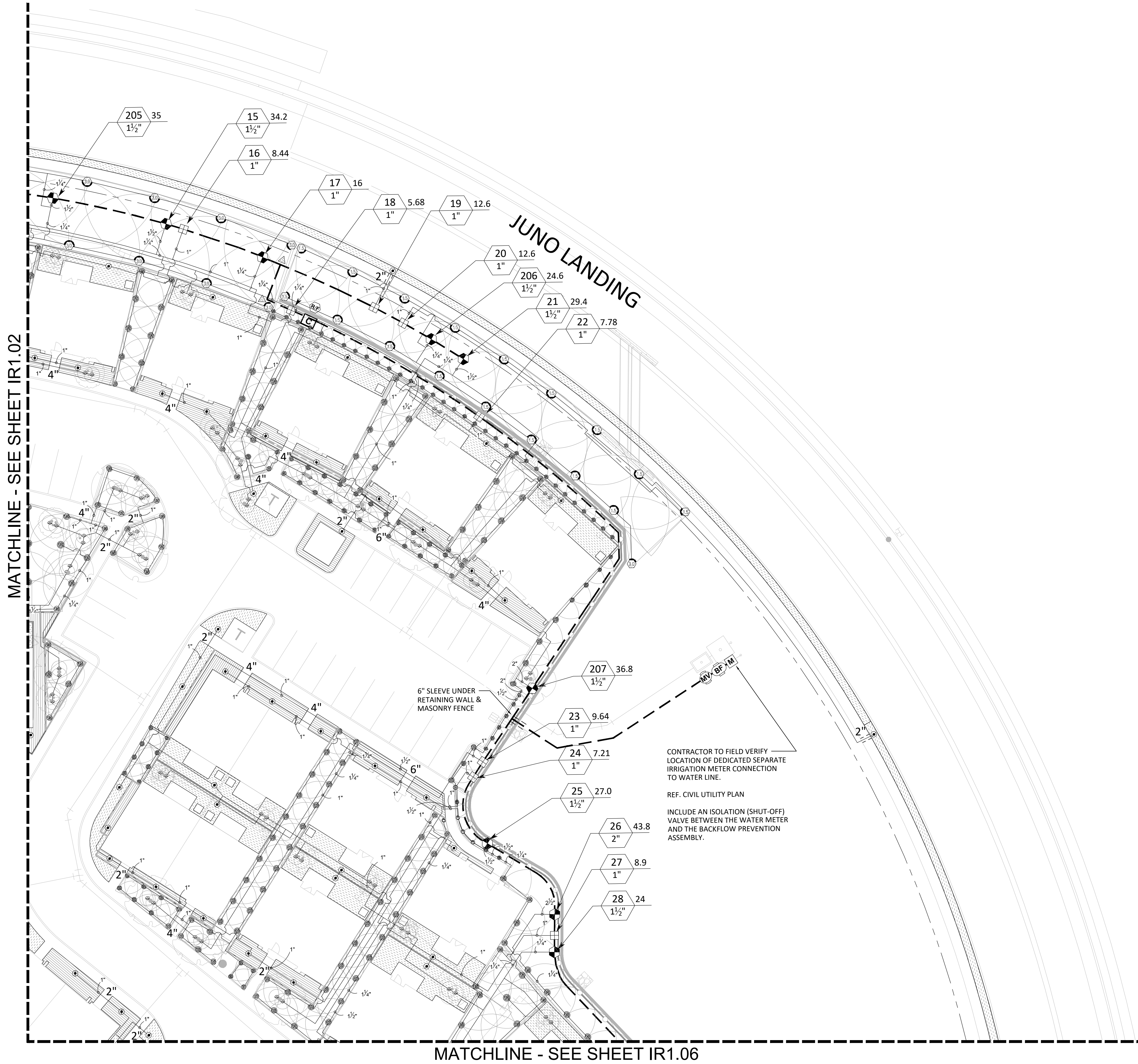
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



























IRRIGATION PLAN

SHEET NO.

IR1.02

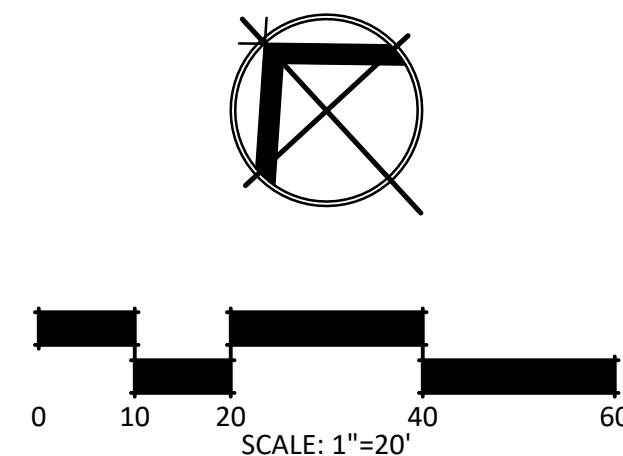
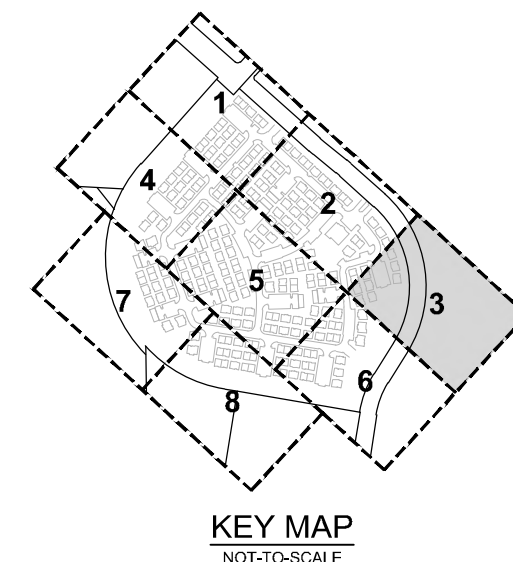
STRAND 2148616



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PR350-CV 8R SERIES TURF SPRAY, 30 PSI REGULATED 8" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 8" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 10" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV 12 SERIES TURF SPRAY, 30 PSI REGULATED 12" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV 15 SERIES TURF SPRAY, 30 PSI REGULATED 15" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PR350-CV ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	RAIN BIRD 1806-1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 15R AT 30 PSI
	HUNTER SRM-04 75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 17R AT 30 PSI
	HUNTER SRM-04 10 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 28R AT 30 PSI
	HUNTER IC2-101-25 DRIFT CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX.
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DIAPHRAGM, 0.6 GPH EMITTERS AT 24" O.C. DIAPHRAGM LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XF5-06-18 XF5 SUB-SURFACE PRESSURE COMPENSATING DIAPHRAGM W/COOPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	1"-1-1/2", 2" HUNTER IGV-G ELECTRIC REMOTE FLOW CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER BV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FEBCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER A2C-225S-SS 225-STATION CONTROLLER WITH ONE (2) A2C-075 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAIN FREEZE SENSOR, INSTALLED WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE. (SHEET IR1.06)
	2" WATER METER (SHEET IR1.03)
	1"-3" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	21" 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE SIZE

NOTE:

CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



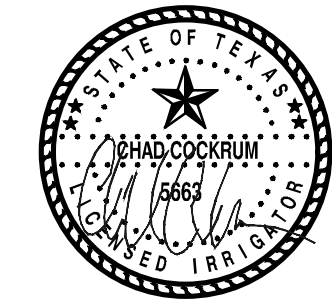
10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

DATE	ISSUE	INT.
09/11/2023	CLIENT COMMENTS	
10/06/2023	CLIENT COMMENTS - SOD	
12/08/2023	12-8 23 - IFC SET	

SEA



01/26/2024

ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024

DRWN: STRAND
CHKD: STRAND

SHEET TITLE

IRRIGATION PLAN

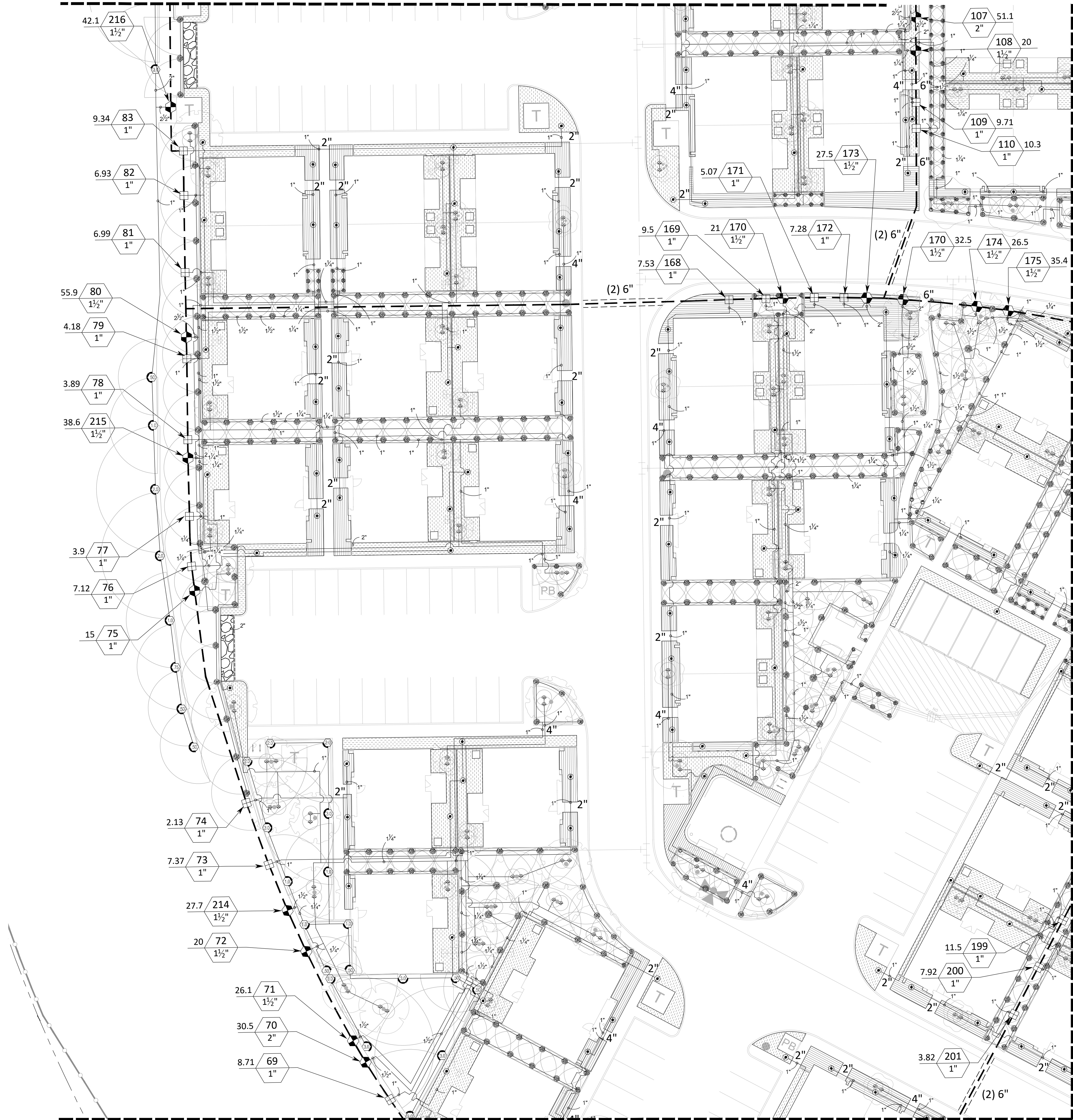
SHEET NO.

IR1.03

STRAND 2148616

\\dhi-ascend on juno landing (2148616)\\7.0_cd\\7.4_sheets\\ir1.00 irrigation plan.dwg, kamrul hasan, 1/26/2024 12:28 PM

MATCHLINE - SEE SHEET IR1.01

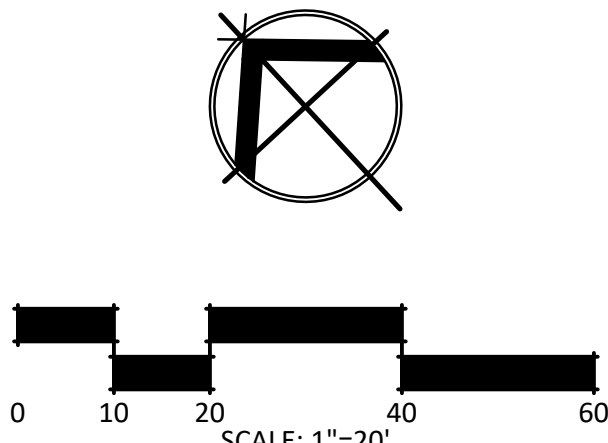
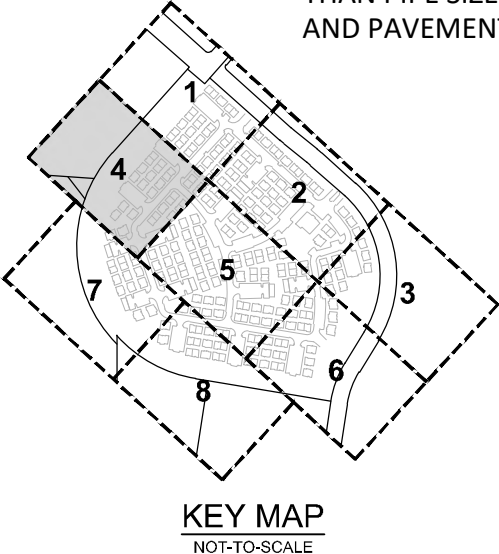


MATCHLINE - SEE SHEET IR1.07

MATCHLINE - SEE SHEET IR1.05

IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV SR SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 12 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 15 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	RAIN BIRD 1806-1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 15R AT 30 PSI
	HUNTER SRM-04 75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 17R AT 30 PSI
	HUNTER SRM-04 10 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE, LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE, 28R AT 30 PSI
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM, PRESSURE REGULATION, 29PSI, 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX.
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 24" O.C. DRIPLINE LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, XF INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY, 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, XF INSERT FITTINGS.
	1" 1-1/2", 2" HUNTER ICV-G ELECTRIC REMOTE FLOW CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER IBV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FBCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER A2C-225D-SS 225-STATION CONTROLLER WITH ONE (2) A2C-D75 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAINFREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE. (SHEET IR1.06)
	2" WATER METER (SHEET IR1.03)
	1", 3" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	2" / 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE FLOW VALVE SIZE

NOTE:
CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



STRAND

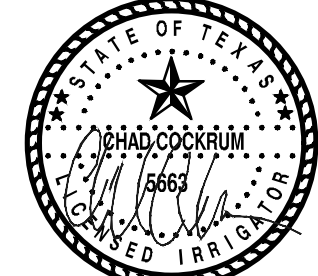
10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	ISSUE	DATE	REV	CLIENT COMMENTS	CLIENT COMMENTS - SCD
		09/11/2023	D3		12/08/2023 12-8-23 IFC SET

SEAL



ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

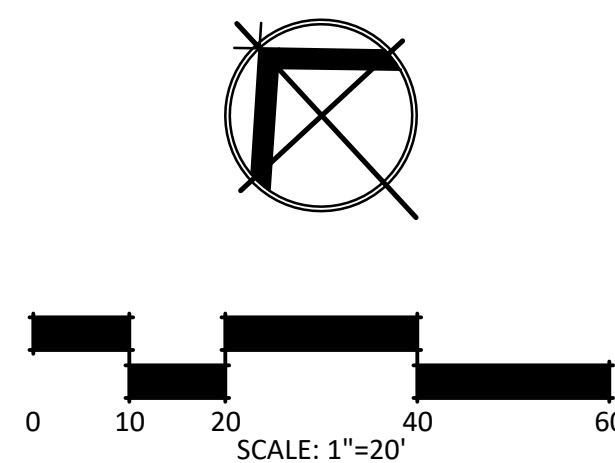
SHEET TITLE

IRRIGATION PLAN

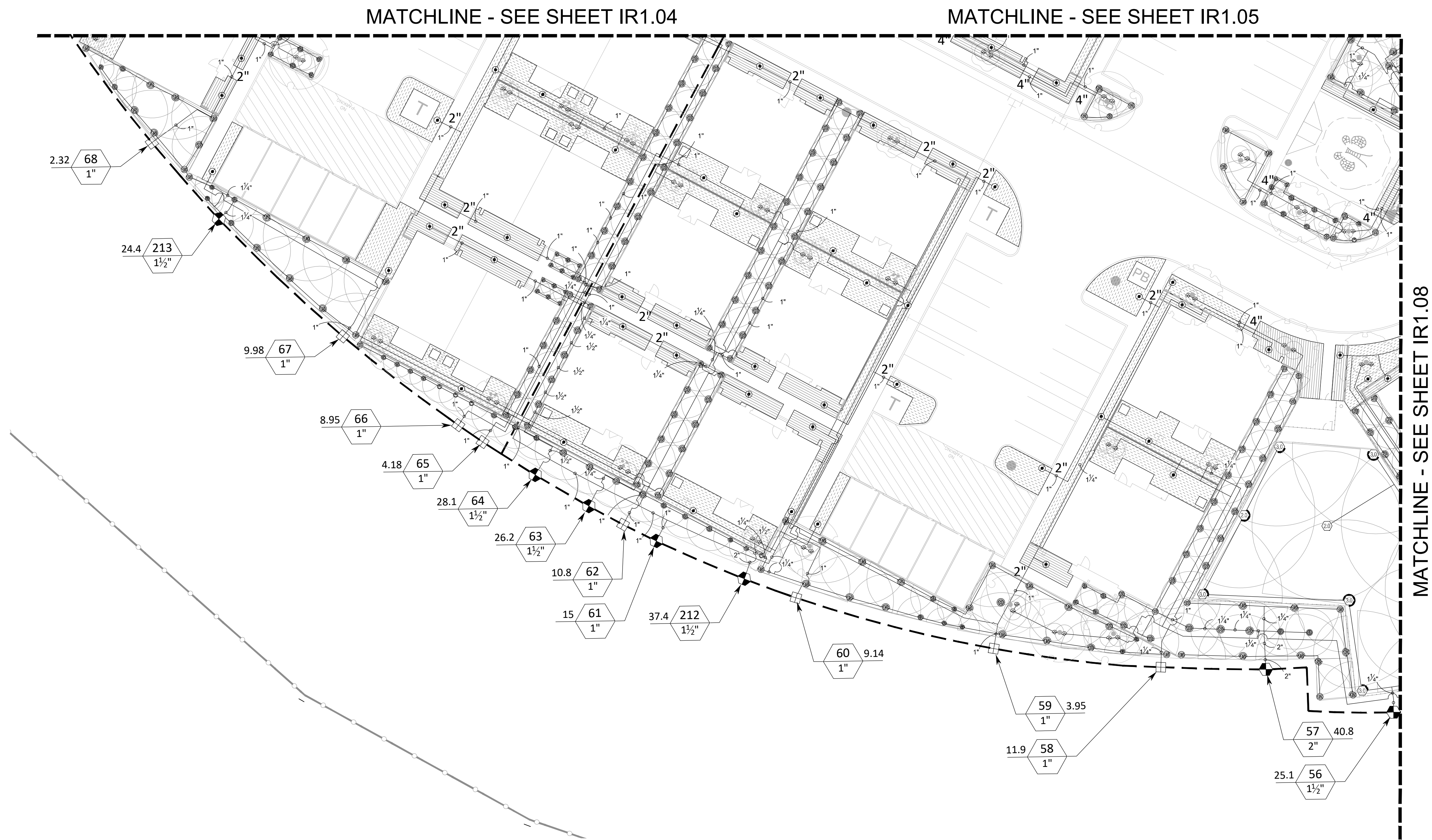
SHEET NO.

IR1.04

STRAND 2148616



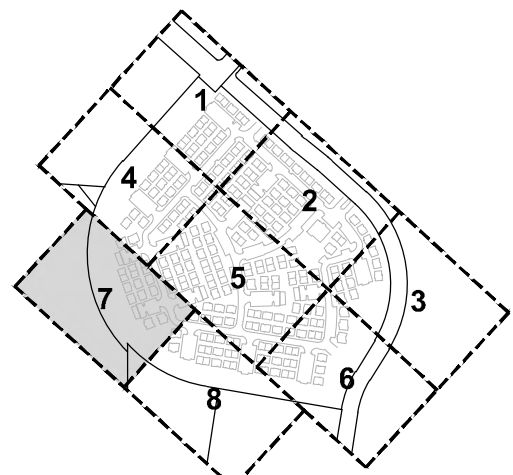
\\dhi-ascend-on-juno-landing (2148616)\7.0_cd\7.4_sheets\ir1.00 irrigation plan.dwg, kamrul hasan, 1/26/2024 12:29 PM



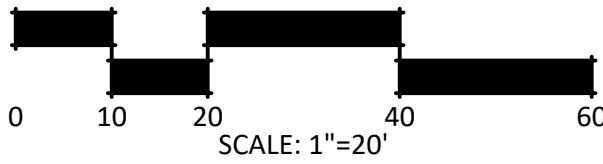
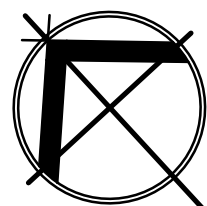
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-06-PRS30-CV SR SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 5 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH RAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 8 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 10 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 12 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV 15 SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-06-PRS30-CV ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6" POP-UP HEAD WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	RAIN BIRD 1806-1402 1/2 GPM FLOOD BUBBLER WITH 6" POP-UP HEAD
	HUNTER SRM-04 .50 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 15R AT 30 PSI
	HUNTER SRM-04 .75 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 17R AT 30 PSI
	HUNTER SRM-04 1.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 19R AT 30 PSI
	HUNTER SRM-04 1.5 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 23R AT 30 PSI
	HUNTER SRM-04 2.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 25R AT 30 PSI
	HUNTER SRM-04 3.0 TURF ROTOR, 4" POP-UP HEAD, ADJUSTABLE AND FULL CIRCLE. LOW PRECIPITATION, LOW FLOW ROTOR AND LOW ANGLE 28R AT 30 PSI
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP VALVE BOX.
	PLANTER AREAS - RAIN BIRD XFD-06-24 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 24" O.C. DRIPLINE LATERALS SPACED 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	TURF AREAS - RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. XF INSERT FITTINGS.
	1"-1-1/2", 2" HUNTER ICV-G ELECTRIC REMOTE FLOW CONTROL VALVE. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET
	2" HUNTER IBV-FS BRASS FLOW CONTROL MASTER VALVE (SHEET IR1.03)
	2" FEBCO 850 DOUBLE CHECK BACKFLOW PREVENTOR (SHEET IR1.03)
	HUNTER AZC-225D-SS 225-STATION CONTROLLER WITH ONE (2) AZC-D75 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. (SHEET IR1.03)
	HUNTER WRF-CLK WIRELESS RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. (SHEET IR1.03)
	THRUST BLOCK - INSTALL A THRUST BLOCK AT ALL MAIN LINE TEES, 90 DEG AND 45 ELBOW FITTINGS.
	AUTOMATIC DRAIN VALVE - INSTALL AT LOWEST POINT ON THE MAIN LINE (SHEET IR1.08)
	2" WATER METER (SHEET IR1.03)
	1" LATERAL LINE: PVC CLASS 200 SDR 21
	2" / 2.5" / 3" MAINLINE: PVC SCHEDULE 40
	2" / 4" / 6" SLEEVE: PVC SCHEDULE 40
VALVE CALLOUT	
	VALVE NUMBER VALVE FLOW VALVE SIZE

NOTE:

CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.



KEY MAP
NOT-TO-SCALE



STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.

DATE

ISSUE

REV

CLIENT COMMENTS

12/8/23 IFC SET

03

SEAL



ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

IRRIGATION PLAN

SHEET NO.

IR1.07

STRAND 2148616

SAN ANTONIO, TEXAS

STRAND	2148616
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MATCHLINE - SEE SHEET IR1.06

VALVE CALLOUT	
	<p>VALVE NUMBER</p> <p>VALVE FLOW</p> <p>VALVE SIZE</p>

CONTRACTOR TO PROVIDE PIPE APPROPRIATE SIZED SLEEVES (2X GREATER THAN PIPE SIZE) WHERE LATERAL AND MAIN LINES CROSS UNDER SIDEWALKS AND PAVEMENT.

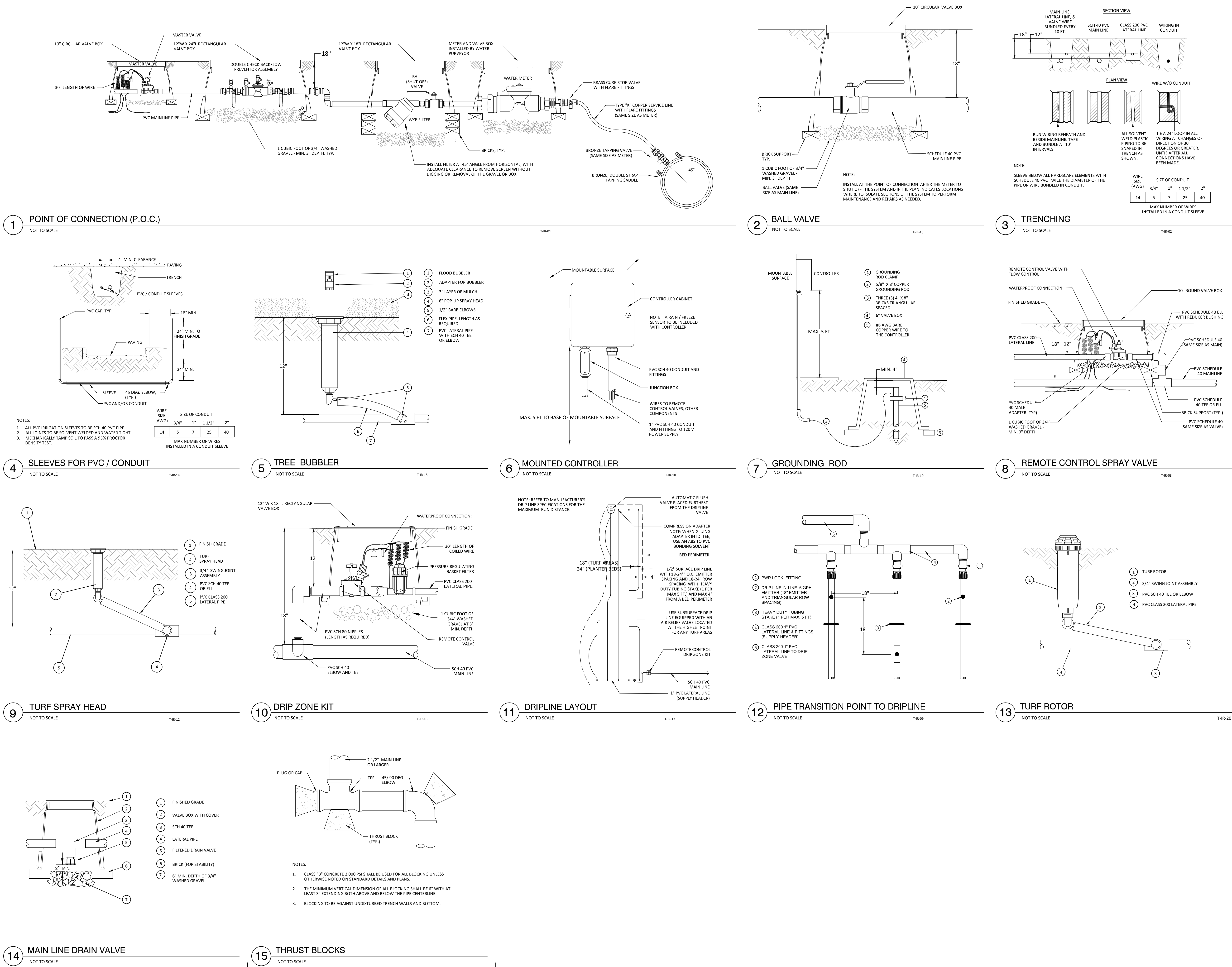


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VALVE SCHEDULE							
NUMBER	MODEL	SIZE	TYPE	GPM	FRICTION LOSS	VALVE LOSS	PSI
1	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.52	0.81	8.91	29.7
2	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.64	0.28	4.78	25.0
3	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.83	0.06	4.89	24.9
4	HUNTER ICV-G	1-1/2"	TURF SPRAY	25.36	1.76	1.5	33.3
5	HUNTER ICV-G	1-1/2"	BUBBLER	21	1.21	1.5	22.7
6	HUNTER ICV-G	1-1/2"	TURF SPRAY	27.14	1.31	1.5	32.8
7	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.28	0.35	5.17	25.5
8	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.2	0.71	8.72	29.4
9	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.17	0.29	8.7	29.0
10	HUNTER ICV-G	2"	TURF SPRAY	53.6	2.58	1.38	34.0
11	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.96	0.61	7.98	28.6
12	HUNTER ICV-G	1-1/2"	BUBBLER	19	1.65	1.5	23.2
13	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.75	0.77	6.05	26.8
14	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.43	0.2	5.86	26.1
15	HUNTER ICV-G	1-1/2"	TURF SPRAY	34.19	2.62	1.58	34.2
16	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.44	0.67	7.06	27.7
17	HUNTER ICV-G	1"	BUBBLER	16	1.9	3	24.9
18	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.68	0.44	5.41	25.8
19	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.56	0.38	9.54	29.9
20	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.63	6.39	9.58	36.0
21	HUNTER ICV-G	1-1/2"	TURF SPRAY	29.4	2.08	1.5	33.6
22	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.78	0.24	6.67	26.9
23	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.64	2.29	7.78	30.1
24	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.21	0.4	6.33	26.7
25	HUNTER ICV-G	1-1/2"	TURF SPRAY	27.02	2.86	1.5	34.4
26	HUNTER ICV-G	2"	TURF SPRAY	43.78	2.77	0.95	33.7
27	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.9	0.98	7.34	28.3
28	HUNTER ICV-G	1-1/2"	BUBBLER	24	3.17	1.5	24.7
29	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.25	0.24	7.55	27.8
30	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.42	0.27	4.61	24.9
31	HUNTER ICV-G	1-1/2"	TURF SPRAY	28.89	1.83	1.5	33.3
32	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	14.23	1.73	10.5	32.3
33	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.15	0.07	3.1	23.2
34	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.44	1.59	7.66	29.3
35	HUNTER ICV-G	1"	BUBBLER	18	1.99	3	25.0
36	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.18	0.4	4.45	24.9
37	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.32	0.55	4.55	25.1
38	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.36	1.83	1.5	33.3
39	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.64	0.37	8.38	28.8
40	HUNTER ICV-G	1-1/2"	TURF SPRAY	31.42	2.34	1.53	33.9
41	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.2	0.75	6.32	27.1
42	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.92	1.18	6.75	27.9
43	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.92	1.21	12.9	34.1
44	HUNTER ICV-G	1-1/2"	TURF SPRAY	30.55	2.22	1.51	33.7
45	HUNTER ICV-G	1"	BUBBLER	18	1.17	3	24.2
46	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.19	0.43	10	30.4
47	HUNTER ICV-G	1-1/2"	TURF SPRAY	27.18	1.8	1.5	33.3
48	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.32	0.55	4.55	25.1
49	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.94	0.52	6.16	26.7
50	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.56	0.64	7.74	28.4
51	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.13	1.64	8.08	29.7
52	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.76	1.1	9.06	30.2
53	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.21	0.08	3.14	23.2
54	HUNTER ICV-G	1-1/2"	TURF SPRAY	17.52	1.74	1.5	33.2
55	HUNTER ICV-G	1"	BUBBLER	11	1.47	3	24.5
56	HUNTER ICV-G	1-1/2"	TURF ROTOR	25.1	1.75	1.5	33.2
57	HUNTER ICV-G	2"	TURF SPRAY	40.77	1.03	0.83	31.9
58	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.92	0.97	9.15	30.1
59	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.95	0.11	4.3	24.4
60	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.14	1.53	7.48	29.0
61	HUNTER ICV-G	1"	BUBBLER	15	1.44	3	24.4
62	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.81	0.78	8.49	29.3
63	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.24	2.5	1.5	34.0
64	HUNTER ICV-G	1-1/2"	TURF SPRAY	28.12	1.89	1.5	33.4
65	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.18	0.44	10	30.4
66	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.95	1.34	14.0	35.3
67	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.98	1.67	7.99	29.7
68	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.32	0.06	10	30.1
69	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.71	0.63	7.23	27.9
70	HUNTER ICV-G	2"	TURF SPRAY	30.54	2.76	0.8	33.6
71	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.06	2.51	1.5	34.0
72	HUNTER ICV-G	1-1/2"	BUBBLER	20	1.35	1.5	22.9
73	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.37	0.9	12.4	33.3
74	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.13	0.08	10	30.1
75	HUNTER ICV-G	1"	BUBBLER	15	1.57	3	24.6
76	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.12	0.95	12.1	33.1
77	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.9	0.05	4.27	24.3
78	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.89	0.46	10	30.5
79	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.18	0.43	10	30.4
80	HUNTER ICV-G	1-1/2"	TURF SPRAY	55.89	2.39	2.67	35.1
81	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.99	0.57	6.19	26.8
82	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.93	0.14	6.16	26.3
83	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	0.34	1.61	7.6	29.2
84	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.88	1.22	12.9	34.1
85	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.73	0.06	10	30.1
86	HUNTER ICV-G	1-1/2"	TURF SPRAY	29.94	2.38	1.5	33.9
87	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.28	0.54	10	30.5
88	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.18	0.41	10	30.4
89	HUNTER ICV-G	1-1/2"	BUBBLER	20	1.91	1.5	23.4
90	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.22	0.52	12.2	32.7
91	HUNTER ICV-G	1-1/2"	TURF SPRAY	32.36	2.7	1.55	34.2
92	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.68	1.62	7.81	29.4
93	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.98	0.38	12.0	32.4
94	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.19	0.41	5.71	26.1
95	HUNTER ICV-G	1-1/2"	BUBBLER	22	1.25	1.5	22.8
96	HUNTER ICV-G	2"	TURF SPRAY	44.21	1.67	0.97	32.6
97	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10	1.15	8	29.1
98	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.97	0.55	5.58	26.1
99	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.05	0.23	11.1	31.3
100	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.17	0.76	8.1	28.9
101	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.56	1.27	7.14	28.4
102	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.49	0.55	12.5	33.0
103	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	13.63	1.62	10.2	31.8
104	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.05	0.21	11.1	31.3
105	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.18	0.22	10	30.2
106	HUNTER ICV-G	1-1/2"	TURF SPRAY	42.24	1.8	1.81	33.6
107	HUNTER ICV-G	2"	TURF SPRAY	51.1	2.44	1.25	33.7
108	HUNTER ICV-G	1-1/2"	BUBBLER	20	1.13	1.5	22.6
109	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.71	0.98	7.83	28.8
110	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.28	1.07	8.17	29.2
111	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.7	0.14	10	30.1
112	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.59	0.27	5.95	26.2
113	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.36	0.46	13.4	33.8
114	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.82	0.54	6.09	26.6
115	HUNTER ICV-G	1-1/2"	BUBBLER	19	1.79	1.5	23.3
116	HUNTER ICV-G	2"	TURF SPRAY	56.19	2.94	1.51	34.5
117	HUNTER ICV-G	1-1/2"	TURF SPRAY	24.49	2.04	1.5	33.5
118	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.29	0.32	8.17	28.5
119	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.07	0.29	6.24	26.5
120	HUNTER ICV-G	2"	TURF SPRAY	33.72	2.12	0.8	32.9
121	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.56	0.19	11.6	31.8
122	HUNTER ICV-G	2"	TURF SPRAY	57.5	2.72	1.57	34.3
123	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.4	0.54	8.84	29.4
124	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.12	0.28	5.67	26.0
125	HUNTER ICV-G	1-1/2"	BUBBLER	26	1.64	1.5	23.1
126	HUNTER ICV-G	1-1/2"	TURF SPRAY	36.66	2.71	1.63	34.3
127	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.85	0.32	5.51	25.8

128	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.79	0.03	4.19	24.2
129	HUNTER ICV-G	2"	TURF SPRAY	50.02	2.97	1.2	34.2
130	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.66	0.06	3.44	23.5
131	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.48	0.33	5.89	26.2
132	HUNTER ICV-G	2"	BUBBLER	48	1.57	1.12	22.7
133	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.41	0.07	3.27	23.3
134	HUNTER ICV-G	2"	TURF ROTOR	38.52	1.98	0.8	32.8
135	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.62	0.35	8.97	29.3
136	HUNTER ICV-G	1-1/2"	TURF SPRAY	32.84	2.79	1.56	34.3
137	HUNTER ICV-G	1"	TURF SPRAY	8.58	0.15	2.86	33.0
138	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.09	1.21	9.25	30.5
139	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.71	0.08	10	30.1
140	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.77	0.19	10	30.2
141	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.11	0.48	10.1	30.6
142	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.05	1.08	9.23	30.3
143	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.97	0.35	11.0	31.3
144	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.02	1.06	7.41	28.5
145	HUNTER ICV-G	1-1/2"	TURF SPRAY	51.32	2.27	2.31	34.6
146	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	2.54	0.07	3.36	23.4
147	HUNTER ICV-G	1-1/2"	BUBBLER	26	1.48	1.5	23.0
148	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.02	0.27	8.61	28.9
149	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.29	0.56	7.57	28.1
150	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.27	0.06	3.85	23.9
151	HUNTER ICV-G	2"	BUBBLER	41	1.97	0.84	22.8
152	HUNTER ICV-G	1"	TURF ROTOR	18.26	0.83	3	33.8
153	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.49	0.42	6.49	26.9
154	HUNTER ICV-G	2"	TURF SPRAY	53.96	2.01	1.4	33.4
155	HUNTER ICV-G	1-1/2"	TURF SPRAY	27.6	1.7	1.5	33.2
156	HUNTER ICV-G	1"	BUBBLER	12	1.87	3	24.9
157	HUNTER ICV-G	1-1/2"	TURF SPRAY	35.04	1.69	1.6	33.3
158	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.98	0.21	6.19	26.4
159	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.32	2.81	1.5	34.3
160	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.29	1.09	7.57	28.7
161	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.36	0.58	13.4	33.9
162	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.84	0.53	11.8	32.4
163	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.1	0.35	6.86	27.2
164	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.98	0.41	11.0	31.4
165	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.71	1.48	7.23	28.7
166	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.63	1.18	13.8	34.8
167	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.82	0.18	10	30.2
168	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.53	0.92	12.5	33.5
169	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.5	0.77	14.5	35.3
170	HUNTER ICV-G	1-1/2"	TURF SPRAY	32.54	2.77	1.55	34.3
171	HUNTER ICZ-101-25	1"	BUBBLER	21	1.76	1.5	23.3
172	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.07	0.78	5.04	25.8
173	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.25	1.69	12.3	33.3
174	HUNTER ICV-G	1-1/2"	TURF SPRAY	28.48	2.72	1.5	24.2
174	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.47	2.57	1.5	34.1
175	HUNTER ICV-G	1-1/2"	TURF SPRAY	35.37	2.52	1.61	34.1
176	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.92	0.34	6.15	26.5
177	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.53	1.01	12.5	33.5
178	HUNTER ICV-G	1-1/2"	BUBBLER	20	1.23	1.5	22.7
179	HUNTER ICV-G	2"	TURF SPRAY	54.99	2.58	1.45	34.0
180	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	9.54	0.57	7.72	28.3
181	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	12.36	1.7	9.42	31.1
182	HUNTER ICV-G	2"	TURF SPRAY	62.84	1.55	1.83	33.4
183	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.62	0.62	5.37	26.0
184	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.11	1.08	8.67	29.7
185	HUNTER ICV-G	1-1/2"	TURF SPRAY	38.19	2.55	1.66	34.2
186	HUNTER ICV-G	2"	BUBBLER	30	6.73	1.5	28.2
187	HUNTER ICV-G	1-1/2"	TURF SPRAY	56.96	2.41	1.55	34.0
188	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.51	0.98	11.5	32.1
189	HUNTER ICV-G	1-1/2"	TURF SPRAY	25.45	2.51	1.5	34.1
190	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.36	1.43	6.34	33.8
191	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.88	1.52	7.33	28.2
192	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.27	0.55	11.3	31.8
193	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.67	0.59	8.4	29.0
194	HUNTER ICV-G	1-1/2"	TURF SPRAY	23.2	1.47	1.5	33.0
195	HUNTER ICV-G	1-1/2"	BUBBLER	22	1.89	1.5	23.4
196	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.88	0.14	6.13	26.3
197	HUNTER ICV-G	1-1/2"	TURF SPRAY	26.16	0.79	1.5	32.3
198	HUNTER ICV-G	1-1/2"	TURF SPRAY	32.09	2.6	1.54	34.1
199	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.51	0.54	8.91	29.4
200	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.92	0.99	12.9	33.9
201	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	3.82	0.09	10	30.1
202	HUNTER ICV-G	1-1/2"	TURF ROTOR	19.55	0.44	1.5	31.9
203	HUNTER ICV-G	1-1/2"	TURF ROTOR	37.3	2.78	1.65	34.4
204	HUNTER ICV-G	1-1/2"	TURF ROTOR	33.5	2.88	1.57	34.5
205	HUNTER ICV-G	1-1/2"	TURF ROTOR	35	1.01	1.6	32.6
206	HUNTER ICV-G	1-1/2"	TURF ROTOR	24.8	0.96	1.5	32.5
207	HUNTER ICV-G	1-1/2"	TURF SPRAY	36.93	2.84	1.54	34.5
208	HUNTER ICV-G	1-1/2"	TURF ROTOR	30.55	2.04	1.51	33.8
209	HUNTER ICV-G	1-1/2"	TURF SPRAY	30.59	2.5	1.51	34.0
210	HUNTER ICV-G	2"	TURF SPRAY	44.36	3	0.97	34.0
211	HUNTER ICV-G	1-1/2"	TURF SPRAY	33.58	1.04	1.57	32.6
212	HUNTER ICV-G	1-1/2"	TURF SPRAY	37.43	2.2	1.65	33.8
213	HUNTER ICV-G	1-1/2"	TURF SPRAY	24.38	0.72	1.5	32.2
214	HUNTER ICV-G	1-1/2"	TURF ROTOR	27.68	1.63	1.5	33.1
215	HUNTER ICV-G	1-1/2"	TURF SPRAY	38.64	2.07	1.67	33.7
216	HUNTER ICV-G	1-1/2"	TURF ROTOR	42.1	2.72	1.81	34.5
217	HUNTER ICV-G	1-1/2"	TURF SPRAY	28.06	2.94	1.5	34.5

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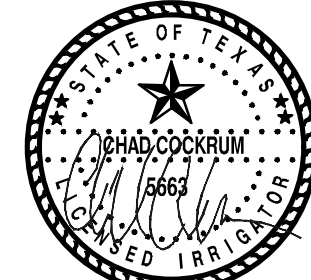
10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

CLIENT INFO

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE

INT.	ISSUE	DATE	REV	CLIENT COMMENTS	CLIENT COMMENTS - SCD
				09/11/2023	12-8-23 - IFC SET
				10/06/2023	
				12/08/2023	

SEAL



01/26/2024

ASCEND ON JUNO LANDING

SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

IRRIGATION
DETAILS

SHEET NO.

IR1.10

STRAND 2148616

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STRAND

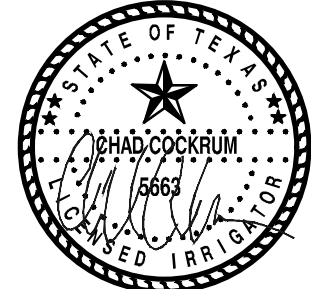
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REV	DATE	ISSUE	INT.
D3	09/11/2023	CLIENT COMMENTS	
	10/06/2023	CLIENT COMMENTS - SCD	
	12/08/2023	12.8.23 - IFC SET	

SEAL



ASCEND ON JUNO LANDING
SAN ANTONIO, TEXAS

SCALE: AS SHOWN

DATE: 1/26/2024
DRWN: STRAND
CHKD: STRAND

SHEET TITLE

IRRIGATION LETTER
OF CONFORMITY

SHEET NO.

IR1.11

STRAND 2148616

STRAND
10003 TECHNOLOGY BLVD WEST
DALLAS TEXAS 75220

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
114 W. COMMERCE ST. SUITE 1113
P.O. BOX 839966
SAN ANTONIO, TX 782-3966

JAN 24, 2024

TO WHOM IT MAY CONCERN:

I, CHAD COCKRUM, A LICENSED IRRIGATOR IN THE STATE OF TEXAS DO CERTIFY THAT THE IRRIGATION PLAN SUBMITTED CONFORMS TO THE IRRIGATION DESIGN AND EQUIPMENT STANDARDS SET OUT IN THE 35-510(J) AND 35-511(C)(6) OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE AND ALSO COMPLIES WITH THE REQUIREMENTS OF CHAPTER 344, 344.60, 344.61, 344.62, AND 344.63 OF THE TEXAS ADMINISTRATION CODE.

IF FURTHER INFORMATION IS NEEDED, PLEASE FEEL FREE TO CONTACT ME AT 972-620-8204.

YOURS TRULY,

CHAD COCKRUM
LI 5663