

CONSTRUCTION DOCUMENT ORGANIZATION

This set of CONSTRUCTION DOCUMENTS is presented in two parts:
a set of technical SPECIFICATIONS and a set of DRAWINGS.

1. DRAWINGS

DRAWINGS are organized according to disciplines, with each discipline describing a general aspect of the construction. Disciplines are arranged in the order of typical construction sequence as follows:

CODE - CODE SHEETS:

Work relating to code requirements, forms, letters, tables and diagrams for code reference.

C - CIVIL:

Work relating to site grading, parking, and utilities.

AS - ARCHITECTURAL SITE:

Work relating to site layout, site features and site graphics.

AD - ARCHITECTURAL DEMOLITION:

Work relating to demolition of site features and basic building envelope.

A - ARCHITECTURAL:

Work required to produce the basic building envelope, including: Floor plan(s), roof plan(s), exterior elevations, building sections, wall sections, stair details, exterior enclosure details, interior floor plan(s), enlarged plans, interior elevations, interior partition sections, interior details, cabinets, millwork, equipment details, ceilings and floor finishes.

S - STRUCTURAL:

Work related to the building structure.

M - MECHANICAL:

Work related to heating, ventilating and cooling systems.

P - PLUMBING:

Work related to plumbing systems.

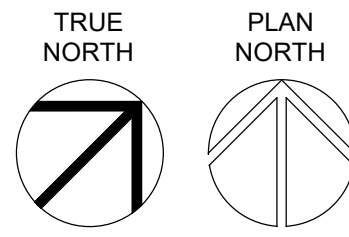
E - ELECTRICAL:

Work related to the electrical system.

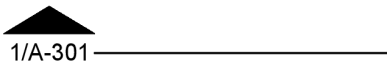
L - LANDSCAPING:

Work relating to tree preservation, landscape and irrigation.

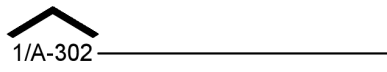
3. SYMBOLS



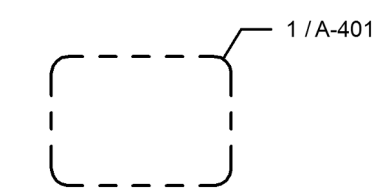
This symbol (with solid black arrow) represents the direction of true north for this set of drawings. This symbol (with outlined arrow) represents the direction of "project" north for this set of drawings.



This symbol is a key to a building section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 1, sheet A-301.



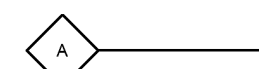
This symbol is a key to a section drawing taken along the straight line of the symbol. The arrow points in the direction of the view for the section. The number is a reference to the section drawing, in this example, drawing 1, sheet A-302.



This symbol is a key to a detail drawn of the area within the dashed line. The number is a reference to the detail drawing, in this example, drawing 1, sheet A-401.

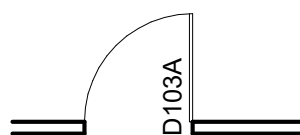


This symbol is a key to an elevation drawing. The arrow points in the direction of view for the elevation. The number is a reference to the elevation drawing, in this example, drawing 2, sheet A-201.

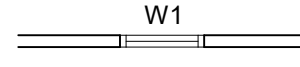


This symbol is a key to a partition type, if included. The number is a reference to the partition drawing, in this example, partition type 'A'.

3. SYMBOLS (continued)



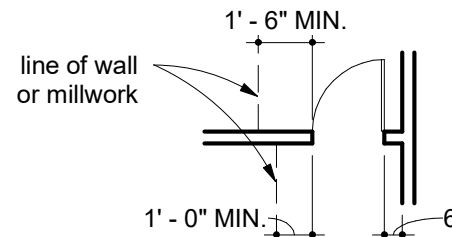
This symbol is a key to the door schedule. All doors are keyed with a letter "D" and the room number. If more than one door is in a room, "A", "B", etc. is added. In this example, see door "D103A" in the Door Schedule.



This symbol is a key to the window schedule, if included. Windows are keyed with a prefix "W". In this example, see window "W1" in the Window Schedule.

4. DIMENSIONS

All plan dimensions are to the face of stud framing or face of masonry unless otherwise noted.



GENERAL NOTES

All Subcontractors and Construction Workers must read the written Specifications contained in the Project Manual. The Specifications contain additional surface preparation or installation requirements for the building materials, products or components that are being placed or installed.

The installation / application information shown on the Drawings is not complete without the written Specifications. If the Specifications / Project Manual is not with these Drawings, ask the General Contractor for a copy to review before beginning your work.

The word PROVIDE when used in any document relating to this project, including but not limited to Drawings, Specifications, proposal requests, change orders and other similar documents, shall mean to furnish, install in place, connect, finish and complete, ready for use for its intended purpose.

BUILDING FLOOR ANALYSIS : CONCOURSE LEVEL

FITNESS CENTER 4370 SF

BUILDING FLOOR ANALYSIS: STREET LEVEL

HUMAN RESOURCES CONTROL ROOM 350 SF
RETAIL 1717 SF
GOOD CAREER CENTER / PARTNERS SPACE 2656 SF
SHIPPING-RECEIVING / MAILROOM 845 SF
NURSE 312 SF
SMALL CONFERENCE 213 SF
FIRE RISER 81 SF
FUTURE 1684 SF

BUILDING FLOOR ANALYSIS: SECOND LEVEL

BOARD ROOM / SERVING 1817 SF
WORK FORCE DEVELOPMENT / SUPPORT TEAM 1113 SF
MANUFACTURING VOCATIONAL TRAINING 1059 SF
NURSE AIDE VOCATIONAL TRAINING 2547 SF

BUILDING FLOOR ANALYSIS: THIRD LEVEL

DIGITAL LITERACY / GOOD CAREER ACADEMY 2657 SF
MEDICAL ASSIST VOCATIONAL TRAINING 2886 SF
DIGITAL LITERACY VOCATIONAL TRAINING 1040 SF
LOUNGE / COMMON USE 526 SF
COMPUTER LAB 511 SF
FUTURE 940 SF

BUILDING FLOOR ANALYSIS: FOURTH LEVEL

TRAINING DEVELOPMENT 1577 SF
TRAINING DEVELOPMENT VOCATIONAL 4079 SF
CONFERENCE CENTER/ CATERING 2285 SF
COMMONS 3895 SF
COMMONS 626 SF
FUTURE DEVELOPMENT 514 SF

BUILDING FLOOR ANALYSIS: SEVENTH LEVEL

INFORMATION CENTER 3318 SF
CAFETERIA / COMMONS 4079 SF
FACILITY / JANITOR 2077 SF
BASEMENT FILES / STORAGE RECORDS 811 SF

BUILDING FLOOR ANALYSIS: EIGHTH LEVEL

BUSINESS SERVICES CALL CENTER 4632 SF
MARKETING 2691 SF
FUTURE DEVELOPMENT 1480 SF

BUILDING FLOOR ANALYSIS: NINTH LEVEL

BUSINESS SERVICES 1719 SF
DONATED GOODS RETAIL 1851 SF
LIFE COACHES 598 SF
TALENT ACQUISITIONS 549 SF
RISK MANAGEMENT 2830 SF
BENEFITS/ DEI ENGAGEMENT 406 SF
COMMONS 545 SF
CONFERENCE ROOM 529 SF

BUILDING FLOOR ANALYSIS: TENTH LEVEL

EXECUTIVE SUITE 3776 SF
ACCOUNTING/FINANCE/VP OFFICE 3339 SF
CONFERENCE 550 SF
COMMONS/BREAK AREA 689 SF
PAYROLL 695 SF
FUTURE 387 SF

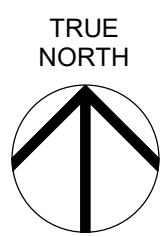
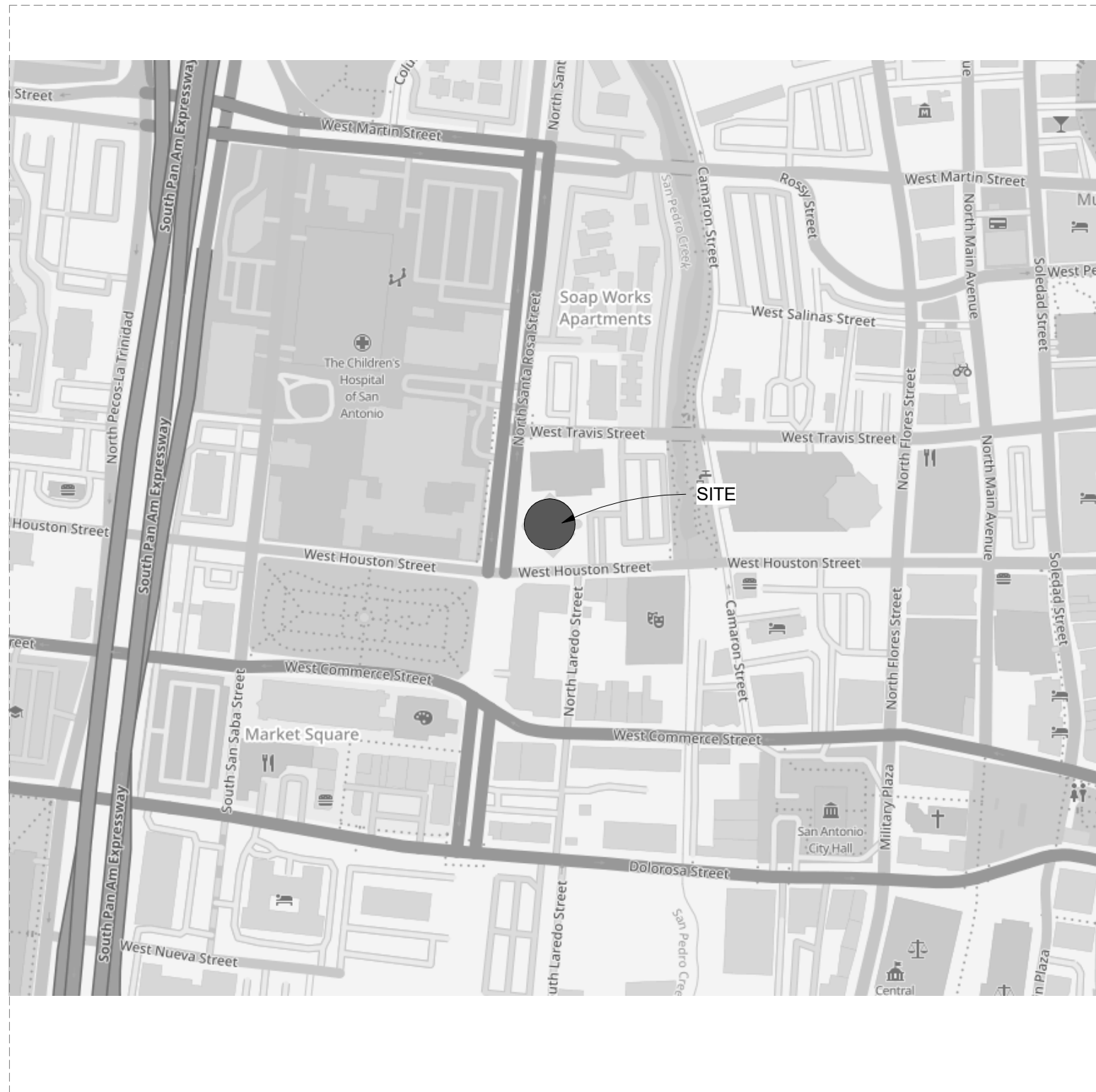
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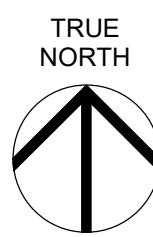
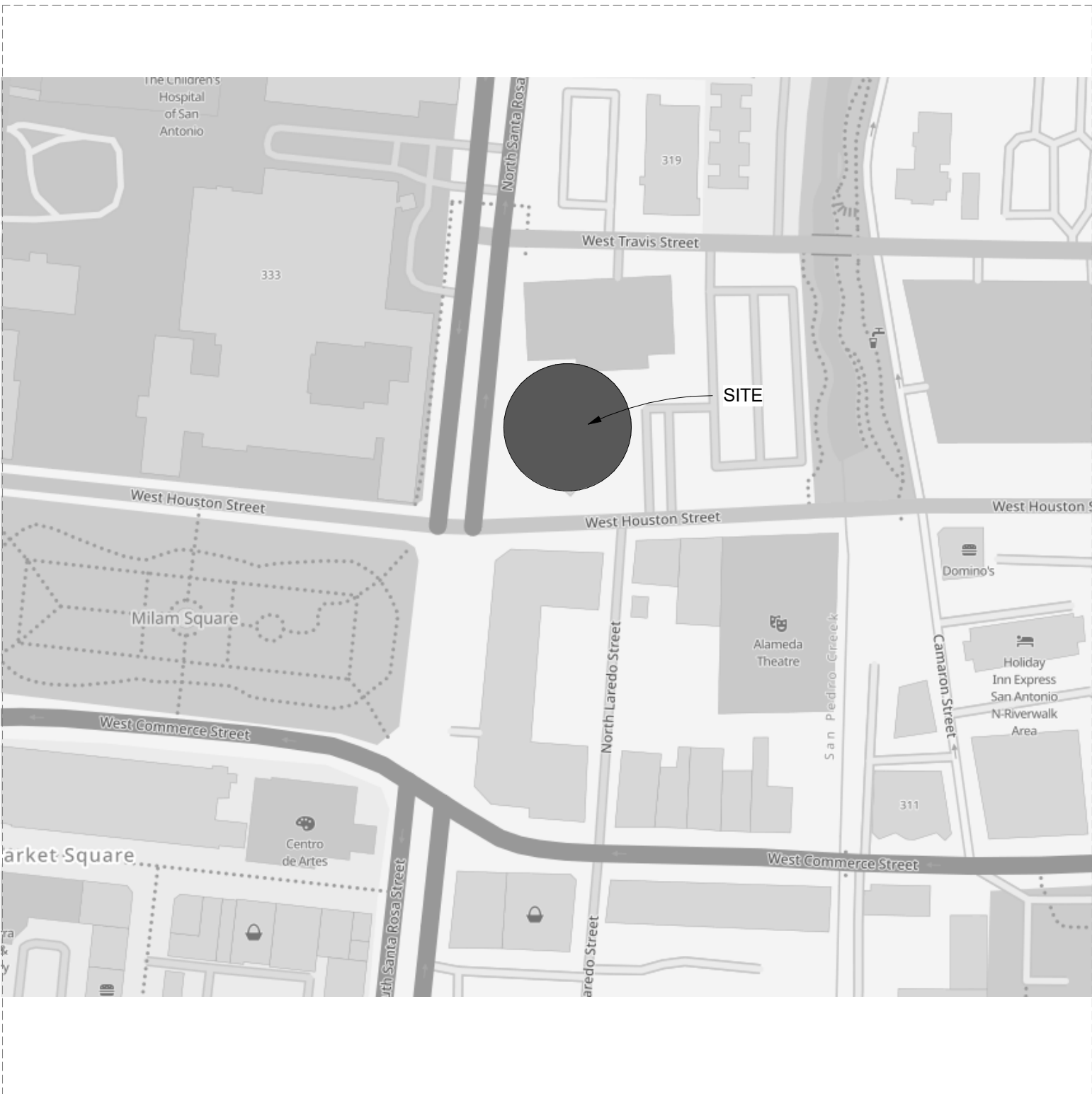
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VICINITY MAP



LOCATION MAP



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REMODEL AND SITE
343 W HOUSTON ST.
SAN ANTONIO, TEXAS



CONSTRUCTION DRAWINGS
FOR
GOODWILL SAN ANTONIO HQ
343 W. HOUSTON ST
SAN ANTONIO, TEXAS 78205

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CITY OF SAN ANTONIO, TEXAS
VICINITY MAP - NTS

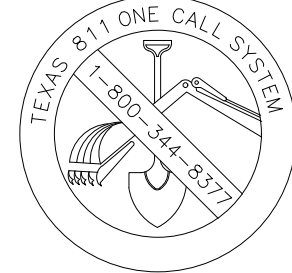


CITY OF SAN ANTONIO, TEXAS
LOCATION MAP - NTS

TEXAS UTILITIES CODE
TITLE 5 CHAPTER 251
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND
IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER THE STATE OF
TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT,
TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION
PRIOR TO ANY EXCAVATION.

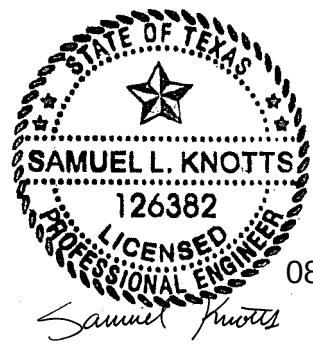
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR
FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL
TEXAS 8-1-1 BY DIALING 8-1-1 FROM ANYWHERE IN THE STATE, OR
BY DIALING 1-800-344-8377. THE UTILITY COMPANIES SHOWN MAY
OR MAY NOT HAVE UTILITY LINES IN THE AREA.

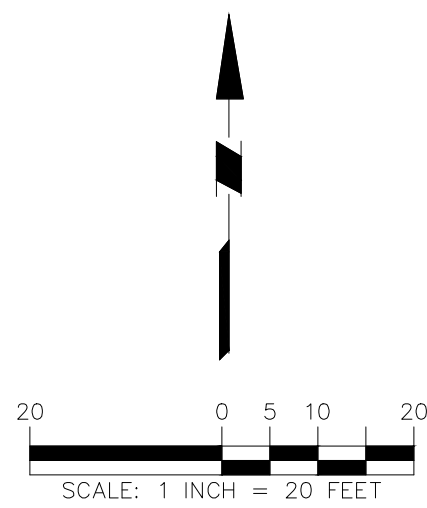
CALL BEFORE YOU DIG II
TEXAS LAW REQUIRES A MINIMUM
OF 48 HOURS NOTICE
BEFORE ANY EXCAVATION
(EXCLUDING WEEKENDS AND STATE HOLIDAYS)
TEXAS 8-1-1
1-800-344-8377



SHEET INDEX			
SHEET NO.	SHEET TITLE	ISSUE DATE	DATE REVISED
CS001	COVER SHEET	10/15/2025	8/11/2026
CS002	GENERAL NOTES	10/15/2025	
CD101	EXISTING CONDITIONS & DEMOLITION PLAN	10/15/2025	8/11/2026
CS101	SITE PLAN	10/15/2025	8/11/2026
CU101	UTILITY PLAN	10/15/2025	8/11/2026
CG101	GRADING & DRAINAGE PLAN	10/15/2025	8/11/2026
CG102	GRADING & DRAINAGE PLAN	10/15/2025	8/11/2026
CG103	GRADING & DRAINAGE PLAN	10/15/2025	10/23/2025
CU104	FIRE PROTECTION PLAN	10/15/2025	
CS501	DETAILS	10/15/2025	12/1/2025
CS502	DETAILS	10/15/2025	

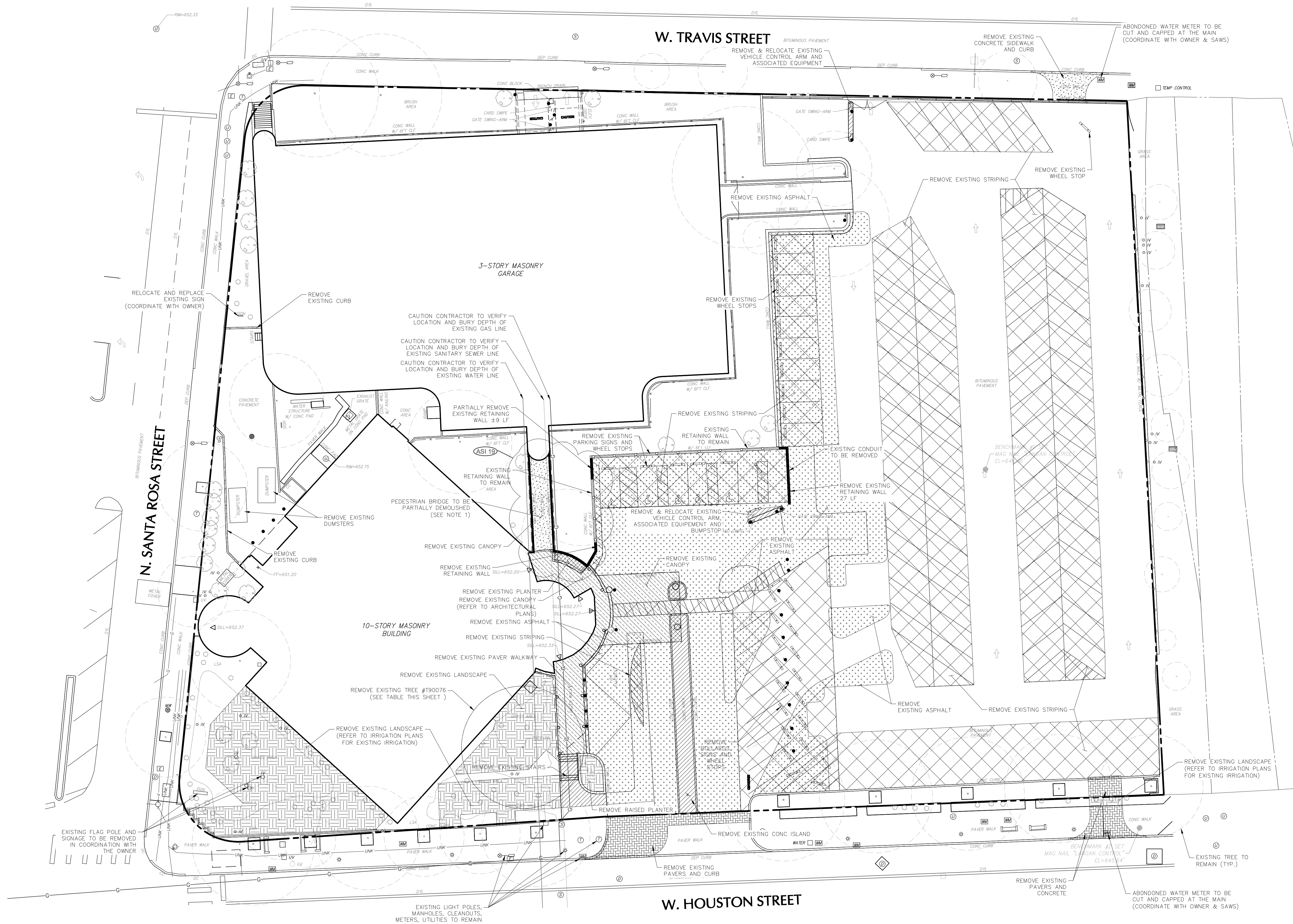
RELEASE DATES	
DATE	ISSUED FOR
06/30/2025	DESIGN DRAWINGS
09/15/2025	50% CONSTRUCTION DRAWINGS
10/15/2025	100% CONSTRUCTION DRAWINGS
08/11/2026	ASI 19





LEGEND

- PAINT MARKINGS TO BE REMOVED
- ASPHALT TO BE REMOVED
- ISLAND AND PLANTER TO BE REMOVED
- CANOPY TO BE REMOVED (REFER TO ARCHITECTURAL PLANS)
- LANDSCAPE TO BE REMOVED
- PAVERS TO BE REMOVED
- RETAINING WALL TO BE REMOVED
- CONCRETE SIDEWALK AND CURVE TO BE REMOVE
- TREE TO BE REMOVED (REFER TO TREE PRESERVATION PLANS)
- TREE TO REMAIN (REFER TO TREE PRESERVATION PLANS)



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REMODEL AND SITE IMPROVEMENTS
343 W HOUSTON ST.
SAN ANTONIO, TEXAS

revisions:
ASI 19 2025-08-11

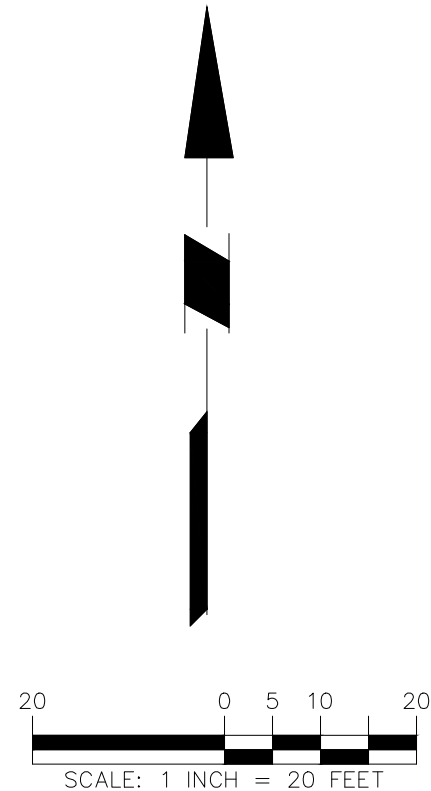
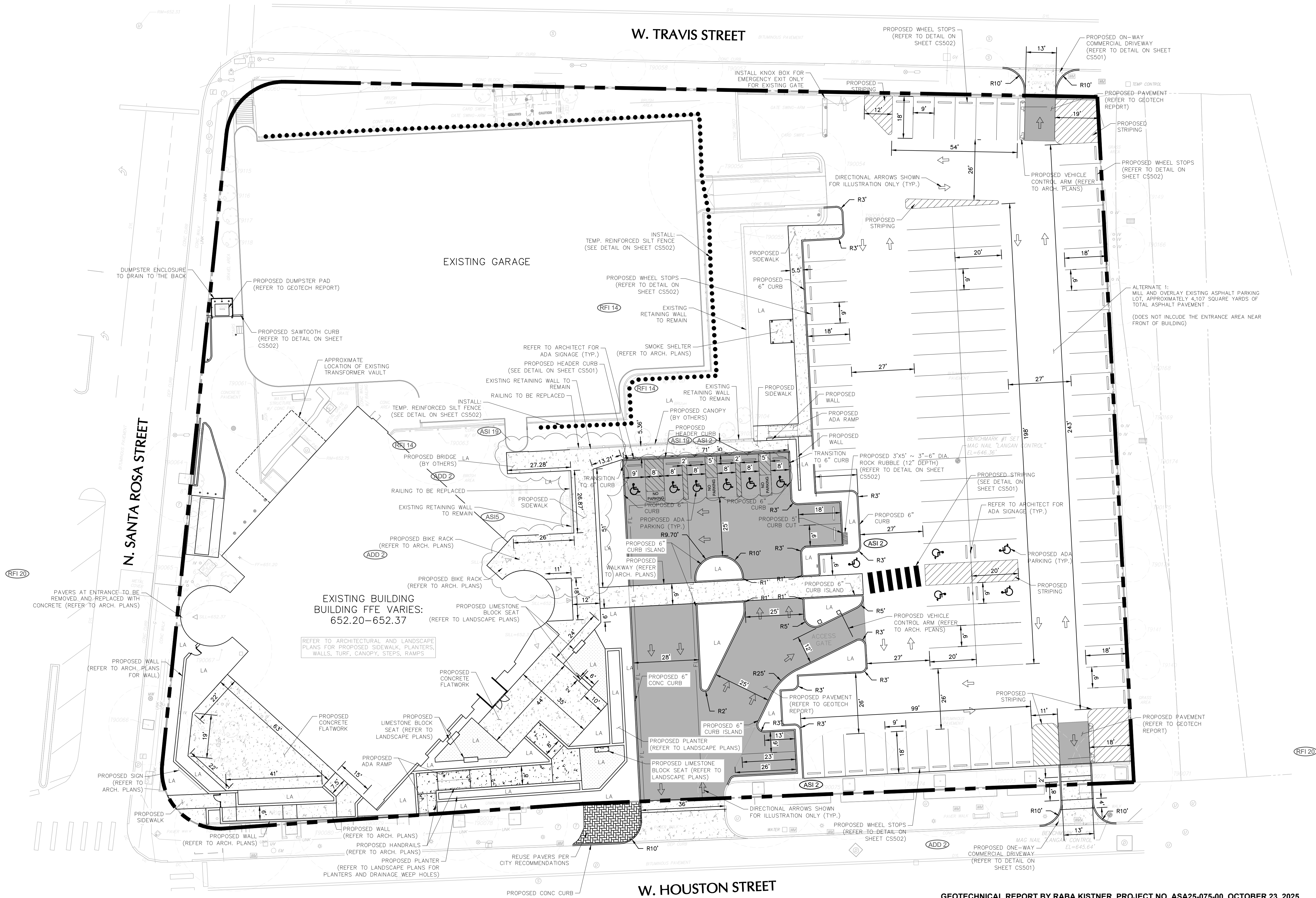


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CONSTRUCTION
DOCUMENTS

CD101

EXISTING CONDITIONS &
DEMOLITION PLAN



GEOTECHNICAL REPORT BY RABA KISTNER, PROJECT NO. ASA25-075-00, OCTOBER 23, 2025

FLEXIBLE PAVEMENT

The minimum flexible pavement sections recommended for this site are as listed in the table below:

Traffic Type	Layer Description	Layer Thickness
Light Duty	Asphalt Surface Course	2.0 in.
	Flexible Base ⁽¹⁾	8.0 in.
	Select Fill Subbase Layer ⁽²⁾	6.0 in.
	Combined Total	16.0 in.
Heavy Duty	Asphalt Surface Course	3.0 in.
	Flexible Base ⁽¹⁾	10.0 in.
	Select Fill Subbase Layer ⁽²⁾	6.0 in.
	Combined Total	19.0 in.

- ⁽¹⁾ We recommend that geogrid be incorporated at the bottom of the flexible base layer.
- ⁽²⁾ Select fill may be used as a working or construction platform only to help facilitate construction over clay subgrades and are considered as an option to enhance pavement performance.

Geogrid provides lateral restraint to the flexible base by confining aggregate particles within the plane of the geogrid, thereby creating a reinforced, or mechanically stabilized layer. In our opinion, the incorporation of geogrid below the flexible base layer will assist in reducing the potential for cracking due to soil related movements.

PAVEMENT LEGEND

- PROPOSED PAVEMENT - LIGHT DUTY (REFER TO GEOTECHNICAL REPORT - FLEXIBLE PAVEMENT SECTION, SEE THIS SHEET)
- PROPOSED SIDEWALK
- PROPOSED PAVERS TO BE SUBMITTED TO CITY FOR APPROVAL
- PROPOSED PAVEMENT - HEAVY DUTY (REFER TO GEOTECHNICAL REPORT - FLEXIBLE PAVEMENT SECTION, SEE THIS SHEET)

- PLEASE REFER TO ARCHITECTURAL PLANS FOR PARKING TABLE
- GENERAL NOTE - PLAZA ENTRANCE (NORTH SANTA ROSA STREET):
1. EXISTING PAVERS SHALL BE REMOVED AND REPLACED WITH CONCRETE PAVEMENT AS INDICATED IN THE DRAWING.
2. SIDEWALK DETAILS ARE PROVIDED FOR REFERENCE ON SHEET CS501. CONTRACTOR MAY ADJUST CONCRETE THICKNESS AS NECESSARY TO ACHIEVE PROPOSED GRADES.
3. FOR ANY STRUCTURAL CONSIDERATIONS OR CLARIFICATIONS, COORDINATE DIRECTLY WITH THE STRUCTURAL ENGINEER.

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revision	date
RFI 14, 20	2025-12-01
ASI 02	2025-12-04
ASI 05	2026-01-21
ASI 19	2026-08-11

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CONSTRUCTION DOCUMENTS

CS101

SITE PLAN

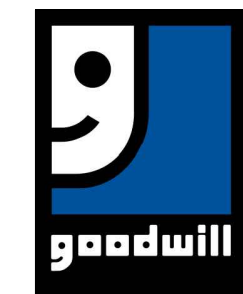
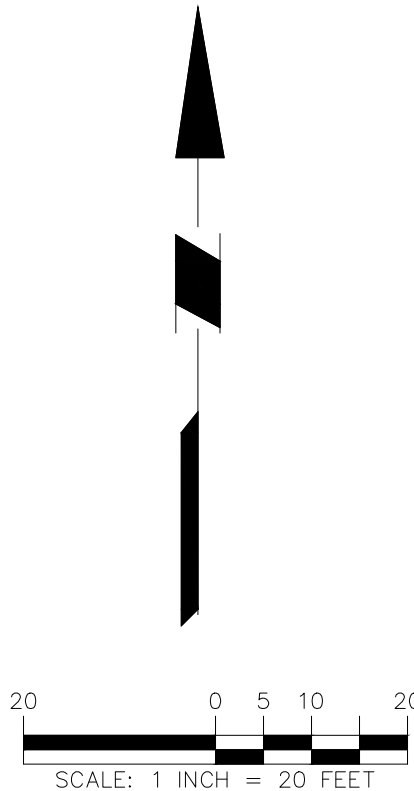
CONTRACTOR NOTE:
1. EXISTING IRRIGATION SYSTEM: THE EXISTING IRRIGATION SYSTEM MUST BE FIELD-VERIFIED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH AN IRRIGATION DESIGNER TO VERIFY THE EXISTING CONDITIONS OF THE IRRIGATION SYSTEM. ANY MODIFICATIONS, RELOCATIONS, OR PROTECTIONS OF THE EXISTING SYSTEM DURING CONSTRUCTION SHALL BE BASED ON THE IRRIGATION DESIGNER'S RECOMMENDATIONS.

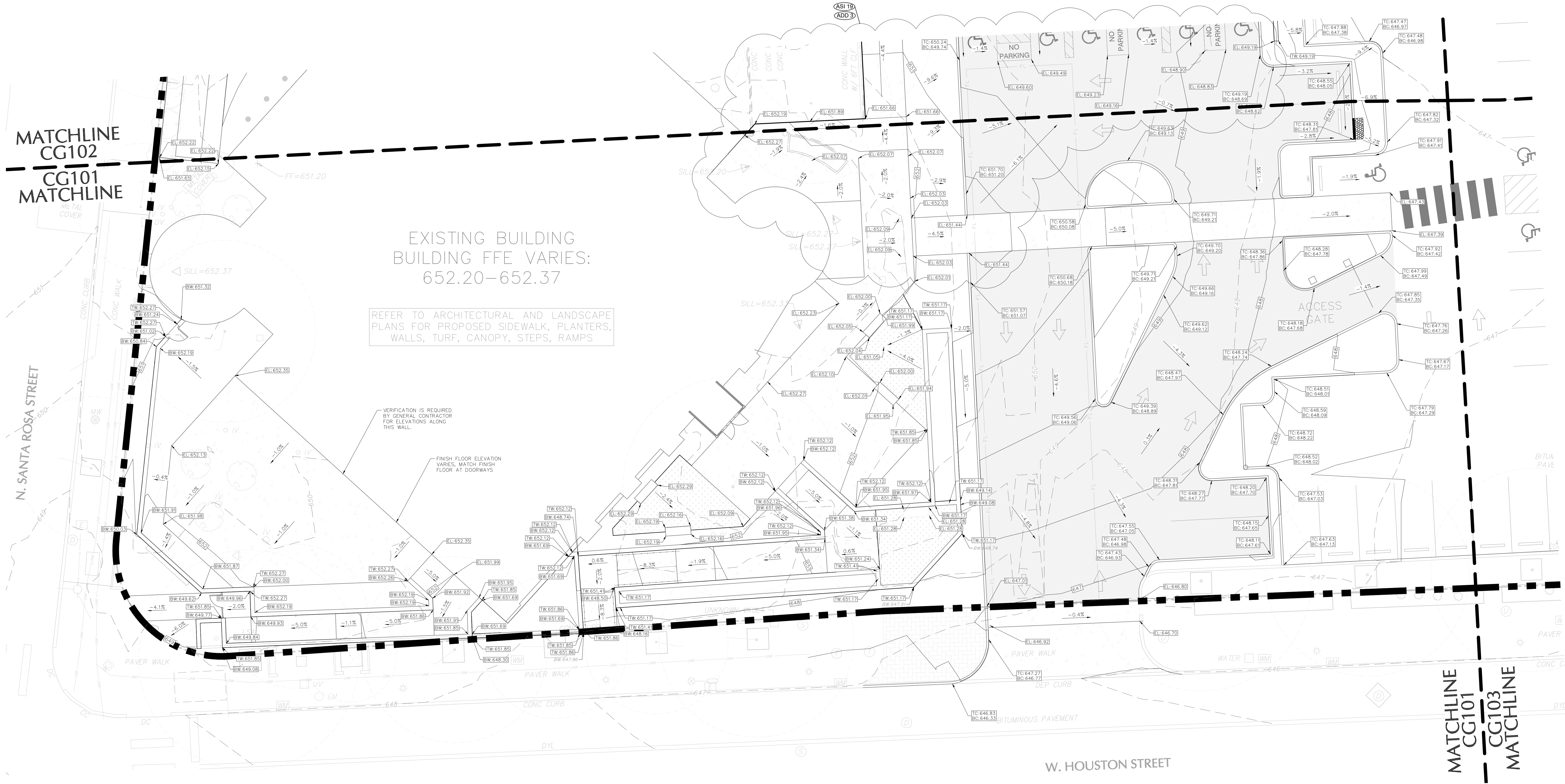
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY PLAN AND CONSIDER EXISTING AND PROPOSED DRAINAGE PATTERNS DURING THE CONSTRUCTION OF THE PROJECT. IN ORDER TO ACCOMPLISH THIS, IT MAY BE NECESSARY TO PHASE THE GRADING, CONSTRUCT TEMPORARY BERMS AND SWALES WHILE FACTORING IN SURROUNDING CONDITIONS TO PROPERLY DIRECT AND CONTROL SURFACE RUNOFF. ADDITIONALLY, THE CONTRACTOR SHOULD TAKE INTO ACCOUNT THE TIMING OF CONSTRUCTING PONDS, CHANNELS AND STORM DRAINAGE SYSTEMS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.







LANGAN

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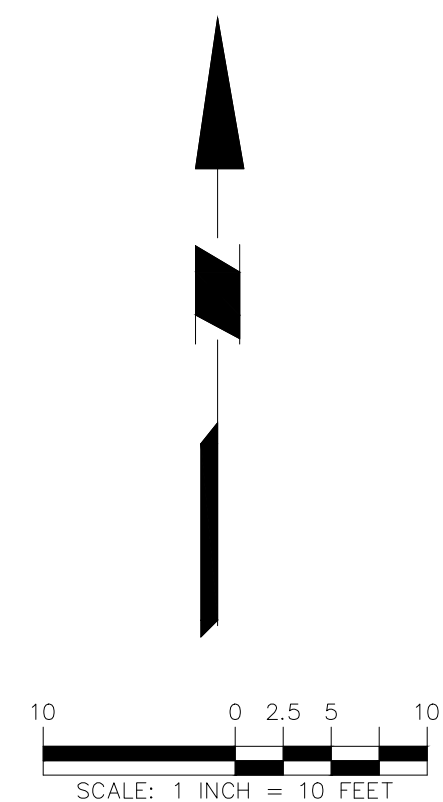
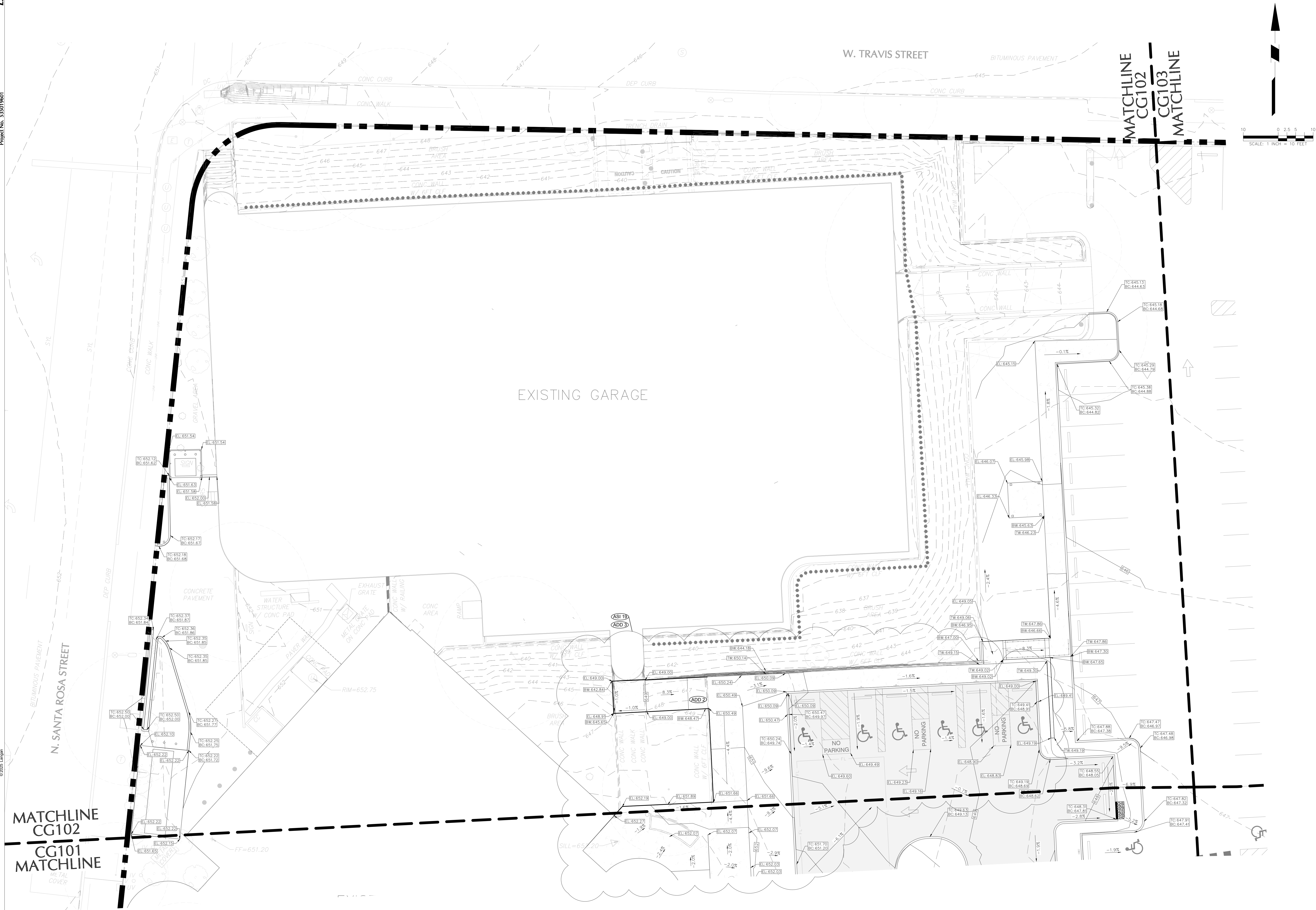


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CONSTRUCTION
DOCUMENTS

CG102

GRADING &
DRAINAGE PLAN

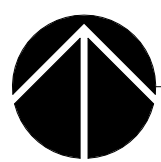
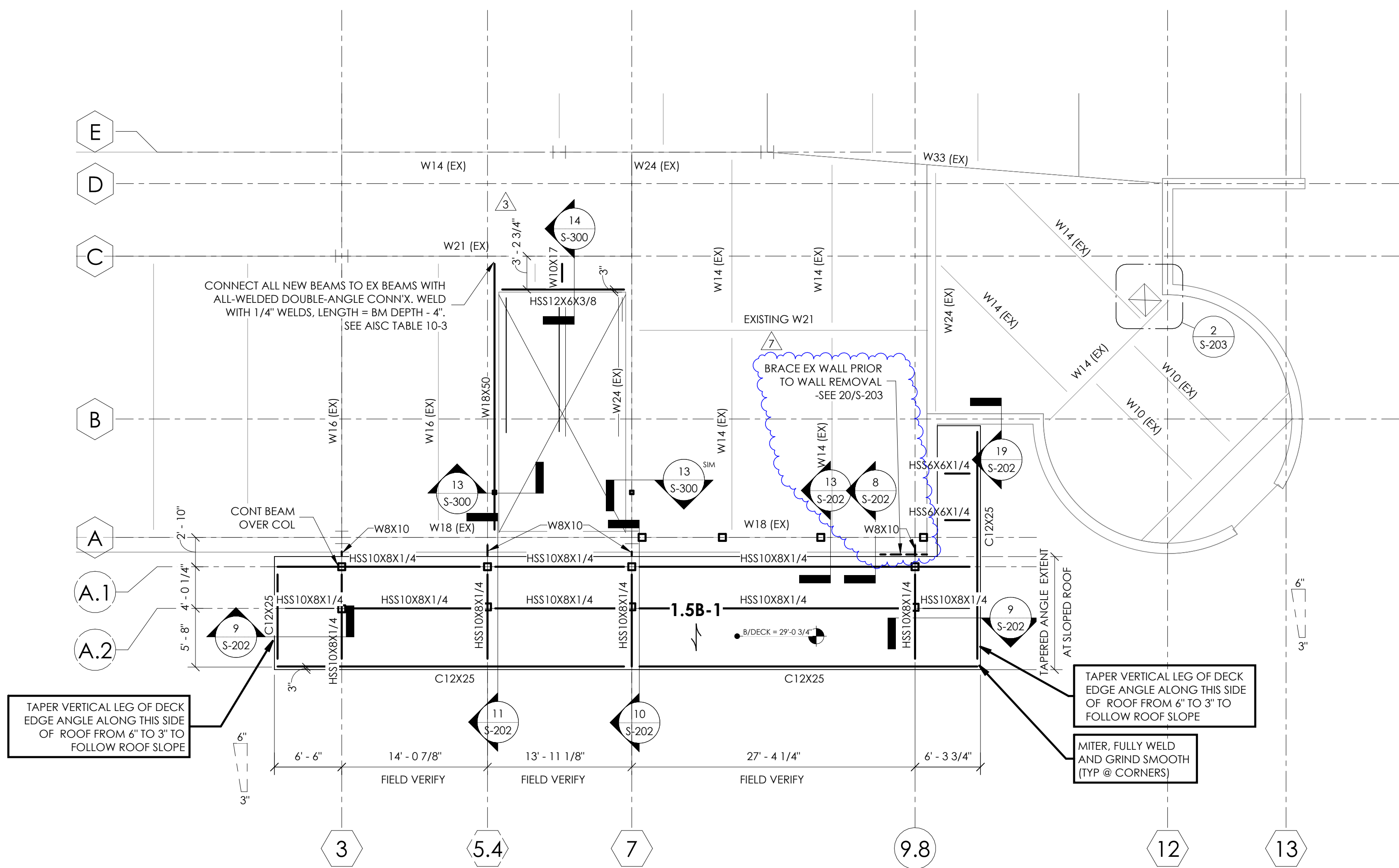


EXISTING CONDITIONS NOTE:

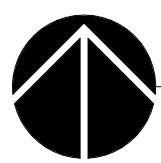
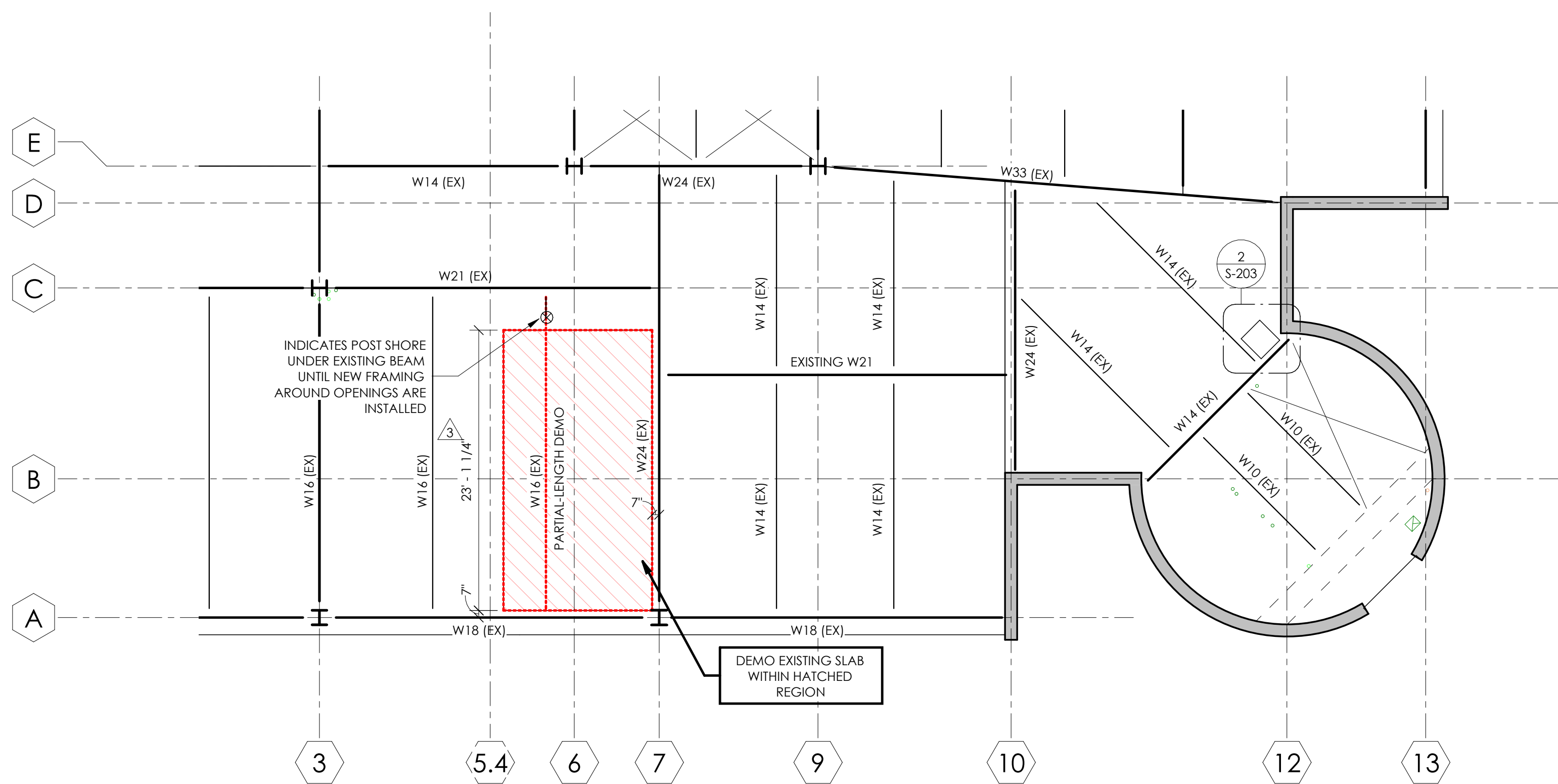
THIS PROJECT CONSISTS OF MODIFICATIONS TO AN EXISTING BUILDING. INFORMATION ON EXISTING CONDITIONS HAS BEEN DEVELOPED FROM THE ORIGINAL DESIGN DRAWINGS PROVIDED BY THE OWNER. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED AND THUS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY AND PREPARE AN ACCURATE FIELD SURVEY OF ALL EXISTING INFORMATION SHOWN ON THESE DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, FIELD VERIFICATION OF ALL DIMENSIONS, LOCATION AND SIZES OF STRUCTURAL FRAMING MEMBERS, ARCHITECTURAL ELEMENTS, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER OBSTRUCTIONS THAT MAY AFFECT THE AREAS SCHEDULED TO RECEIVE NEW WORK.

THIS SURVEY SHALL BE SUBMITTED TO THE DESIGN TEAM WITH ANY VARIANCES NOTED PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND COMMENCEMENT OF CONSTRUCTION. CLAIMS FOR ADDITIONAL TIME OR EXTRA COST DUE TO OBSTRUCTIONS AND VARIANCES IN THE LOCATION OF THE STRUCTURAL MEMBERS OR EXISTING INFORMATION SHOWN HEREON WILL NOT BE HONORED AFTER WORK HAS BEGUN ON THE PROJECT.

IN THE CASE UNDOCUMENTED AND/OR DISCREPANT CONDITIONS ARE DISCOVERED DURING CONSTRUCTION THAT DO NOT ALLOW THE CONTRACT DOCUMENTS TO BE FOLLOWED EXACTLY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DUNAWAY STRUCTURAL ENGINEER OF THE UNFORESEEN CONDITION(S) AND REQUEST DIRECTION PRIOR TO PROCEEDING WITH ANY CHANGES OR MODIFICATIONS TO THE CONTRACT DOCUMENTS.



2/S-103A - LEVEL 3 - NEW FRAMING PLAN
SCALE: 1/8" = 1'-0"



1/S-103A - LEVEL 3 -4 - DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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revision	date
ASI 06	01/30/26
ASI 08	02/13/26
ASI 14	05/07/26
ASI 19	08/12/26

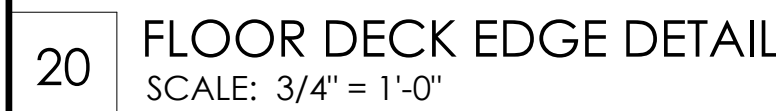


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100%
CONSTRUCTION
DOCUMENTS

S-103A

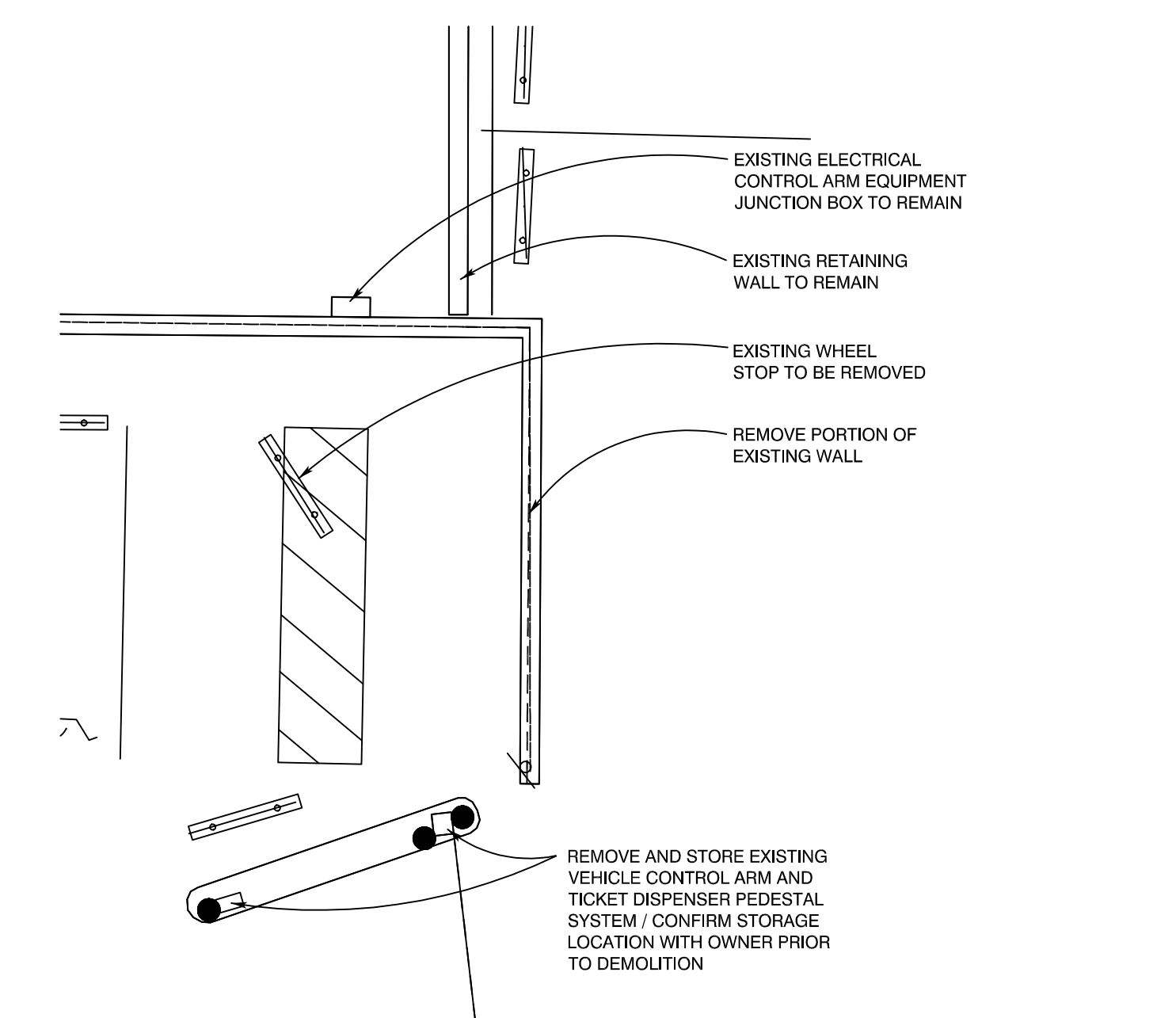
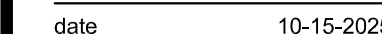
LEVEL 3 - PARTIAL
FRAMING PLANS



15 COLUMN BASEPLATE DETAIL
SCALE: 1 1/2" = 1'-0"



FOOTING LEGEND



EXISTING STEEL VEHICLE SECURITY GATES TO REMAIN

REMOVE AND STORE EXISTING VEHICLE CONTROL ARM AND TICKET DISPENSER PEDESTAL SYSTEM / CONFIRM STORAGE LOCATION WITH OWNER PRIOR TO DEMOLITION

PEDESTRIAN BRIDGE TO BE PARTIALLY REMOVED / SEE CIVIL FOR EXTENTS / REMAINING STRUCTURE TO BE ABANDONED IN PLACE

CANOPY OVERHEAD TO BE REMOVED

REMOVE AND SALVAGE EXISTING VEHICLE CONTROL ARM AND TICKET DISPENSER PEDESTAL SYSTEM / CONFIRM STORAGE LOCATION WITH OWNER PRIOR TO DEMOLITION

RETAINING WALL TO BE PARTIALLY REMOVED, SEE STRUCTURE FOR EXTENTS

EXISTING RETAINING WALL TO REMAIN

REMOVE AND STORE EXISTING CONCRETE WHEN STOPS THROUGHOUT

EXISTING RETAINING WALL TO REMAIN

29'-1 1/2"

11'-3"

REMOVE PORTION OF EXISTING CONCRETE RETAINING WALL

REMOVE EXISTING CONCRETE PLANTER WALL IN ITS ENTIRETY

REMOVE EXISTING COLUMN AND STRUCTURAL STEEL FRAMING AT PORTE-COCHERE CANOPY

4 ENLARGED SITE PLAN

AT EXISTING RETAINING WALL

1/8" = 1'

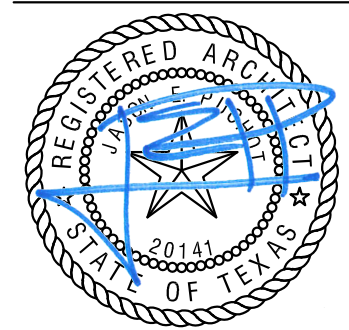


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1^a : 20'

EXISTING PAVING, ASPHALT PAVING, CONCRETE SIDEWALKS, CURBS AND MISCELLANEOUS SITE ACCESSORIES TO BE REMOVED IN THEIR ENTIRETY / PREPARE SUB GRADE AS REQUIRED TO RECEIVE INSTALLATION OF NEW SITE IMPROVEMENT UPGRADES / COORDINATE WITH GEOTECHNICAL REPORT RECOMMENDATIONS

1. REFERENCE TO TREE PRESERVATION PLAN
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTIONS
3. COVER AND PROTECT EXISTING AREAS AND FINISHES ADJACENT TO NEW WORK AREAS TO PREVENT DAMAGE BY NEW WORK, DEMOLITION, AND/OR DISPOSAL OPERATIONS. PATCH AND REPAIR TO "AS NEW" CONDITION ALL ADJOINING SURFACES WHICH ARE TO REMAIN.
4. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATION AND SCHEDULING OF THE CONSTRUCTION WORK, PROVISION AND CONTROL OF ALL MEANS AND METHODS OF CONSTRUCTION, FIVE DAY PRECONSTRUCTION COORDINATION, DELIVERY, DELIVERY AND STORAGE OF MATERIALS, REMOVAL OF DEBRIS, AND ALL ASPECTS OF JOB SAFETY.





date 10-15-2025

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revisions:
 ADD 02 2025-10-28
 ASI 12 2026-04-10
 ASI 19 2026-08-11

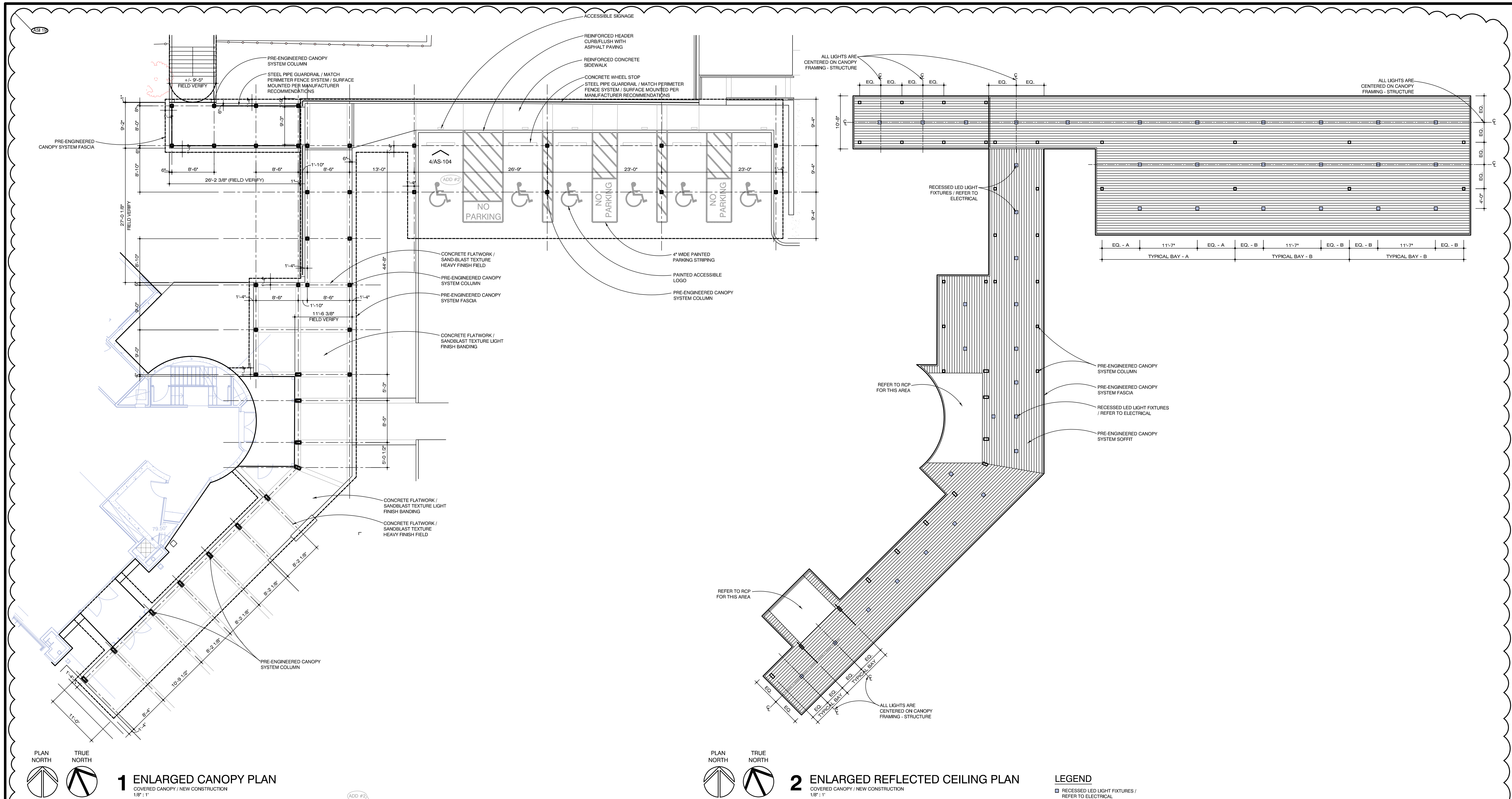
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CONSTRUCTION
 DOCUMENTS

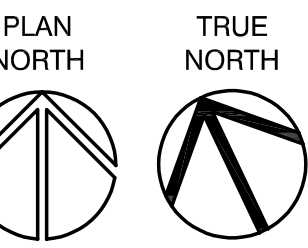
AS-104

ENLARGED SITE PLAN &
 REFLECTED CEILING PLAN



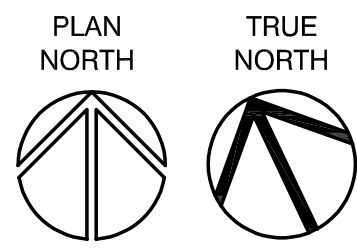
LEGEND

■ RECESSED LED LIGHT FIXTURES /
 REFER TO ELECTRICAL



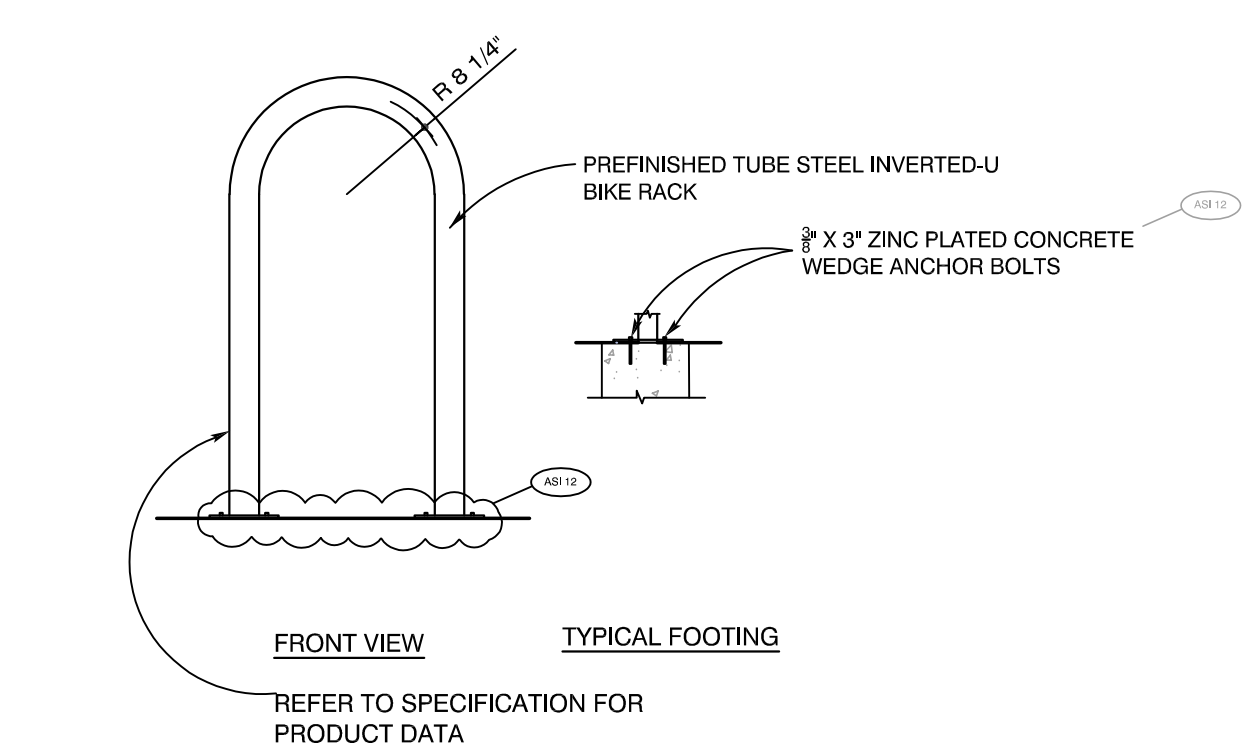
1 ENLARGED CANOPY PLAN

COVERED CANOPY / NEW CONSTRUCTION
 1/8" = 1'



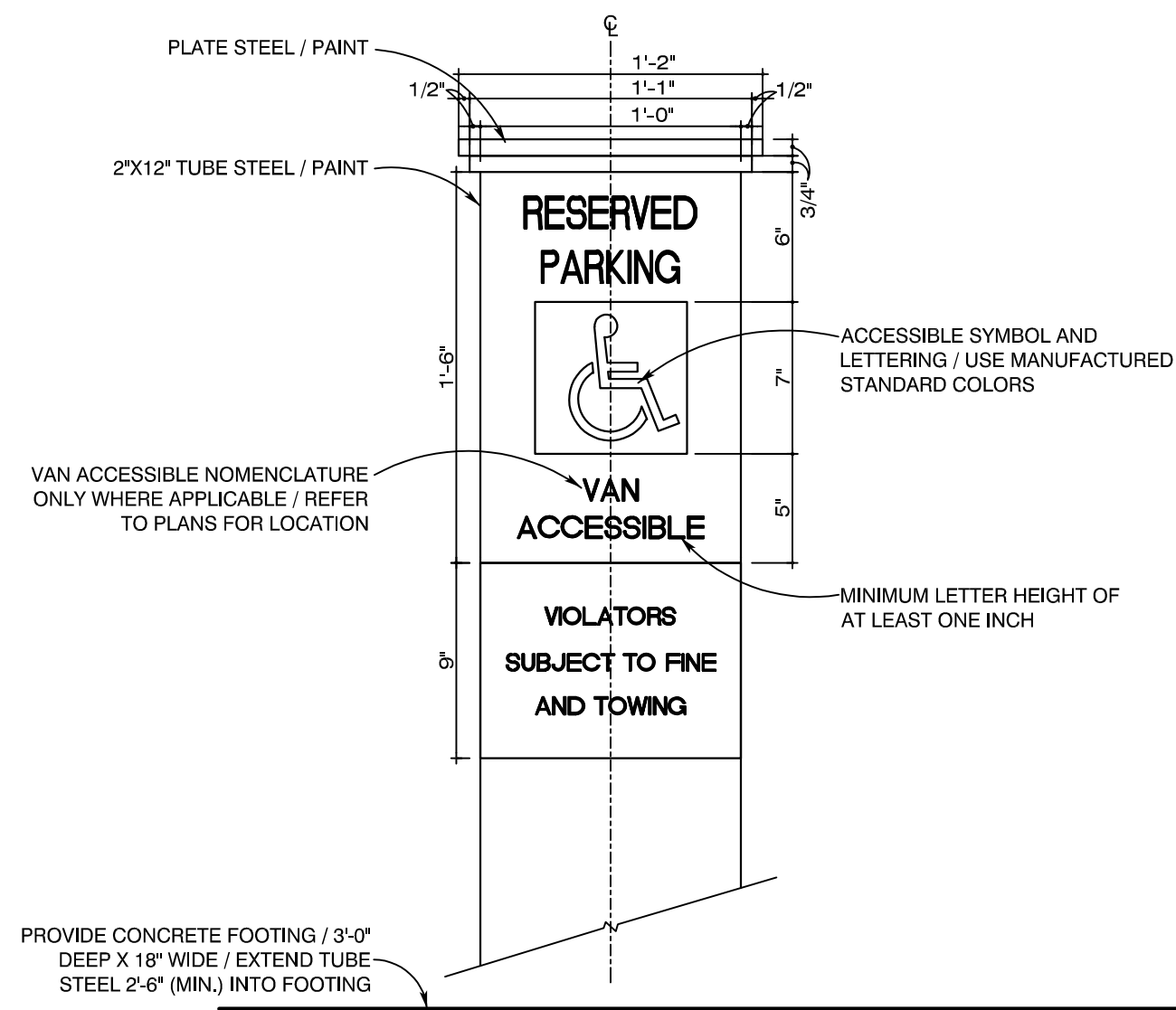
2 ENLARGED REFLECTED CEILING PLAN

COVERED CANOPY / NEW CONSTRUCTION
 1/8" = 1'



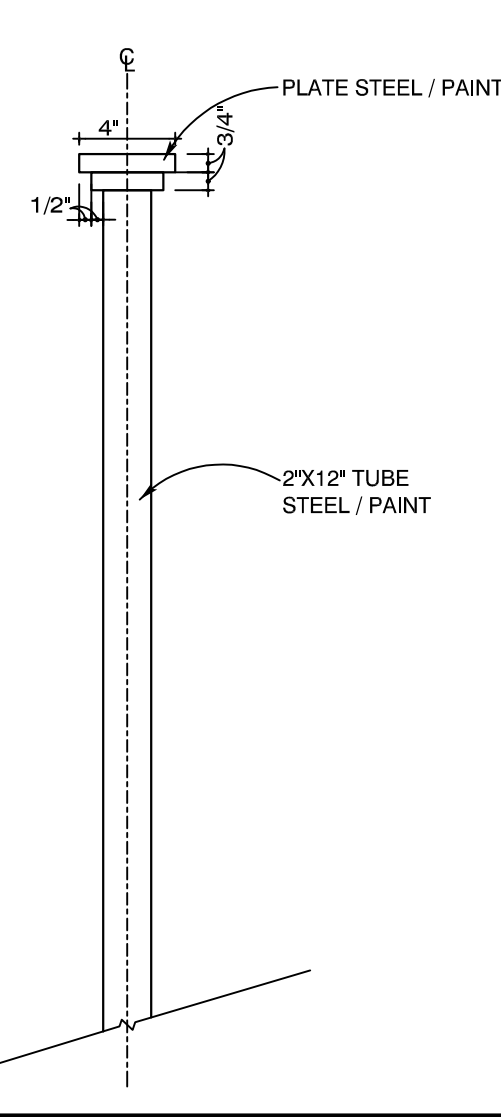
3 BICYCLE RACK ELEVATION AND MOUNTING DETAIL

1/2" = 1'-0"



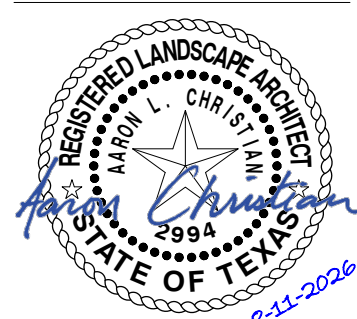
4 ACCESSIBLE PARKING SIGNAGE

FRONT ELEVATION
 3\"/>



5 ACCESSIBLE PARKING SIGNAGE

SIDE VIEW
 3\"/>



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X S	CONDITION
CANOPY TREES						
	PM	2	PLATANUS MEXICANA / MEXICAN SYCAMORE	4" CAL	12' - 15' HEIGHT	CONTAINER
	QV6	1	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6" CAL	14' - 16' HEIGHT	CONTAINER
	UC	3	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL	12' - 15' HEIGHT	CONTAINER
ORNAMENTAL / FLOWERING						
	BC	4	BAUHINIA CONGESTA / ANACACHO ORCHID TREE	2" CAL	6'-8" HEIGHT	CONTAINER
UNDERSTORY / SMALL TREES						
	CCF	1	CERCIS CANADENSIS 'FOREST PANSY'™ / FOREST PANSY REDBUD	2" CAL	6'-8" HEIGHT	CONTAINER
SHRUBS						
	CP	1	CAESALPINIA PULCHERRIMA / PRIDE-OF-BARABOS	5 GAL		CONTAINER
	DB2	46	DIETES BICOLOR / BI-COLOR IRIS	5 GAL		CONTAINER
	LH3	32	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL		CONTAINER
	LG	6	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'™ / GREEN CLOUD TEXAS RANGER	5 GAL		CONTAINER
	LN	65	LOROPETALUM CHINENSE RUBRUM / CRIMSON FIRE™ FRINGE FLOWER	5 GAL		
	R4	60	ROSA X 'MEIDIFLORA' / CORAL DRIFT® GROUND COVER ROSE	3 GAL		
	RD	3	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL		
	ROB	4	ROSMARINUS OFFICINALIS 'BLUE SPIRES' / ROSEMARY	5 GAL		CONTAINER
	ST3	9	SALVIA LEUCANTHA 'ALL PURPLE' / ALL PURPLE MEXICAN BUSH SAGE	5 GAL		
SUCCULENTS						
	AO	12	AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE	24" BOX		
ANNUALS/PERENNIALS						
	AA	34	AGAPANTHUS AFRICANUS / LILY OF THE NILE	5 GAL		CONTAINER
	AV	11	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	5 GAL		CONTAINER
	PA3	53	PLUMBAGO AURICULATA / BLUE PLUMBAGO	5 GAL		CONTAINER
GRASSES						
	CL5	15	CHASMANTHIUM LATIFOLIUM / INLAND SEA OATS	1 GAL		CONTAINER
	MR	40	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ / MUHLY	3 GAL		CONTAINER
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONDITION	H	
GROUND COVERS						
	A.T.	901 SF	A.T. / ARTIFICIAL TURF	-		
	PN2	8,630 SF	PHYLLA NODIFLORA / TEXAS FROGFRUIT	4" POT		
	TA2	2,022 SF	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	4" POT		
SOD/SEED						
	RG	1,407 SF	2" - 4" TEXAS BLEND RIVER ROCK / 2" - 4" TEXAS BLEND RIVER ROCK	4" DEPTH		
	D.G.	1,860 SF	DECOMPOSED GRANITE	4" DEPTH		

** NOTES

- ARTIFICIAL TURF - SYN NATURAL 60 GR, BY SYNLAWN.
CONTACT - DANIEL MILLER, CPSI
PHONE - 512.657.1823
EMAIL - daniel.miller@synlawn.com
- ARTIFICIAL TURF BE INSTALLED LEVEL ACROSS THE SURFACE WITH UNDER-DRAIN SYSTEM, PER MANUFACTURER'S RECOMMENDATION, TO TIE INTO PROVIDED DRAIN LOCATIONS, REF. CIVIL PLANS.
- CONTRACTOR TO REMOVE ALL EXISTING TREE STUMPS PRIOR TO INSTALLING NEW LANDSCAPE.
- BOULDERS TO BE TEXAS LIMESTONE BOULDERS RANGING IN SIZE FROM 3' x 5', 2' x 4', AND 18" x 3'.
- PLACEMENT OF SITE AMENITIES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- REFERENCE CIVIL PLANS FOR ALL SITE GRADING AND DRAINAGE.
- REFERENCE ARCH SHEETS FOR ALL EXTERIOR SURFACE FINISHES AND PATTERNS.

GENERAL LANDSCAPE NOTES:

- THE PROJECT MANUAL IS A LEGAL PART OF THE SET OF CONSTRUCTION DRAWINGS AND AS SUCH SHALL BE PRESENT WITH THE SET OF CONSTRUCTION DRAWINGS ON THE SITE AT ALL TIMES.
- PLANTING DETAILS: REFER TO LANDSCAPE SHEETS FOR LANDSCAPE PLANTING RELATED DETAILS.
- STAKING OF ALL TREES & PLANTING BEDS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
- PLANT SCHEDULE: REFER TO LANDSCAPE SHEETS FOR PLANT SCHEDULE. CONTRACTOR TO VERIFY ALL PLANT AND MATERIAL QUANTITIES, QUANTITIES LISTED IN THE PLANT SCHEDULE AND MATERIALS SCHEDULE ARE TO BE USED AS A GUIDE ONLY.
- CONTRACTOR RESPONSIBLE TO RE-VEGETATE ALL AREAS NOT SPECIFICALLY IDENTIFIED ON THE PLAN, DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY SOD OR SEED THESE AREAS WITH THE LOCALLY DOMINANT GRASS SPECIES TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR RESPONSIBLE FOR ALL FINE GRADING NECESSARY FOR THE EVEN MATCHING AND SMOOTH TRANSITION OF NEWLY GRADED AREAS INTO EXISTING CONDITIONS, MAINTAINING DRAINAGE PATTERNS WITH POSITIVE FLOW.
- CONTRACTOR TO CONFIRM LOCATIONS OF TREES AT CORNERS OF INTERSECTIONS OF STREET(S) & CAMPUS DRIVE(S) ARE PLACED OUTSIDE OF CLEAR VISION AREA AS DEFINED BY LOCAL CITY OR COUNTY TRAFFIC ENGINEERING DEPT.
- ALL AREAS NOT IRRIGATED WITH THE AUTOMATIC IRRIGATION SYSTEM ARE TO BE WATERED BY CONTRACTOR WITH TEMPORARY IRRIGATION FOR ESTABLISHMENT THROUGH FINAL ACCEPTANCE OF TURF AREAS.
- ALL NEW TREES LOCATED ALONG EDGES OF PAVING (CONCRETE WALKS AND ASPHALT PAVING/ CONCRETE CURB) ARE TO BE SET A MINIMUM OF 5'-0" FROM EDGE OF PAVING TO CENTER OF TREE TRUNK, UNLESS OTHERWISE NOTED.
- SLOPES IN SEEDBED AREAS WITH INCLINE BETWEEN 4:1 AND 3:1 ARE TO BE STABILIZED WITH EROSION CONTROL BLANKET OR SOIL STABILIZER PRODUCT/FLEXIBLE GROWTH MEDIUM. LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR IN FIELD.
- ALL SLOPES 3:1 AND STEEPER ARE TO BE STABILIZED WITH SOLID SOD SECURED TO SLOPE WITH WOOD STAKES OR BODENGRADABLE PINS. LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR IN FIELD.
- SOD INSTALLATION TO EXTEND 10'-0" BEYOND TOP OF SLOPE.
- SLOPED HYDROMULCH SEEDING TO EXTEND 10'-0" BEYOND TOP OF SLOPE.
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS.
- ALL PLANTING BEDS SHALL HAVE A PHYSICAL BORDERED EDGE TREATMENT. STEEL EDGING SHALL BE INSTALLED ALONG ALL PLANTING BEDS THAT DO NOT ABUT STONE, PAVING, BUILDING, OR OTHER HARDSCAPE TYPE BORDER.

CITY OF SAN ANTONIO - UDC V-3-35-511-c-7 (05/09/2010)

1/15/2025 16:02

Parking Lot Shading

NONRES 25%

TOTAL PARKING LOT AREA

37,000 SF

TOTAL CANOPY REQUIRED

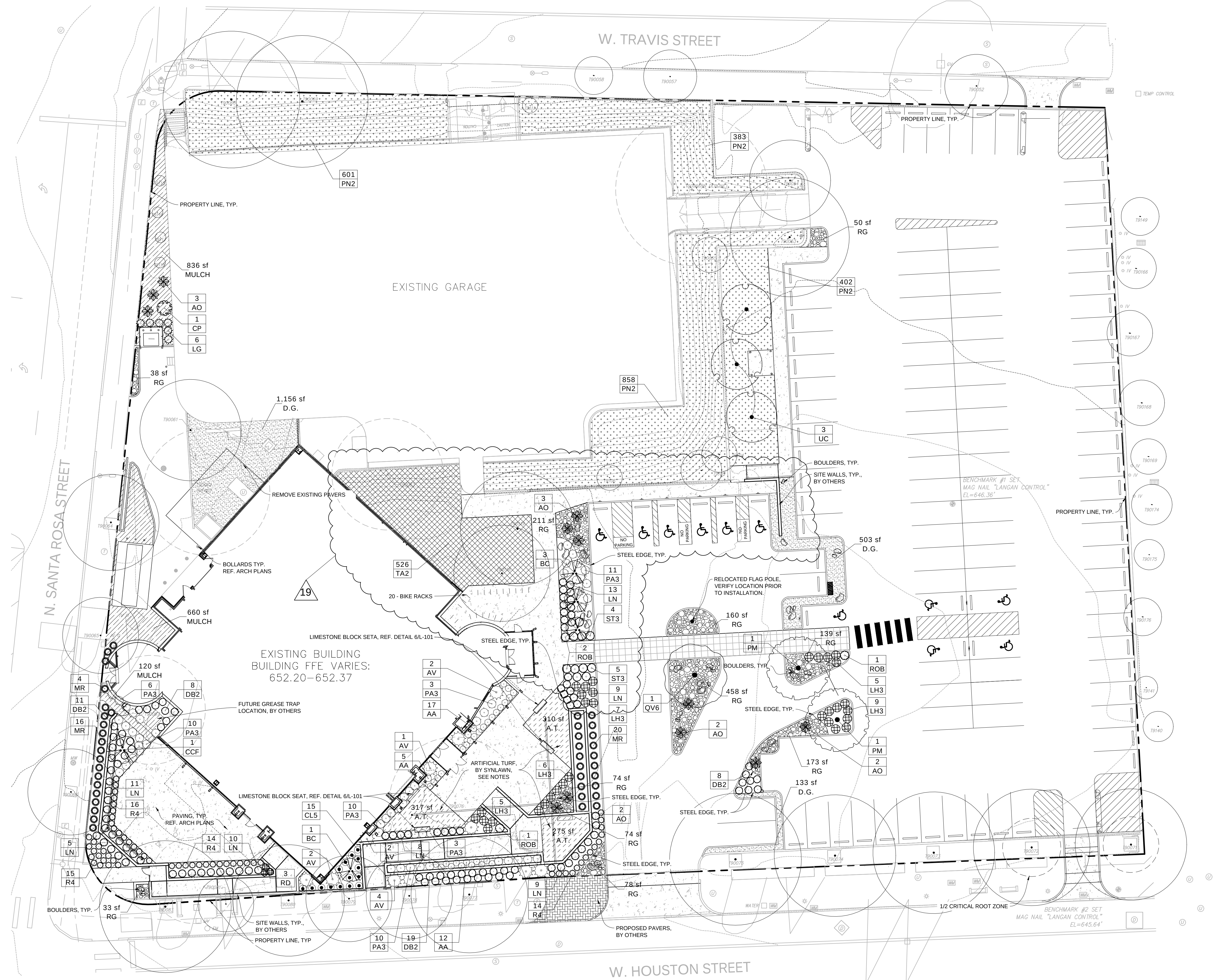
9,230 SF

SHADING MET WITH PRESERVED TREES - REFERENCE TP SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	TAG #
-	1,200	100%	-		
15	875	100%	13,125		
-	550	100%	-		
1	275	100%	275		
16					
		TOTAL PRESERVED CANOPY	13,400 SF		
		TOTAL PRESERVED CANOPY	38.2%		

SHADING MET WITH PROPOSED TREE PLANTINGS - REFERENCE L SERIES

QTY.	SHADE VALUE	PERCENT	SQFT	SPECIES	NOTES
1	1,200	75%	900		
3	875	75%	2,625		
-	550	75%	-		
-	275	75%	-		
-	1,200	50%	-		
-	875	50%	-		
-	550	50%	-		
-	275	50%	-		
4					
		TOTAL PROPOSED CANOPY	2,888 SF		
		TOTAL PROPOSED CANOPY	7.8%		
		FINAL TREE CANOPY COVER	16,288 SF		
		FINAL TREE CANOPY COVER	44.0% 25 PTS		



1 LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN
1" = 20'

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED



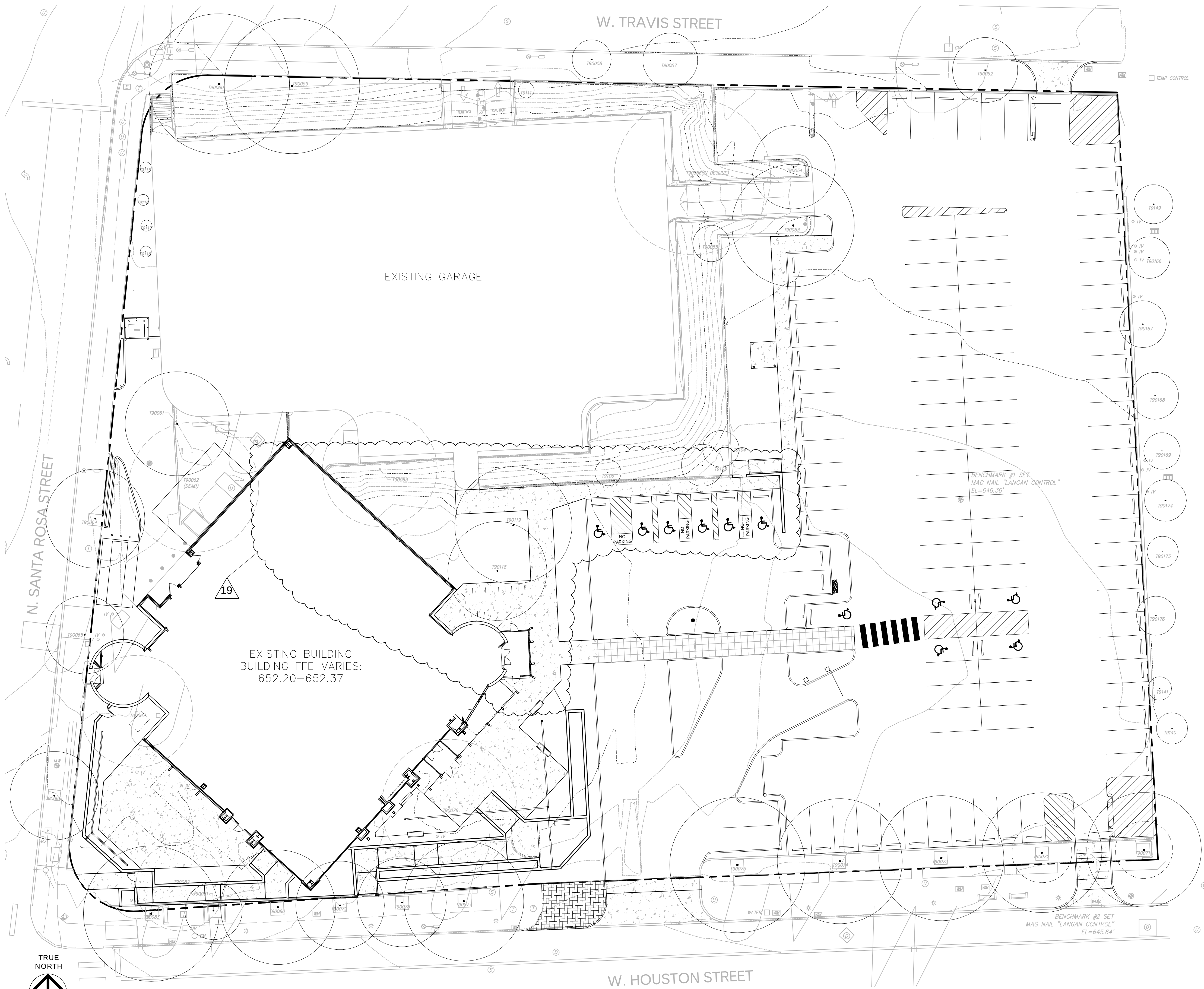
TREE PRESERVATION NOTES

- TREE SURVEY INFORMATION IS BASED ON SITE SURVEY PREPARED BY LANGAN ENGINEERS, SAN ANTONIO, TX. (800) 952-6426.
- ALL CONDITIONS NECESSITATING THE REMOVAL OR PRUNING OF A TREE SHALL BE REVIEWED BY LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE. THE LOCATIONS OF ANY IMPROVEMENTS WITH THE POTENTIAL OF IMPACTING TREES SHALL BE STAKED/DELINEATED PRIOR TO THE FIELD REVIEW AND ANY CONSTRUCTION ACTIVITY.
- REMOVAL OF ANY TREES SCHEDULED FOR PRESERVATION MUST BE DOCUMENTED BY CONTRACTOR DURING PROGRESS OF CONSTRUCTION. INFORMATION DOCUMENTED BY CONTRACTOR TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR RECONCILIATION AT END OF PROJECT AS COORDINATION FOR APPROVAL OF CITY ARBORIST AND CERTIFICATE OF OCCUPANCY PROCESS.
- PRIOR TO SITE CLEARING OPERATIONS PROCESS IS:
 - LAYOUT PARKING LOT AND BUILDING FOOTPRINT.
 - INSTALL TREE PROTECTIVE BARRICADE FENCING. TREES NOT ABLE TO BE FENCED-OFF DUE TO WORK CLEARANCE NEEDED ARE TO BE PROTECTED WITH TREE ARMOR.
 - OBTAIN APPROVAL FROM TREE INSPECTOR.
 - PERFORM SITE CLEARING.
 - PLACE MULCH OVER ALL DISTURBED AREA & AS DIRECTED BENEATH ALL REMAINING TREE CANOPIES
- ALL EXISTING TREES ARE TO REMAIN UNLESS INDICATED OTHERWISE. TREES SHALL BE REMOVED ONLY UNDER THE FOLLOWING CONDITIONS:
 - TREE IS INDICATED TO BE REMOVED; SEE LEGEND.
 - CUT/FILL GREATER THAN FOUR (4) EXCEEDS 50% OF THE ROOT PROTECTION (RPZ). RPZ IS DEFINED AS A DISTANCE FROM TRUNK TO 12" FOR EACH CALIPER INCH (DBH) OF TRUNK. DBH IS DEFINED AS A DIAMETER OF TRUNK AT BREAST HEIGHT.
 - CONSTRUCTION OF A BUILDING OR OTHER IMPROVEMENT(S) REQUIRES THE REMOVAL OF MORE THAN 30% OF THE VIABLE PORTION OF THE TREE CROWN.
- ALL TREES TO REMAIN ON SITE REQUIRE PROTECTIVE FENCING OR ARMOR PROTECTION, MULCHING, PRUNING, WATERING, AND FERTILIZATION AS DIRECTED BY A QUALIFIED ARBORIST. REPORT ANY CONFLICTS WITH CIVIL DEMOLITION PLAN, PROPOSED GRADING PLAN & EXTERIOR SITE PLAN TO LANDSCAPE ARCHITECT FOR RESOLUTION.
- BARRICADE FENCE TO BE STAKED IN FIELD BY CONTRACTOR'S REPRESENTATIVE, BEFORE ANY CONSTRUCTION RELATED ACTIVITY BEGINS, ON ALL TREES WITHIN 100' OF ANY CONSTRUCTION.
- INSTALL BARRICADE FENCE DIRECTLY BELOW DRIPLINE OF TREE AT A MINIMUM AS INDICATED IN TREE PRESERVATION DETAILS. IN CONDITIONS WHERE CONSTRUCTION INTRUDES WITHIN DRIPLINE OF TREE, PLACE FENCE AT DISTANCE OF TREE RPZ MINIMUM.
- ALL WOODY MATERIAL TO BE REMOVED SHALL BE CHIPPED INTO MULCH AND UTILIZED ON SITE. SUBSEQUENT MULCH MATERIAL IS TO BE PLACED ON SITE WITHIN AREAS DISTURBED ALONG UTILITY CORRIDORS (REFER TO NOTE -13 BELOW) AND ON SITE WITHIN RPZS AT TREES ADJACENT TO CONSTRUCTION & NATURAL AREAS. MATERIAL NOT USED ON SITE IS TO BE REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR. IF MATERIAL OBTAINED FROM SITE DOES NOT PROVIDE AN ADEQUATE QUANTITY OF MULCH, CONTRACTOR TO PROVIDE THE QUANTITY OF SUPPLEMENTAL MULCH REQUIRED TO ACCOMPLISH INTENT OF PLANS.
- CONSTRUCTION ENVELOPE AT UTILITY CORRIDORS SHALL BE MAINTAINED WHICH CAN BE COMPLETELY DISTURBED BY INSTALLATION OF UTILITIES ONLY. MAXIMUM WIDTH TO CONSTRUCTION ENVELOPE IS 12'-0" OVERALL FROM CENTERLINE OF UTILITY. ANY SIGNIFICANT OR HERITAGE TREES ENCOUNTERED ARE TO BE REVIEWED ON AN INDIVIDUAL BASIS TO DETERMINE IF TREES MAY REMAIN WITHOUT MAJOR MODIFICATION TO IMPROVEMENTS TO BE CONSTRUCTED. REFER TO CIVIL, ARCHITECTURAL, AND MEP PLANS FOR ALL WORK RELATING TO UTILITY CORRIDORS.
- SITE LAYOUT OF MAJOR IMPROVEMENTS (BUILDING, PARKING LOT, ETC.) IS TO BE COMPLETED BEFORE ANY DEMOLITION OF EXISTING TREES OR VEGETATION IS STARTED. SELECTIVELY CLEAR & REMOVE UNDERBRUSH PER APPROVAL OF OWNER & LANDSCAPE ARCHITECT TO PROVIDE VISUAL CLEARANCE FOR SECURITY AND SAFETY CONCERNS ESTABLISHED PER LINE OF SIGHT OF A PERSON 6'-0" MIN. IN HEIGHT. WORK IS TO BE ACCOMPLISHED BY HAND WITH MACHINERY AND TOOLS WHICH WILL NOT DISTURB VEGETATION TO REMAIN. VEGETATION TO BE REMOVED IS TO BE CUT-OFF FLUSH WITH GRADE. IMMEDIATELY AFTER CUTTING, PAINT REMAINING STUMP TO SOAK WITH APPROPRIATE POST EMERGENT HERBICIDE. AVOID PLACING HERBICIDE ON PLANTS TO REMAIN. LIMIT OF MULCHING, SEEDING & SODDING OF DISTURBED AREAS WILL BE ADJUSTED AS REQUIRED FENCING FIELD CONDITIONS (REFER TO LANDSCAPE PLANS FOR SEEDING & SODDING). UNDERBRUSH INCLUDES REMOVAL OF ALL DEAD WOOD, STUMPS & UNDESIRABLE VEGETATION. VEGETATION TYPES INCLUDE GREENBRIAR VINE AND OTHER PLANT MATERIAL AS DIRECTED. DESIRABLE PLANT MATERIAL TO REMAIN INCLUDES, PRICKLY PEAR, AGARITO, YUCCA, CONDOLIA, MOUNTAIN LAUREL, PERSIMMON, ELBOW BUSH, BUMELIA, AND OTHERS AS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT. REMOVE ALL ASHE JUNIPER LESS THAN 6" CALIPER IN SIZE (TYPICALLY WDO SURVEYOR TAGGINGS). ALL REMAINING JUNIPER TO BE PRUNED TO TREE FORM. NEW PLANTINGS TO BE COORDINATED WITH CLEARINGS RESULTING FROM CLEARING OPERATIONS.
- CONTRACTOR TO COORDINATE REVIEW WITH AND OBTAIN APPROVAL OF TREE PROTECTION BY LOCAL CITY TREE INSPECTOR, ENVIRONMENTAL REVIEW DEPT. PRIOR TO INITIATING ANY WORK ON PROJECT.
- THE RPZ & AREA TO DRIPLINE SHALL BE COVERED WITH 6" LAYER OF COARSE MULCH FOR MOISTURE CONSERVATION & PROTECTION AGAINST COMPACTION. KEEP MULCH OFF ROOT FLARES AT BASE OF TRUNK (12" MIN.).
 - AT BARRICADE CONDITION - PLACE MULCH TO 6" DEPTH WITHIN FENCING WHEN BARE GRADE (NO SURFACE VEGETATION) AND TO 8" DEPTH OUTSIDE OF FENCING CONFORMING WITH LIMITS OF DRIPLINE.
 - AT ARMOR CONDITION - PLACE MULCH TO 8" DEPTH OVER ENTIRE AREA TO CONFORM WITH LIMITS OF DRIPLINE.
- PRESERVED TREES SHALL BE PROTECTED UNTIL SUCH TIME AS THE CONCRETE WORK CAN BE STAKED TO DETERMINE ITS DISTANCE FROM TREE TRUNK. (IF FOUND THAT THE CONCRETE WORK WILL BE CLOSER THAN 5', THE CONTRACTOR WILL MEET WITH REPRESENTATIVES OF THE LOCAL CITY ENVIRONMENTAL REVIEW DEPARTMENT TO MINIMIZE IMPACT.)
- NO GRADING GREATER OR LESS THAN 3" IN PROTECTED TREES RPZ, NO TRENCHING IN PROTECTED TREES RPZ EXCEPT BY HAND WITH CLEAN CUTTING ROOTS LARGER THAN 2" IN DIAMETER.
- REFER TO TREE MITIGATION SCHEDULE ON THE TREE PRESERVATION PLAN FOR MITIGATION SEQUENCING OF PHASES OF PROJECT.
- PRE-MEETINGS - PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION CONFERENCE WITH THE CITY ARBORIST.
- AMENDMENTS - APPROVAL OF THE CHANGES MUST BE RECEIVED FROM THE CITY ARBORIST, IN WRITING, BEFORE COMMENCEMENT OF ANY WORK THAT IS THE SUBJECT OF THE CHANGE OR FIELD ADJUSTMENT.
- GENERALLY, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT ALL PARTS OF THE TREE PRESERVATION PLAN ARE TRANSFERRED TO EACH APPROPRIATE PERSON CONCERNED WITH THE DEVELOPMENT PROJECT.

PRUNING NOTE:
CONTRACTOR SHALL HIRE A LICENSED ARBORIST FOR ALL BRANCH AND ROOT PRUNING OF EXISTING TREES TO REMAIN. "TREE WISE MEN" 210-737-8733 OR APPROVED SUBSTITUTION.

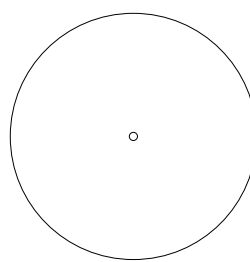
ROOT PRUNING NOTE:
CONTRACTOR SHALL REFER TO ROOT PRUNING NOTES AND DETAILS FOR ALL WORK WITHIN THE ROOT PROTECTION ZONE.

INSPECTION NOTE:
PRIOR TO START OF WORK, CONTRACTOR SHALL CALL 210-207-1111 TO SCHEDULE A PRE-CONSTRUCTION AND FENCING INSPECTION. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER, A PENALTY OF \$2,000 OR BOTH.

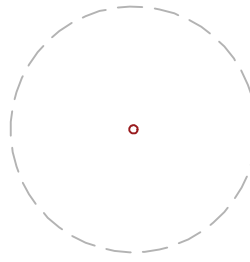


1 TREE PRESERVATION PLAN

OVERALL TREE PRESERVATION PLAN
1" = 20'



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

GOODWILL SAN ANTONIO HQ

REMODEL AND SITE
343 W HOUSTON ST.
SAN ANTONIO, TEXAS

REVISIONS:

2026-08-11 - ASI #19

RVK
ARCHITECTURE

1400 S. Flores St., Suite 150
San Antonio, Texas 78204
Phone: 210.733.3535
rvkarchitecture.com

CONSTRUCTION
DOCUMENTS

TP-100

TREE PRESERVATION PLAN



CITY OF SAN ANTONIO - UDC V-5-35-526-05 (05/06/2010)

7/28/2028 10:5

Final Tree Canopy Cover

TOTAL PROJECT AREA				121,367	SF
NONRES 25%				30,342	SF

CANOPY MET WITH PRESERVED TREES - REFERENCE TP SHEETS

QTY.	SHADE VALUE	PERCENT	SOFT	SPECIES	TAG #
2	1,200	100%	2,400	SYCAMORE	
28	875	100%	23,500	LIVE OAK, CEDAR ELM	
-	550	100%	-		
2	275	100%	550	DESBERT WILLOW	
32					
TOTAL PRESERVED CANOPY				27,450	SF
TOTAL PRESERVED CANOPY				22.6%	

CANOPY MET WITH PROPOSED TREE PLANTINGS - REFERENCE L SHEETS

QTY.	SHADE VALUE	PERCENT	SOFT	SPECIES	NOTES
2	1,200	90%	2,160	SYCAMORE	
4	875	90%	3,150	LIVE OAK, CEDAR ELM	
-	550	90%	-		
5	275	90%	1,238	ANACARDIO CORD. REDBUD	
11					
TOTAL PROPOSED CANOPY				6,548	SF
TOTAL PROPOSED CANOPY				5.4%	
FINAL TREE CANOPY COVER				33,998	SF
FINAL TREE CANOPY COVER				28.0%	

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