

ADDENDUM NO. 3

PROJECT NAME: PRE-K 4 SA WEST – PARKING AND PLAYGROUND EXPANSION

DATE: September 27, 2016

This addendum should be included in and be considered part of the plans and specifications for the name of the project. The contractor shall be required to sign an acknowledgement of the receipt of this addendum and submit with their bid.

TCI PROJECT NO.: 39-00001

GENERAL CHANGES

Item No. 1: Modified drawings to reflect tree removal.

CHANGES TO SPECIFICATIONS

N/A

CHANGES TO DRAWINGS

Parking Lot Area:

Item No. 1:

Sheet L2.01

- 1.) Added legend.
- 2.) Shows trees to be removed.

Sheet L2.02

- 1.) Updated tree preservation schedule and added mitigation trees.

Sheet L2.03

- 1.) Modified tree ordinance points.
- 2.) Added mitigation abbreviation to plans.





Note: Addenda Acknowledgement Form for Addendum 3 is attached herein. This form must be signed and submitted with the bid package.

RECEIPT OF ADDENDUM NUMBER(S) 3 IS HEREBY ACKNOWLEDGED FOR PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF:

PRE-K 4 SA WEST – PARKING AND PLAYGROUND EXPANSION PROJECT 39-00001

FOR WHICH BIDS WILL BE OPENED ON **TUESDAY, OCTOBER 4, 2016 AT 2:00 P.M.**

THIS ACKNOWLEDGEMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE.

Company Name: _____

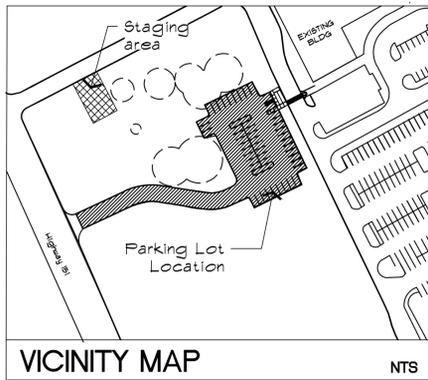
Address: _____

City/State/Zip Code: _____

Date: _____

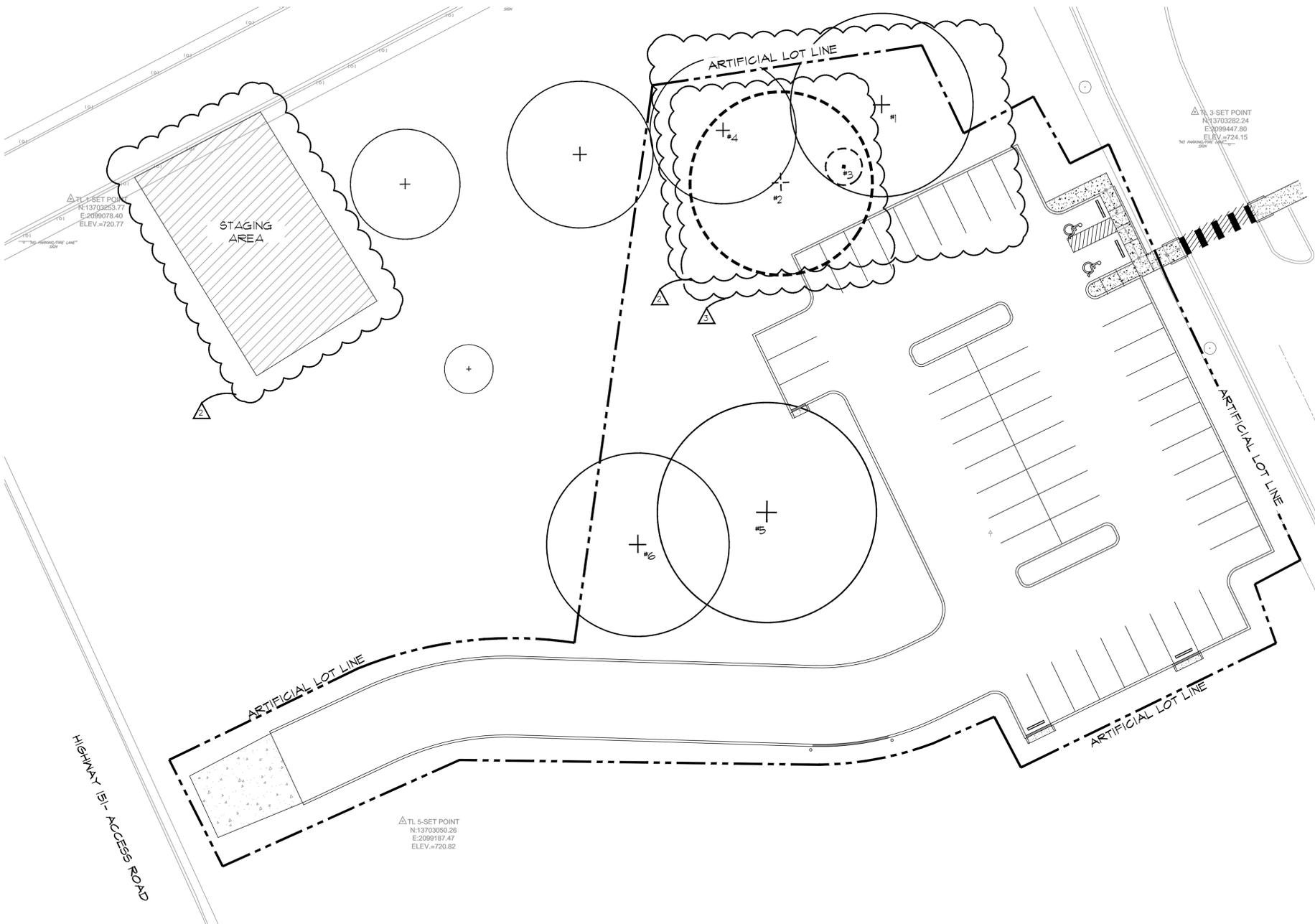
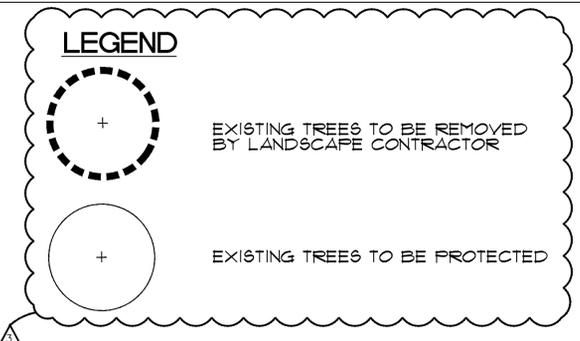
Signature

Print Name/Title



Site Information:

Lot area: 4.476 acres
 Artificial Lot Line area: 45,569 s.f.
 Plat No. 140011



TREE PRESERVATION NOTES

- Existing trees are to be selectively retained as directed by Landscape Architect. Trees that are dead standing shall be removed regardless of size.
- Root Protection Zone (RPZ): RPZ requirements are defined as 12" diameter per 1" caliper of trunk at 42" height (Diameter Breast Height, DBH). Minimum RPZ requirements are 6' to each 1" caliper at DBH or 5' to trunk whichever is greater.
- Erect temporary fencing before commencing site preparation work. Maintain fencing during full construction period. Remove fencing only when all hardscape construction work is completed. Refer to detail 3/L2.02.
- Protect all existing trees from disposal or storage of construction materials or vehicle parking. Protect trees from spreading of spoiled soil over RPZ. Reference 1/L2.02.
- Repair preserved trees damaged by construction operations per arborist industry standards. All broken branches and exposed roots of existing trees shall be cut cleanly. All oak species must be painted with tree wound dressing within 30 minutes. Reference 2/L2.02.
- Replace trees scheduled to remain that are removed or damaged beyond repair by construction operations, as determined by Landscape Architect, with tree(s) of similar size and species. Cost for tree replacement shall be determined in accordance with the Tree Evaluation Formula as described in "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs, and Evergreens" as published by the International Society of Arboriculture.
- All costs for repair and replacement of preserved trees damaged by construction operations or lack of adequate protection during construction shall be borne by Contractor.
- Roots or branches in conflict with construction shall be pruned to a height of 15 feet according to proper pruning methods. Ref. 2/L2.02.
- Exposed roots shall be covered at the end of the work day using techniques such as covering with soil, mulch or wet burlap.
- Trees removed shall be salvaged and chipped into mulch to be distributed on site within RPZ's at trees.
- Trees to remain, at which are damaged or lost due to contractor's negligence during construction shall be replaced at a ratio of inch per inch.
- Contractor is responsible for providing a licensed tree maintenance professional throughout the project.

TREE PRESERVATION SCHEDULE:

Reference sheet L2.02 for tree preservation schedule and tree preservation details.

1 TREE PRESERVATION PLAN
 L2.01 SCALE: 1"=20'

STATE OF TEXAS
 JULY 29, 2016
 REGISTERED LANDSCAPE ARCHITECT
 1784
 C+P+Z GROUP I.L.C.
 LANDSCAPE ARCHITECTURE
 & PLANNING
 7100 John South Drive, Suite 208
 San Antonio, Texas 78229
 210-366-1911/210-366-0044 fax

DEBRA J. DOCKERY, ARCHITECT, P.C.
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CITY OF SAN ANTONIO
 PRE K 4 SA WEST
 1235 W OLD HIGHWAY 90
 NEW PLAYGROUND & PARKING PROJECT

REVISIONS

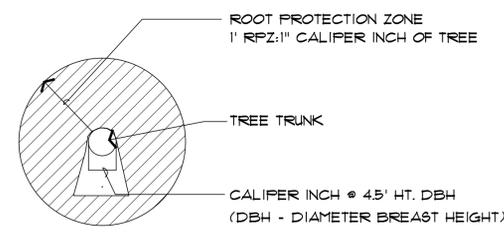
△	CORRECTLY IDENTIFIED TREES TO MATCH TREE PRESERVATION TABLE & ADDED STAGING AREA
△	SHOWS TREES TO BE REMOVED & ADDED LEGEND.

PROJECT NO.	16-02
PHASE	CONSTRUCTION DOCUMENTS
DATE	JULY 2016
DESCRIPTION	PARKING LOT TREE PRESERVATION PLAN
SHEET NUMBER	L2.01

TREE CANOPY COVER REQUIREMENTS	Final Tree Canopy Coverage Requirement
Site Square Footage:	44,336
25% Canopy Cover Required:	11,084
Final Square Footage Preserved: (See Tree Canopy Square Footage Column below)	4,150
Square Footage to be Mitigated:	6,934
Square Feet Mitigated-Tree Preservation Incentive: Significant Tree Canopy Credit (1.5x) (See Tree Preservation Incentive Square Footage Column below)	6,225
Final Feet to be Mitigated:	709

Mitigation Trees	Qty.	Value	Percentage	Total Value
Mexican Sycamore	2	1200	90%	2,160
Chinkapin Oak	2	875	90%	1,575
Total Number of Mitigation Trees Provided:	4			
Total Square Footage Mitigated:				3,735

TREE PRESERVATION SCHEDULE				TREES				SMALL TREE SPECIES				TREES 2.5' - 45'	TREE CANOPY SQUARE FOOTAGE	Tree Preservation Incentive (Significant Tree Canopy Credit)			
TREE NUMBER	DIAMETER BREST HEIGHT	SPECIES	FIELD NOTE	SIGNIFICANT TREES 6" - <24" (@40% MIN.)		SIGNIFICANT TREES 10" - <24" (@40% MIN.)		HERITAGE TREES 24" + (@100%)			SIGNIFICANT TREES 5" - <12" (@40% MIN.)		HERITAGE TREES 12" + (@100%)		TO REMAIN		
				TO REMAIN	TO BE REMOVED	TO REMAIN	TO BE REMOVED	TO REMAIN	TO BE REMOVED (3-1)	TO BE REMOVED (1-1)	TO REMAIN	TO BE REMOVED	TO REMAIN	TO BE REMOVED			
1	30	PECAN						30								1200	1200
2	30	CHINESE TALLOW	Dead														
3	3.5	PEAR	In Decline														
4	36	PECAN						36								1200	1200
5	36	LIVE OAK						36								875	875
6	30	LIVE OAK						30								875	875
SUB-TOTAL INCHES:					0	0	0	0	132	0	0	0	0	0	0	4150	4150
TOTAL ON-SITE INCHES:								0		132							
MIN. REQUIRED PRESERVED INCHES:								0		132							
TOTAL INCHES PRESERVED:								0		132							
% INCHES PRESERVED:					0.00%			100.00%		0%			0.00%				
SURPLUS INCHES:					0			0		0			0				
INCHES TO BE MITIGATED:					0			0		0			0				
LESS INCHES MITIGATED W/ EXTG. TREES:																	

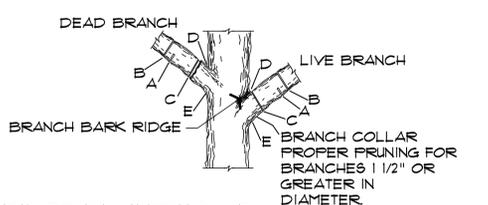


PLAN VIEW

TREE PROTECTION NOTES:

- All trees to be preserved shall be protected against injury or damage, including soil compaction, breaking or skinning of roots, trunks, or branches during construction operations. A minimum of 50% of the RPZ shall be preserved at natural grade. No cutting, filling, trenching, root disturbance, soil disturbance, or construction impacts shall occur closer to the trunk than 1/2 the RPZ radius.
- Unless otherwise noted, install a temporary min. 4' ht fencing. See Detail 3/L202.
- The proposed finished grade and elevation within the RPZ of any existing tree shall not be raised or lowered more than three (3) inches. Finished grade and elevation above or below 3" shall include tree wells/retaining walls outside the RPZ.

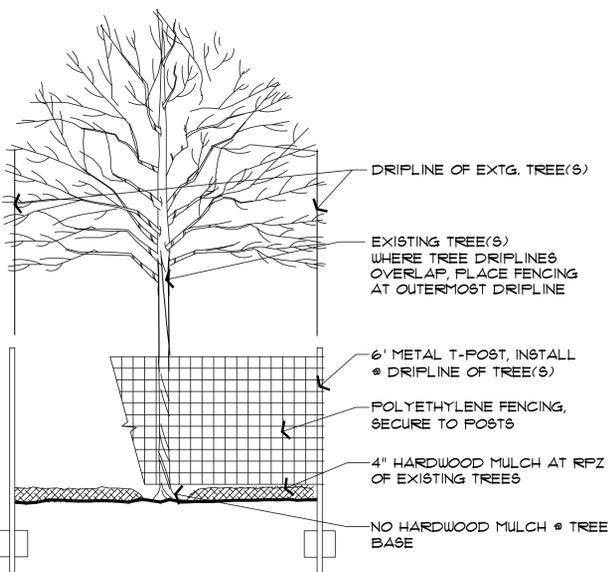
1 ROOT PROTECTION ZONE (RPZ) NTS



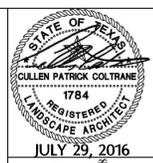
- FIRST CUT - TO PREVENT THE BARK FROM BEING FEELED WHEN THE BRANCH FALLS.
- SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.

2 BRANCH PRUNING NTS



3 TREE BARRICADE FENCING NTS



JULY 29, 2016
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Landscape Architecture
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CITY OF SAN ANTONIO
PRE K 4 SA WEST
1235 W OLD HIGHWAY 90
NEW PLAYGROUND & PARKING PROJECT

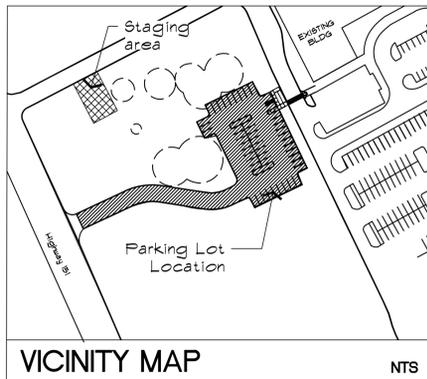
REVISIONS
MODIFIED TREE PRESERVATION TABLE & TREE CANOPY COVERAGE DUE TO TREES BEING DEAD.

PROJECT NO.
16-02

PHASE
CONSTRUCTION DOCUMENTS

DATE
JULY 2016
DESCRIPTION
PARKING LOT TREE PRESERVATION SCHEDULE & DETAILS

SHEET NUMBER
L2.02



VICINITY MAP

NTS

LEGEND

- EXISTING TREES TO REMAIN
- TRANSPLANTED TREE
- SOD
- AREA OF PARKING LOT SHADING
- (FLS) PARKING LOT SHADING TREE
- (EXT) EXISTING TREE PRESERVATION CREDIT
- (MIT) MITIGATION TREE

GENERAL LANDSCAPE NOTES:

1. Landscape contractor shall be responsible for making himself familiar with the specifications and all submittal requirements. It is the responsibility of the Landscape contractor to notify the Landscape Architect for site observations as specified in the specifications. Failure to notify the Landscape Architect does not relieve the contractor from observation approval and will require the contractor to install/repair work as required for approval at the cost of the contractor.
2. Landscape contractor is to contact Landscape Architect for a pre-construction meeting prior to commencing landscape work.
3. The landscape contractor is to notify all local utilities agencies 72 hours prior to any excavation. Landscape contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. The Landscape Contractor and Irrigation contractor shall take sole responsibility for any cost incurred due to damage of said utilities whether or not all local utilities agencies are notified.
4. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
5. The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
6. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known will result in Contractor's liability to relocate the materials.
7. Contractor shall be responsible for final plant material quantities.
8. All plant material will be of highest quality, fully leaved and rooted yet not root bound. Any material not meeting this specification will be rejected.

9. Plant materials and grass shall be installed the same day of delivery.
10. All disturbed soil shall receive herbicide prior to any work.
11. All construction debris and rocks/stones over 1/4" dia. (in any direction) shall be removed prior to fine grading.
12. All planting beds and trees shall be staked and approved by Landscape Architect prior to installation.
13. See specifications for planting requirements, materials and execution.
14. Construction staging area and any paths created by construction activities are to be aerated and hydroseeded with Common Bermuda seed.
15. Unless otherwise noted, all disturbed area is to receive Common Bermuda (*Cynodon dactylon*) hydroseed.
16. This landscape plan is based on survey information provided to Landscape Architect. Any existing trees not shown on plans are to be protected by barricade fencing placed along edge of tree dripline.
17. Existing trees on project site are to be maintained in a healthy condition at all times. This includes irrigating, fertilizing, pruning and other maintenance as needed on the project. Trees that are lost due to contractor's negligence shall be replaced at an inch-per-inch ratio.
18. All sod area shall be watered by hand so as to maintain a healthy stand of grass per City Ordinance.
19. Plant material shall be located as indicated on plan; triangular spaced unless indicated otherwise. Spray all existing grass/vegetation in planting areas with Roundup to provide complete kill and removal prior to planting operations.
20. Transplanted trees are to be watered using gator bags. Reference detail 1/L3.01.

LANDSCAPE ORDINANCE - 25 POINTS REQUIRED

ADDITION SQ. FT.: 36,744 S.F.

****NOTE: THIS PROPERTY LIES WITHIN THE HWY 151 GATEWAY CORRIDOR OVERLAY DISTRICT PLAN****

1) BUFFER

PROPERTY IS ZONED: I1
ADJACENT PROPERTY IS ZONED: C3 & C3
BUFFER REQUIRED:
NONE

STREET BUFFER:
TYPE D

2) TREE PRESERVATION

STREET YARD (30 points max.)
18" + caliper: 4 x 8 pts. = 32 pts.

Total Tree Preservation: 32 pts.
EXTS. TREE#: 1, 4, 5 & 6

TOTAL LANDSCAPE ORDINANCE POINTS

30 POINTS

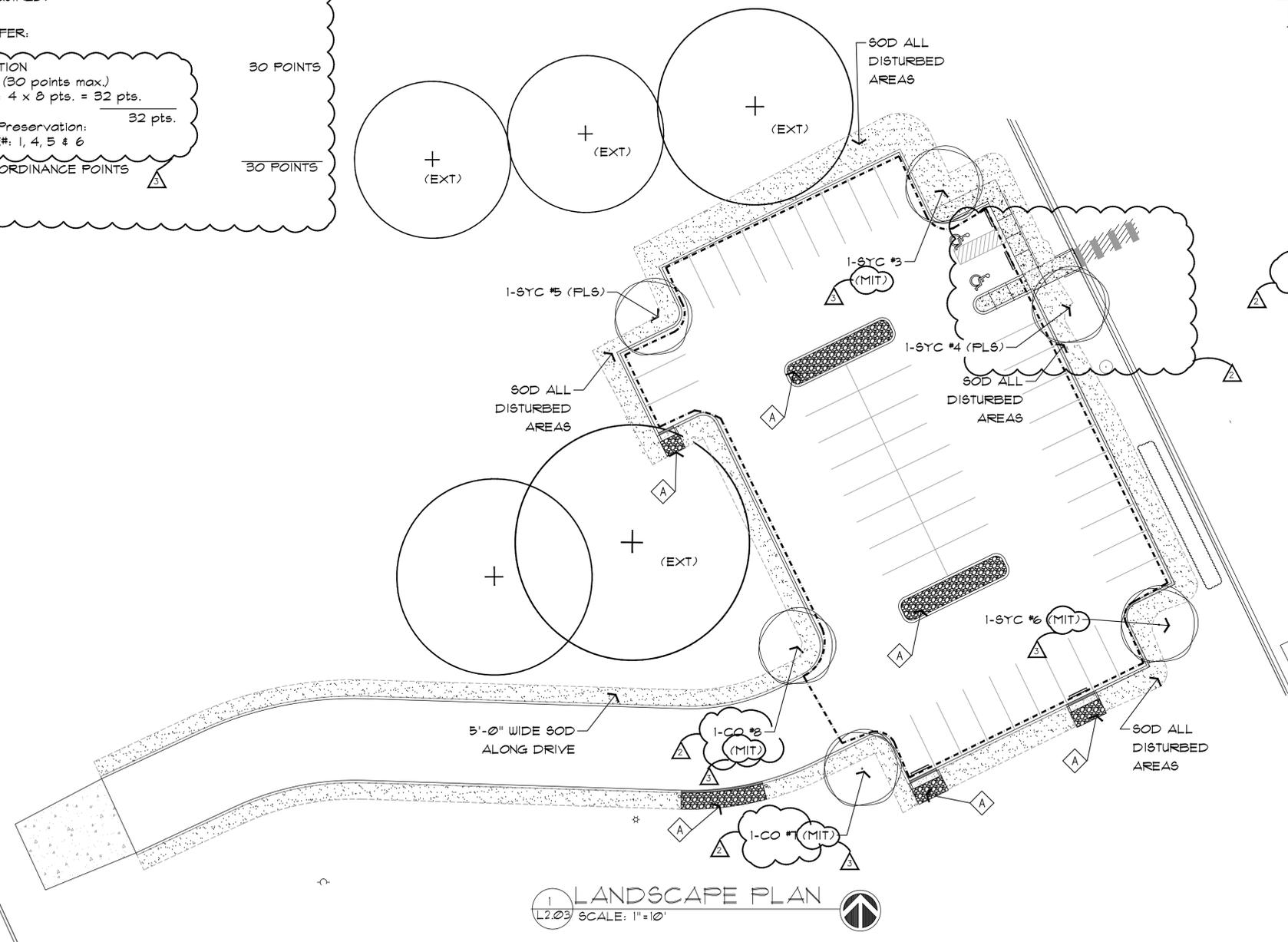
30 POINTS

LANDSCAPE PLANTING NOTES: (# Keyed Notes)

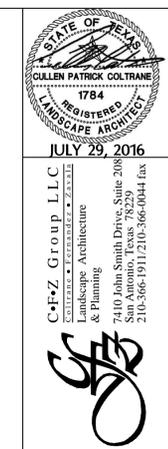
Bull rock, reference detail 1/L3.01.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME COMMON NAME	CONDITION	REMARKS
TREES			
SYC	<i>Platanus mexicana</i> Mexican Sycamore	B&B	existing tree, salvaged and relocated.
CO	<i>Quercus Muehlenbergii</i> Chinkapin Oak	B&B	existing tree, salvaged and relocated.
LAWN			
	Reference specifications	S.Y.	solid sod



LANDSCAPE PLAN
L2.03 SCALE: 1"=10'



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REVISIONS

- MODIFIED LANDSCAPE ORDINANCE POINTS
- ADDED PLANT SPECIES TO PLAN AND PLANT SCHEDULE
- ADDED TRANSPLANTED TREE
- ADDED NOTE ABOUT GATOR BAGS
- MODIFIED LANDSCAPE ORDINANCE POINTS & ADDED MITIGATION SUBSTITUTION

PROJECT NO. 16-02

PHASE CONSTRUCTION DOCUMENTS

DATE JULY 2016

DESCRIPTION PARKING LOT LANDSCAPE PLAN

SHEET NUMBER L2.03