

PRELIMINARY  
NOT FOR CONSTRUCTION  
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

ISSUED DATE 2021-02-10  
PROJECT NUMBER 19043

DESIGN  
DEVELOPMENT



CONCEPT IMAGE IS FOR REFERENCE ONLY  
DEPICTED STAGE IS PLANNED FOR LATER PHASE 2 WORK

4 GRANDSTAND AT WATER



CONCEPT IMAGE IS FOR REFERENCE ONLY

3 DINING HALL INTERIOR



CONCEPT IMAGE IS FOR REFERENCE ONLY

2 DINING HALL CONNECTOR



CONCEPT IMAGE IS FOR REFERENCE ONLY

1 BANDSTAND AT PLAZA

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DEVELOPMENT**



**2** DINING HALL - NORTH ELEVATION



**1** DINING HALL - SOUTH ELEVATION

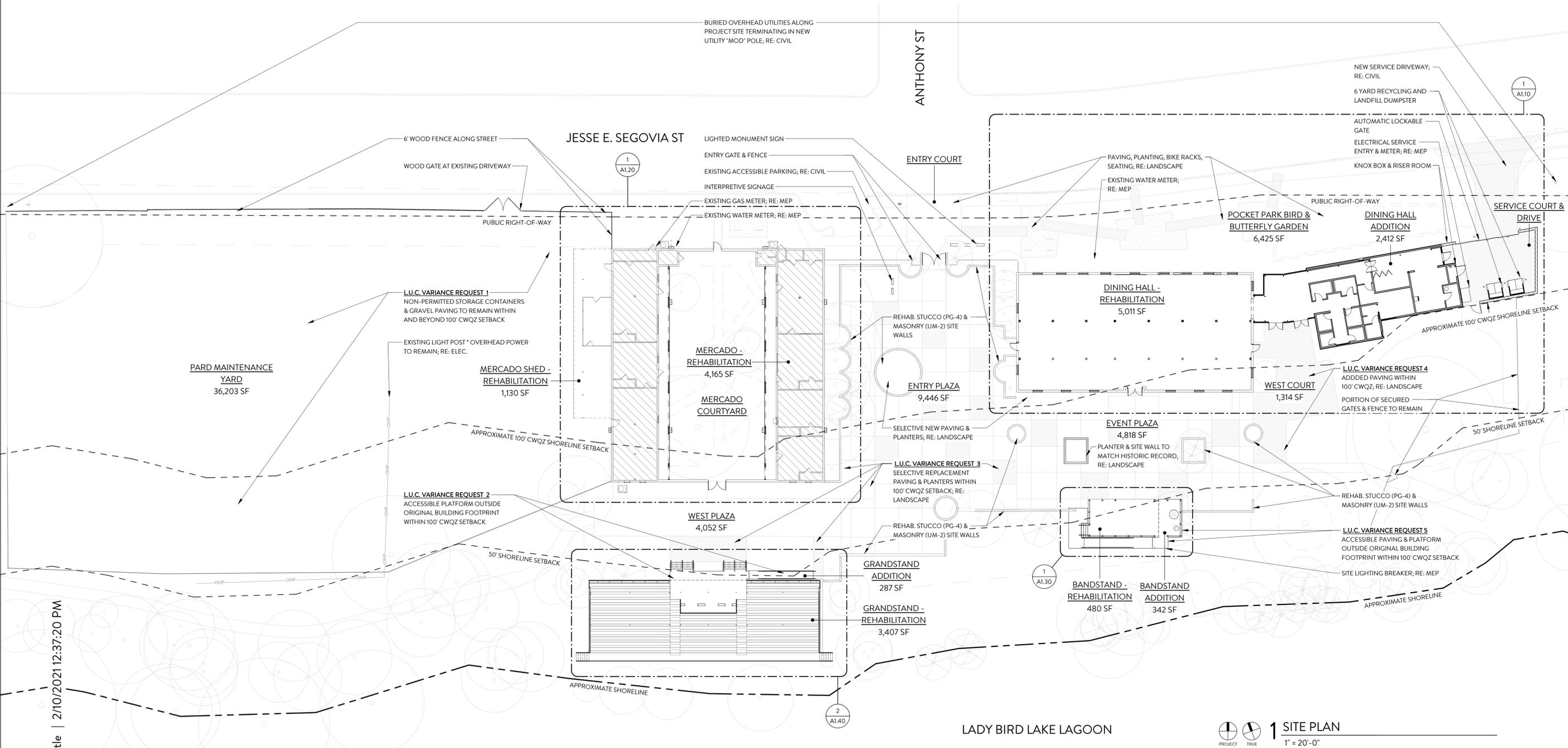
**GENERAL NOTES**

1. REFER TO CIVIL, LANDSCAPE, AND MEP DRAWINGS FOR SCOPE BEYOND BUILDINGS, UNLESS NOTED OTHERWISE.

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**DESIGN  
DEVELOPMENT**



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**1 SITE PLAN**  
1" = 20'-0"

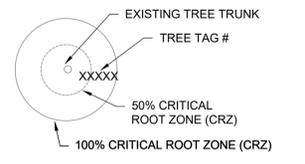
**FIESTA GARDENS**  
2101 JESSE E. SEGOVIA STREET  
AUSTIN, TEXAS 78702

**A1.01**  
SITE - PLAN

**LEGEND:**

-  EXISTING CONCRETE PAVING
-  PROPOSED SF OF PERMEABLE PAVERS
-  HEAVY DUTY CONCRETE PAVEMENT
-  PROPOSED 5' SIDEWALK

-  EXISTING CONTOURS
-  PROPOSED MAJOR CONTOURS
-  LIMITS OF CONSTRUCTION
-  PROPERTY LINE
-  APPROXIMATE UTILITY EASMENT



**EXTERIOR LIGHTING NOTE:**

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

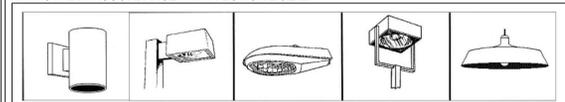


Figure 34:  
Examples of fully-shielded light fixtures.

CITY OF AUSTIN LDC 25-2 SUBCHAPTER E - SECTION 2.5 - FIGURE 34

**ACCESSIBILITY NOTE:**

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

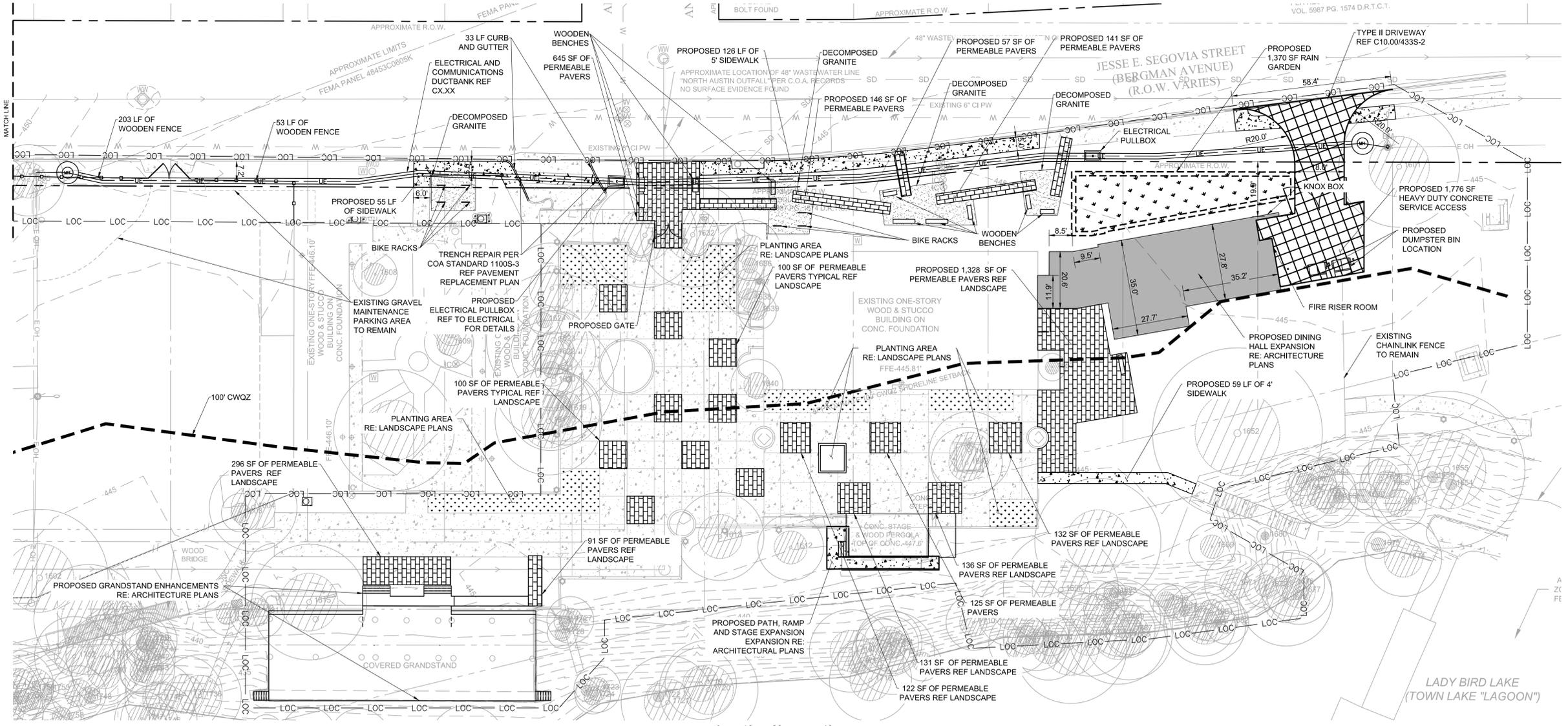
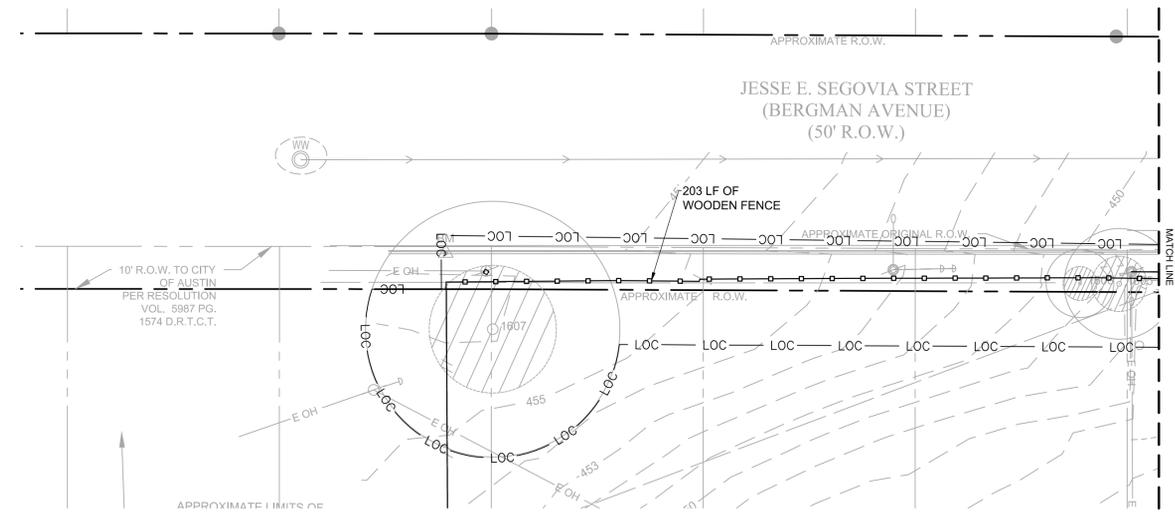
SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3].

ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50 [ANSI 403.3].

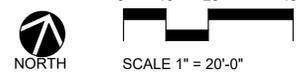
ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]

THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET OF RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6].

EXISTING SIDEWALKS TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.



**1 SITE PLAN**  
SCALE: 1" = 20'-0"



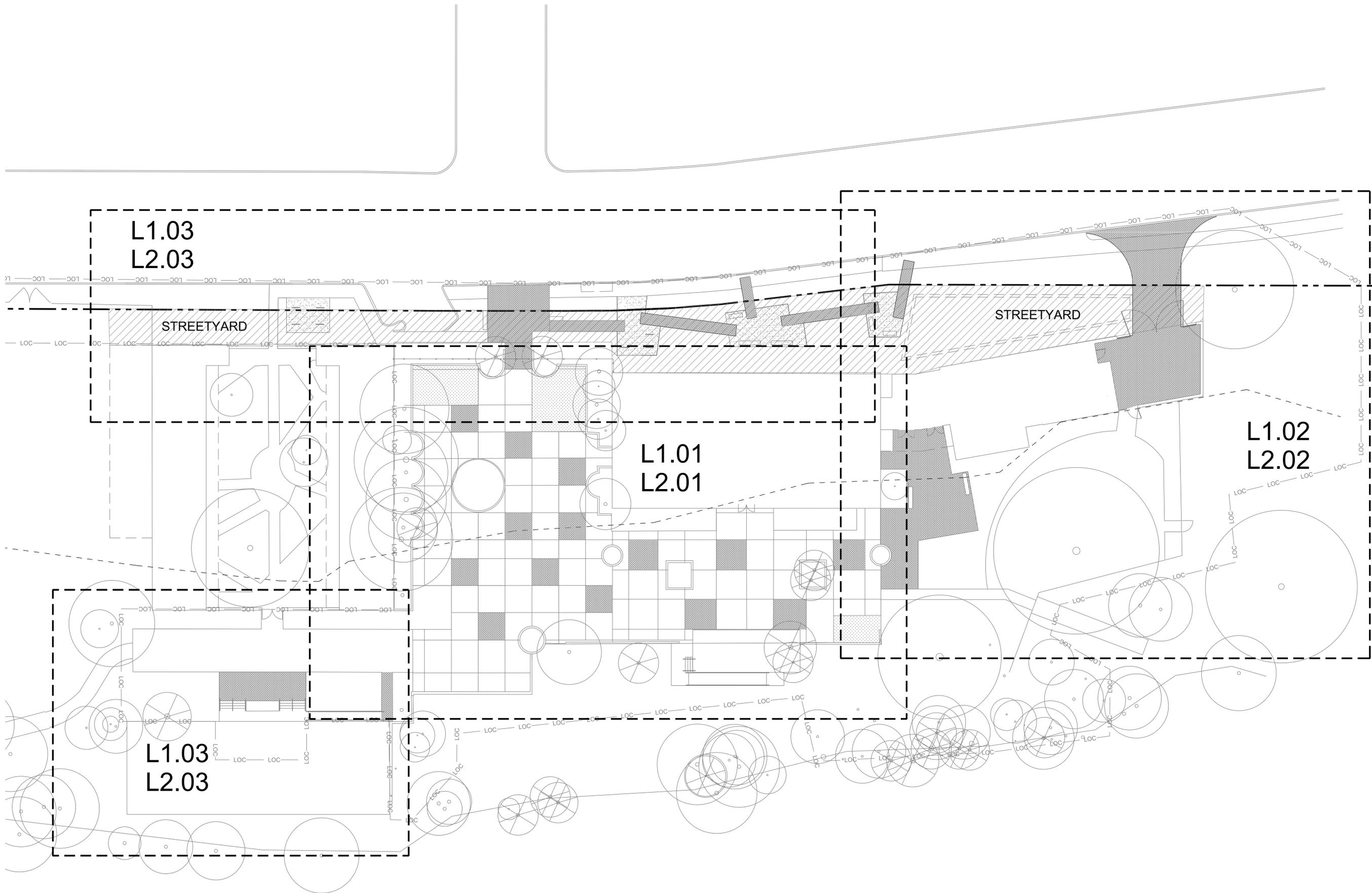
**FIESTA GARDENS**  
2101 JESSE E. SEGOVIA STREET  
AUSTIN, TEXAS 78702

**C5.00**

SITE PLAN



CO'DESIGN LLC  
1200 YAUFON VALLEY RD.  
AUSTIN, TX 78746  
512-423-1288



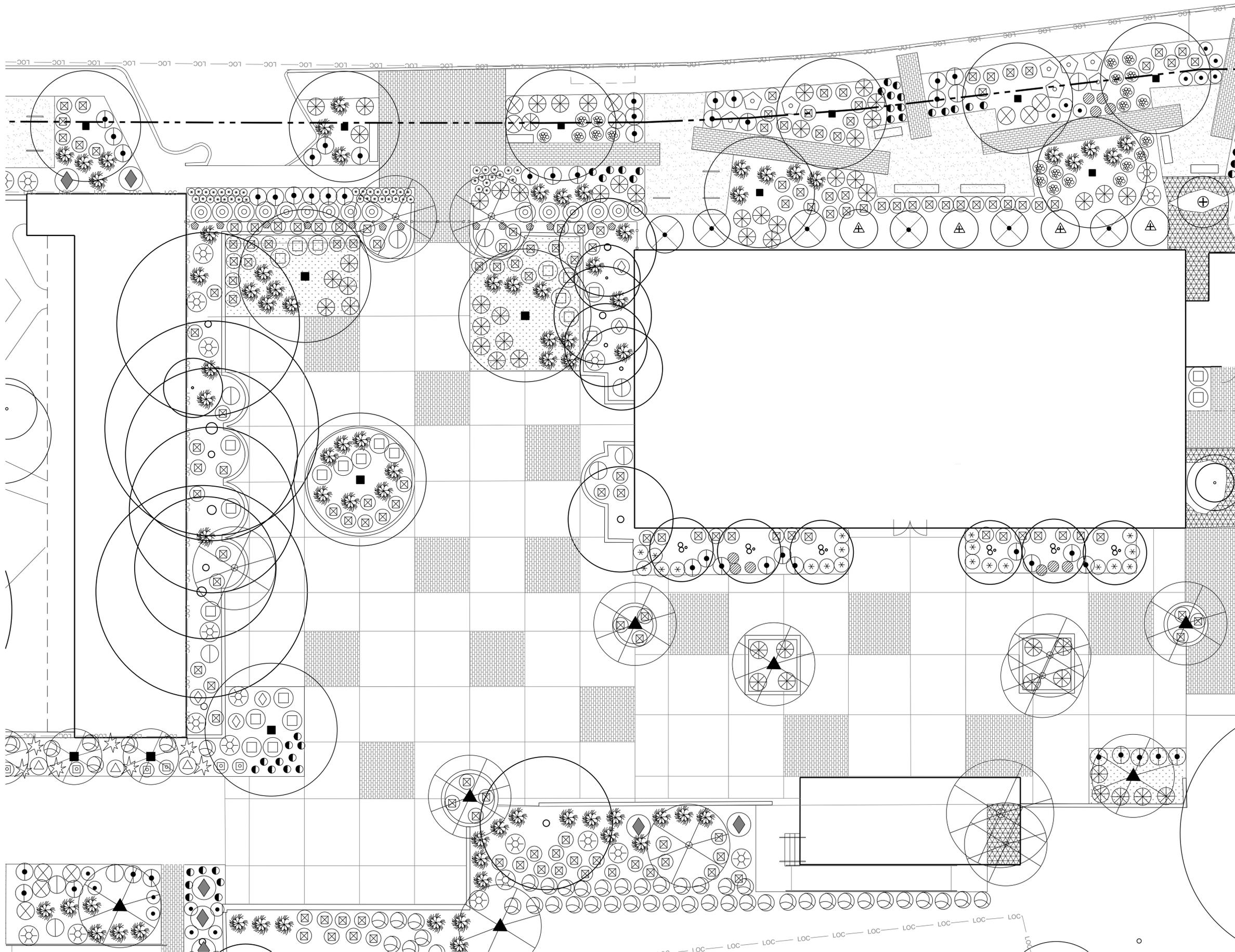
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**L0.00**  
OVERVIEW  
PLAN





REFER TO  
L2.02 FOR  
PLANTING  
LEGEND



1 Planting Plan @ Historic Plaza  
SCALE: 1/8" = 1'-0"

**FIESTA GARDENS**  
2101 JESSE E. SEGOVIA STREET  
AUSTIN, TEXAS 78702



CO'DESIGN LLC  
1200 YAUPON VALLEY RD.  
AUSTIN, TX 78746  
512-423-1298

**PLANTING LEGEND**

**TREES**

	MEXICAN SYCAMORE, PLATANUS MEXICANA		MEXICAN BUCKEYE UNGNADIA SPECIOSA
	CRAPE MYRTLE 'NATCHEZ WHITE' LAGERSTROEMIA INDICA		GOLDENBALL LEADTREE LEUCAENA REFUSA
	MEXICAN FAN PALM SABAL MEXICANA		YAUAPON HOLLY ILEX VOMITORIA
	DESERT WILLOW CHILOPSIS LINEARIS		ARROYO SWEETWOOD MYROSPERNUM SOUSANUM

**SHRUBS & GROUNDCOVER**

	FIRECRACKER FERN RUSSELLIA EQUISETIFORMIS		ROCK ROSE PAVONIA LASIOPETALA
	DWARF BARBADOS CHERRY MALPIGHIA GLABRA		PINK SKULLCAP SCUTTELLARIA SUFFRUTESCEI
	ESPERANZA 'GOLD STAR' TECOMA STANS 'GOLD STAR'		MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
	DWARF SABAL SABAL MINOR		MEXICAN BUSH SAGE SALVIA LEUCANTHA
	SWITCHGRASS PANICUM VIRGATUM		GIANT HESPERALOE HESPERALOE FUNIFERA
	GOLDEN THRYALLIS GALPHIMIA GRACILIS		TEXAS LANTANA, LANTANA URTICOIDES
	TOOTHLESS SOTOL DASYLIRION QUADRANGULATUM		AMERICAN BEAUTYBERRY, CHAMAEROPS HUMILIS
	MAJESTIC SAGE SALVIA GUARANITICA		JAPANESE ARALIA FATSIA JAPONICA
	CHILE PEQUIN, CAPSICUM ANNUM		BAMBOO MUHLY, MUHLENBURGIA DUMOSA
	FALL ASTER ASTER OBLONGIFOLIUM		JAPANESE YEW PODOCARPUS MACROPHYLLUS
	COPPER CANYON DAISY		GUARA PAVONIA LASIOPETALA
	RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA		CONFEDERATE JASMINE, LONICERA SEMPERVIRENS
	BIG MUHLY GRASS, MUHLENBERGIA LINDHEIMERI		CROSSVINE, BIGNONIA CAPREOLATA

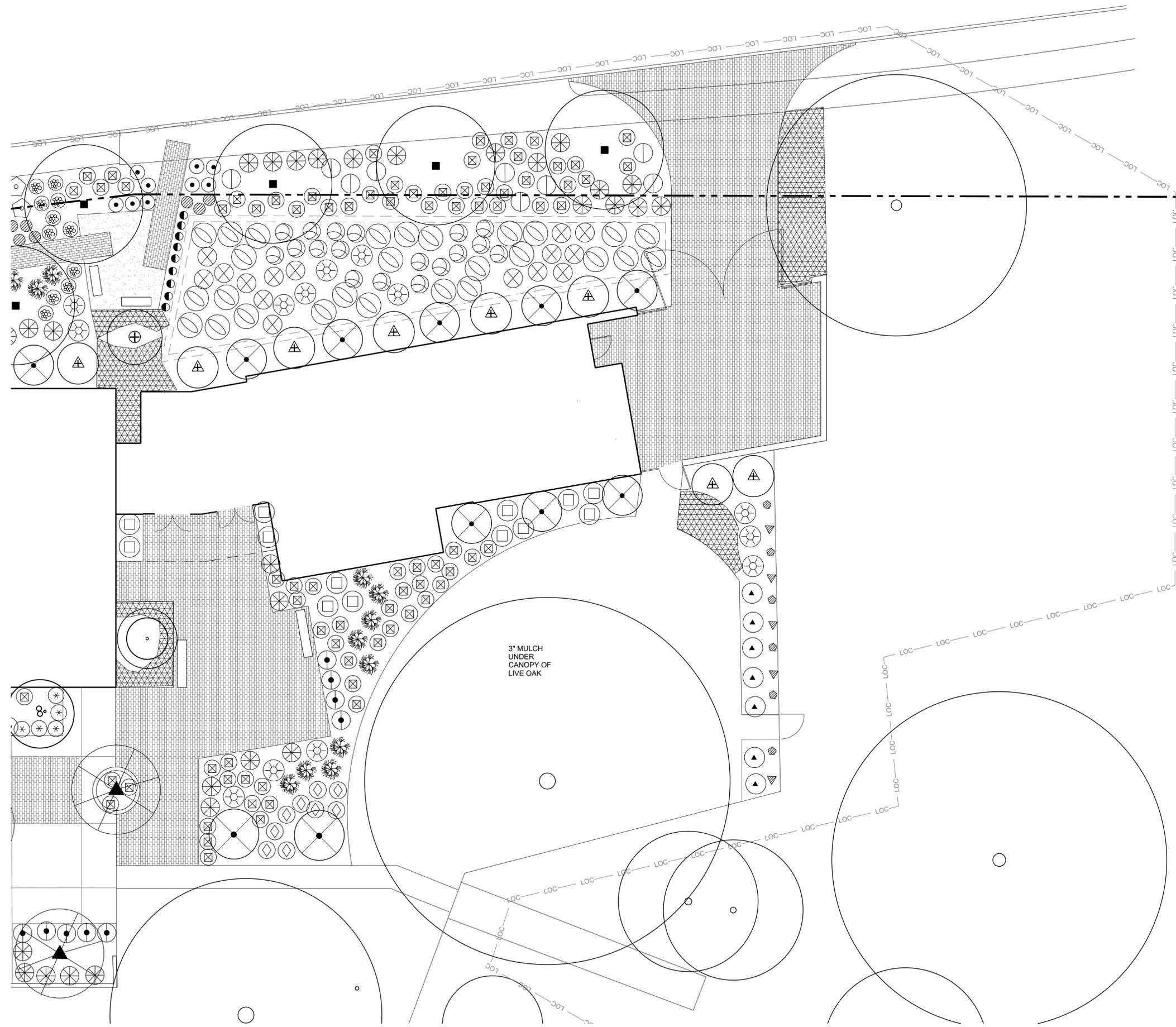
	CHEROKEE SEDGE CAREX CHEROKEENSIS		EXISTING TREE
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**PLANTING NOTES:**

1. PRUNE TOP 1/3 OF HEIGHT OF EXISTING CRAPE MYRTLES
2. TRIANGULATE CONTAINER PLANTS IN GROUNDCOVER MASS PLANTING AREAS
3. INSTALL JUTE MESH OR APPROVED EQUAL BIODEGRADABLE SOIL STABILIZATION MESH ON PLANTED SLOPES GREATER THAN 15%. PLACE MESH ON TOP OF SOIL AND UNDER MULCH. CUT FABRIC TO INSERT PLANT ROOTBALL. THE OPENING IN THE FABRIC SHOULD NOT EXCEED ROOTBALL WIDTH. STAKE PER MANUFACTURERS SPECIFICATIONS.

**SOIL NOTES:**

1. WHERE CONCRETE OR OTHER PAVING IS TO BE REMOVED FOR NEW PLANTING AREAS, REMOVE 24" OF BASE MATERIAL, SCARIFY SUBGRADE AND FILL WITH PLANTING MIX.
2. PLANTING MIX SHALL BE 40% COMPOST AND 60% NATIVE SOIL. PLANTING MIX BASIS OF DESIGN: WHITTLESEY GARDEN MIX OR APPROVED EQUAL.
3. SOILS IN EXISTING PLANTING BEDS ARE TO BE AMENDED WITH POULTRY COMPOST AND COMPOSTED RICE HULLS.
4. SOIL AMENDMENT EXECUTION:
  - a. AIR SPADE ALL PLANTING BEDS TO AN 8-INCH DEPTH TAKING SPECIAL CAUTION NOT TO DAMAGE TREE ROOTS OR SURROUNDING BUILDINGS OR HARDSCAPE.
  - b. EVENLY SPREAD 1 INCH OF POULTRY COMPOST AND 1 INCH OF COMPOSTED RICE HULLS ACROSS THE FRESHLY AIR-SPADED SOIL.
  - c. RAKE COMPOST AND HULLS TO DISPERSE EVENLY AND LEVEL THE PLANTING BED. ALL RAKING SHOULD BE DONE GENTLY TO AVOID DAMAGING EXISTING TREE ROOTS.
3. COMPOST BASIS OF DESIGN: GEOGROWERS POULTRY COMPOST 512-288-4405.



**1 Planting Plan @ East Addition**  
SCALE: 1/8" = 1'-0"



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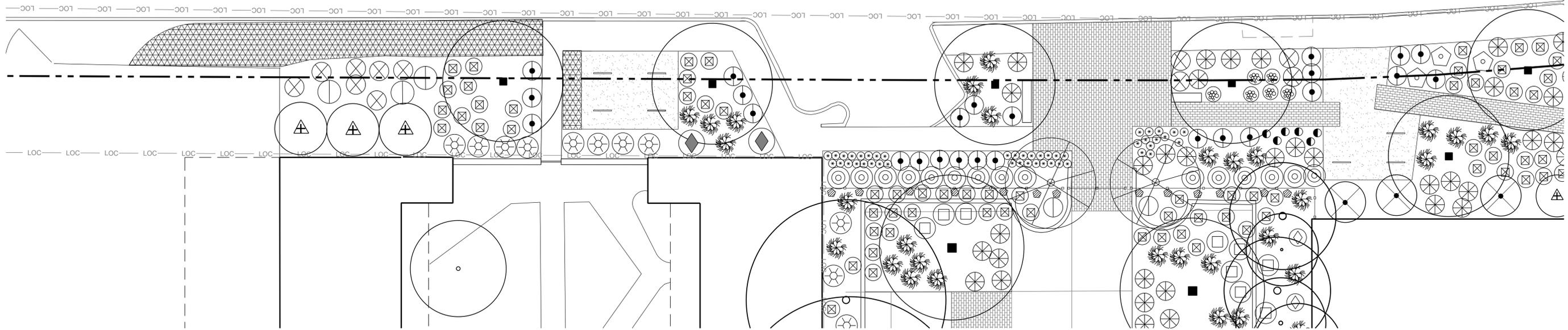
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ISSUED DATE 2021-01-12  
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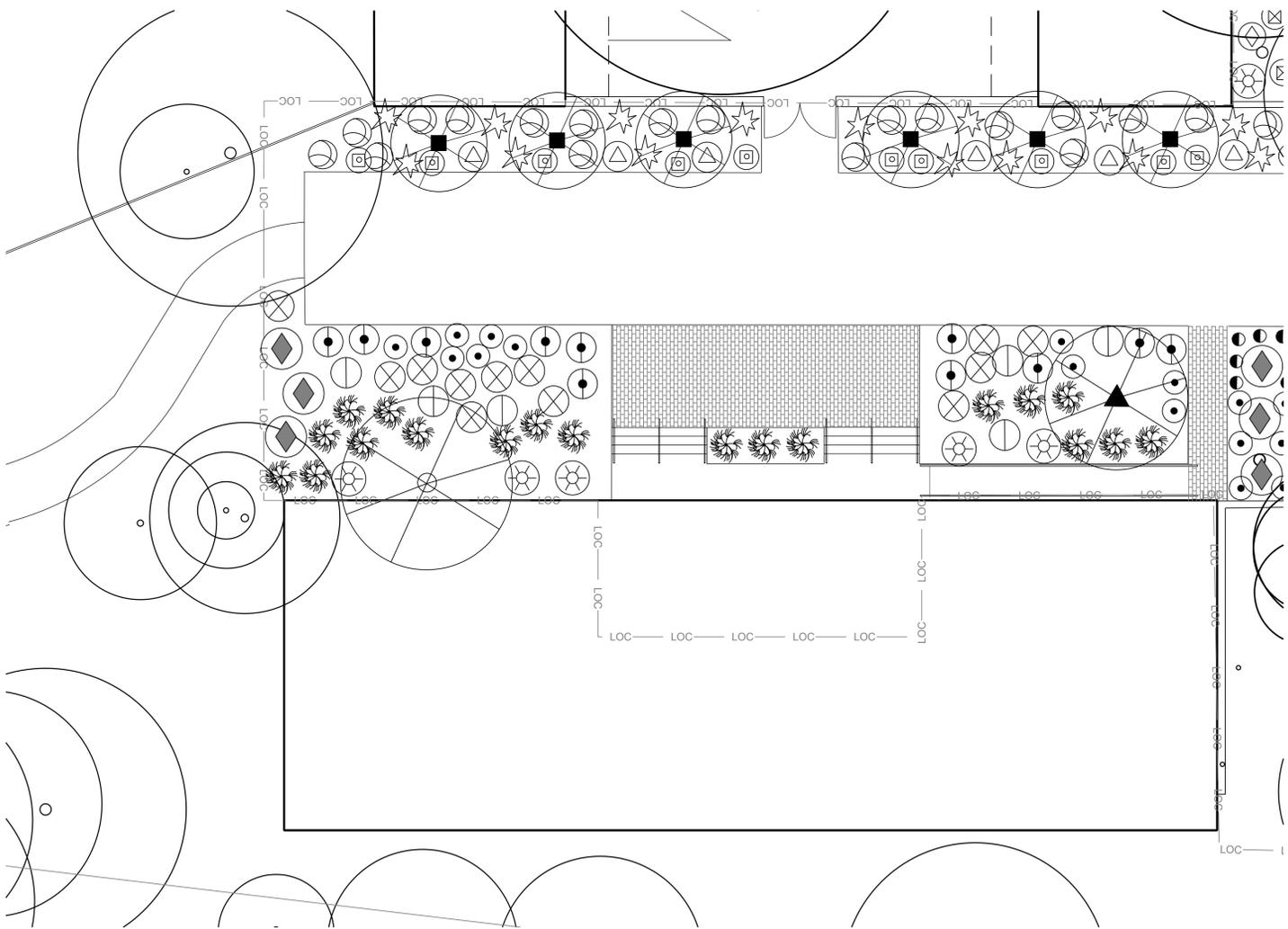
DESIGN  
DEVELOPMENT



CO'DESIGN LLC  
1200 YAUPON VALLEY RD.  
AUSTIN, TX 78746  
512-423-1298



1 Planting Plan @ Street Frontage  
SCALE: 1/8" = 1'-0"



REFER TO  
L2.02 FOR  
PLANTING  
LEGEND

2 Planting Plan @ Grandstand Area  
SCALE: 1/8" = 1'-0"



**FIESTA GARDENS**  
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**L2.03**  
PLANTING PLAN