





A1	TRATORIA TOSCANO	3,510 SF	G1	ENGEL & VOELKERS	2,090 SF
A2	FACTORY MATTRESS	3,994 SF	G2	AVAILABLE	2,000 SF
A3	AVAILABLE	1,300 SF	G3	AVAILABLE	2,050 SF
A4	AVAILABLE	3,994 SF	G4	AVAILABLE	4,998 SF
A5	AVAILABLE	3,000 SF	H1	AVAILABLE	6,958 SF
A6	AVAILABLE	1,705 SF	J1	AVAILABLE	1,415 SF
A7	AVAILABLE	1,000 SF	J2	AT&T	2,200 SF
A8	MOD PIZZA	3,000 SF	J3	AVAILABLE	3,994 SF
B1	TWIN LIQUOR	3,500 SF	K1	AVAILABLE	1,200 SF
B2	PRO NAILS	2,600 SF	L1	RAISING CANES (PAD)	4,000 SF
B3	ORANGE LEAF YOGURT	1,356 SF	M1	AVAILABLE	3,896 SF
C1	MAD GREENS	2,431 SF	N1	AVAILABLE	4,425 SF
C2	AVAILABLE	2,033 SF	O1	HIGH FIVE	31,015 SF
D1	TORCHY'S TACOS	4,553 SF	P1	AVAILABLE	8,100 SF
D2	AVAILABLE	3,359 SF	Q1	AVAILABLE	5,600 SF
D3	AVAILABLE	2,375 SF	R	OFFICE	
D4	AVAILABLE	1,400 SF	S	RETAIL	
D5	SUBWAY	1,500 SF	W	OFFICE	
D6	AVAILABLE	3,000 SF			
E1	AVAILABLE				
F1	AVAILABLE	4,673 SF			
F2	MCARTHUR'S RESTAURANT	3,500 SF			
F3	AVAILABLE	5,810 SF			
F4	AVAILABLE	2,499 SF			



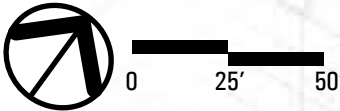
*Oaks*  
AT LAKEWAY

STRATUS



LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

- LEGEND:
- 1. UNDISTURBED NATURAL AREA
  - 2. ENTRY STATEMENT BUILT INTO HILLSIDE
  - 3. R.O.W. PLANTING (STREET TREES/LIGHTS)
  - 4. HEB ENTRY DRIVE
  - 5. BIO-FILTRATION IN MEDIAN
  - 6. MAIN ENTRY @ "MAIN STREET"
  - 7. EXISTING TREES TO REMAIN
  - 8. OUTDOOR EATING AREA (BY OTHERS)
  - 9. TYPICAL STREETScape (TREES, FURNISHINGS, LIGHTS, SPECIAL PAVING, AWNINGS)
  - 10. "MAIN STREET"
  - 11. PEDESTRIAN OPEN SPACE (PASSIVE PLAY, SEATING, OUTDOOR MOVIES, PICNIC)
  - 12. TYPICAL ACCENT PLANTING BED
  - 13. "HEART" OF MAIN STREET (SPECIAL PAVING, FLOWERING TREES, SITE I.D. ELEMENTS, LIGHTING)
  - 14. TERMINUS OF ENTRY ROAD (ARCHITECTURAL ELEMENT HERE TO CREATE SENSE OF PLACE)





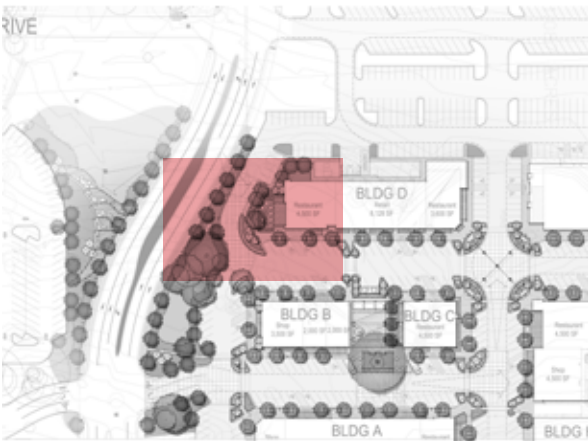
LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

OUTDOOR EATING AREA:

- 1. VIEW INTO ACTIVATED SPACE
- 2. SPECIAL VEHICULAR PAVING AT CORNER
- 3. PROPOSED PARKING SPACES (5) RELOCATED TO OPEN UP VIEWS
- 4. SMALL STAGE FOR PERFORMANCES
- 5. COLORFUL AWNING FOR SHADE (IN LAKE TOWN VERNACULAR)
- 6. PAVER DECK WITH OUTDOOR SEATING (FESTOON LIGHTING OVERHEAD) (BY OTHERS)
- 7. SHADE TREES IN RAISED PLANTERS
- 8. ACCENT PLANTING WITH FLOWERING TREES
- 9. SHADED BENCHES ALONG STREET
- 10. RESTAURANT SIGNAGE OPPORTUNITY
- 11. CONCRETE SIDEWALK WITH DECORATIVE FINISH (TYPICAL OF STREETScape)



KEYMAP:



CHARACTER IMAGES:

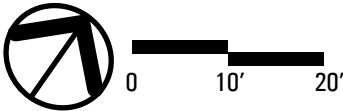




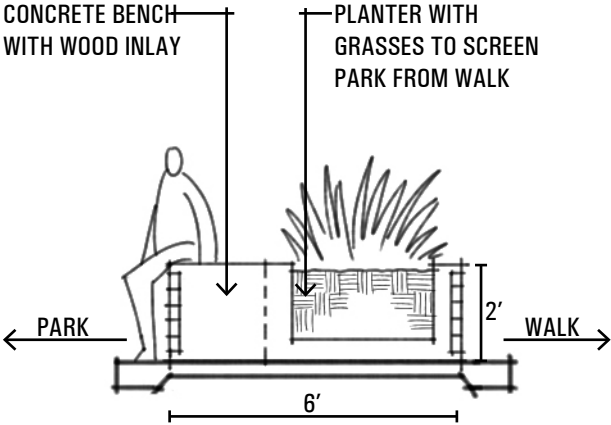
LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

PASEO PARK:

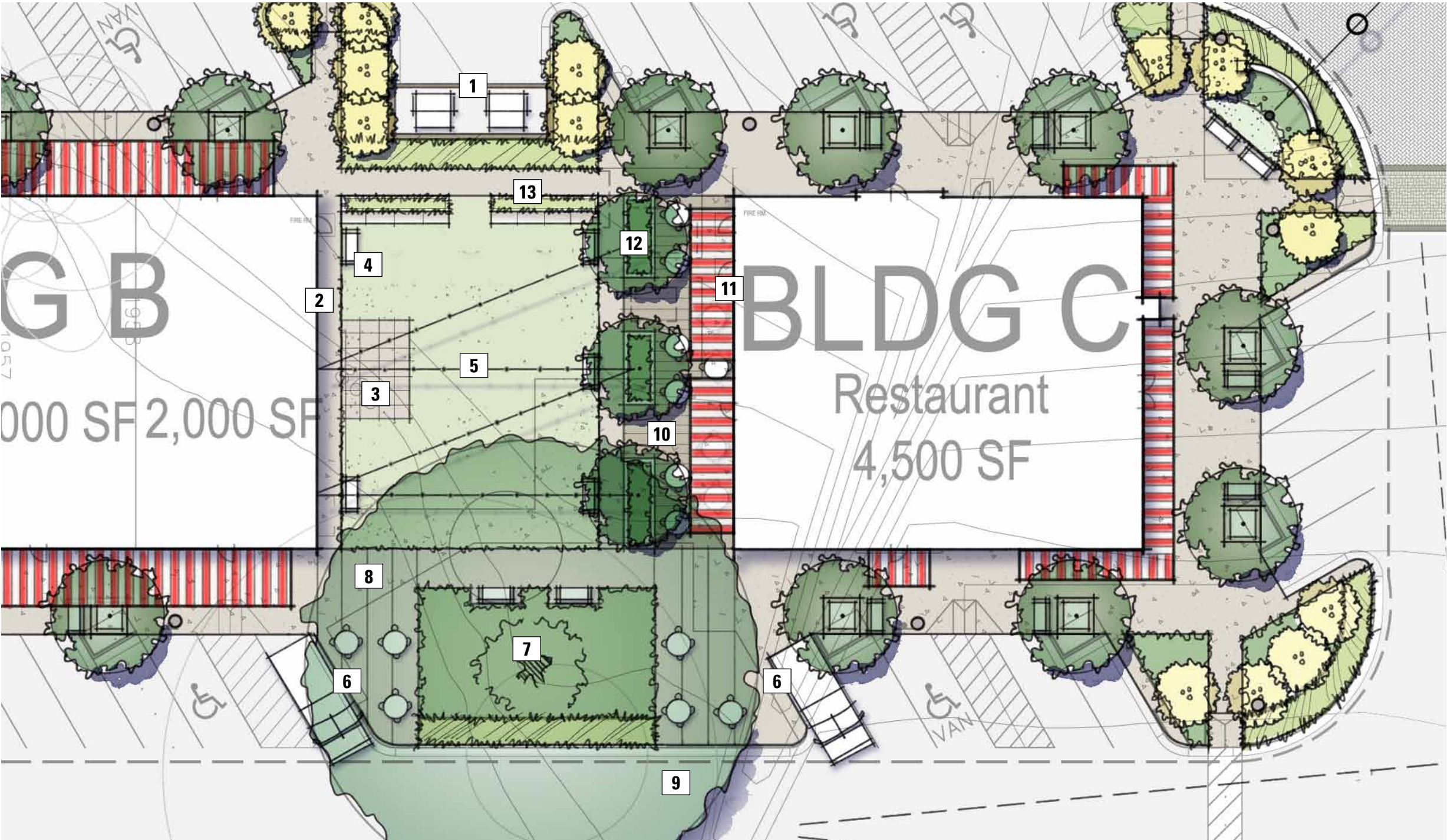
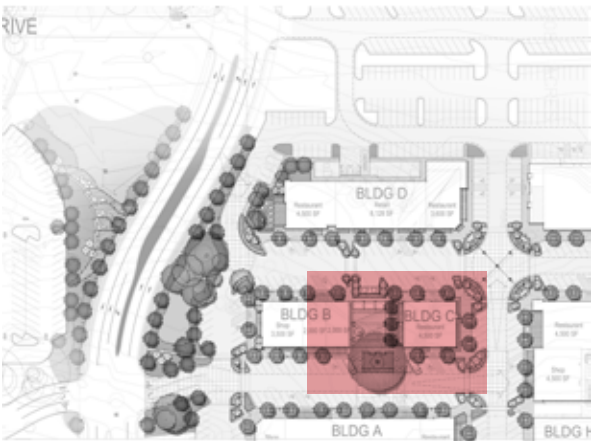
- 1. RELOCATED DUMPSTERS WITH WOOD ENCLOSURE AND GATE SYSTEM
- 2. OPPORTUNITY FOR OUTDOOR MOVIE PROJECTION ONTO WALL
- 3. PAVER PLATFORM FOR OUTDOOR STAGE USE
- 4. BENCH AND PORCH SWING SEATING
- 5. PASSIVE RECREATION LAWN (ARTIFICIAL TURF) WITH OVERHEAD FESTOON LIGHTING
- 6. FOOD TRUCK STAGING WITH EATING AREA
- 7. EXISTING TREE TO REMAIN (WITH SHADED SEATING)
- 8. SPECIAL PAVING AT OPEN SPACE PLAZA
- 9. CROSSWALK
- 10. PAVER DECK WITH OUTDOOR SEATING
- 11. COLORFUL AWNING FOR SHADE (IN LAKE TOWN VERNACULAR)
- 12. SHADE TREES IN WOODEN RAISED PLANTERS
- 13. WOODEN PLANTER/BENCH (SEE BELOW)



13. WOODEN PLANTER/BENCH:



KEYMAP:



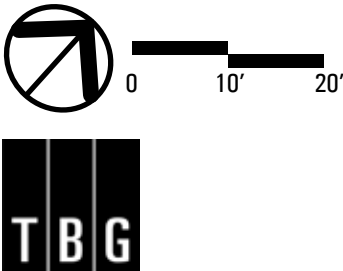
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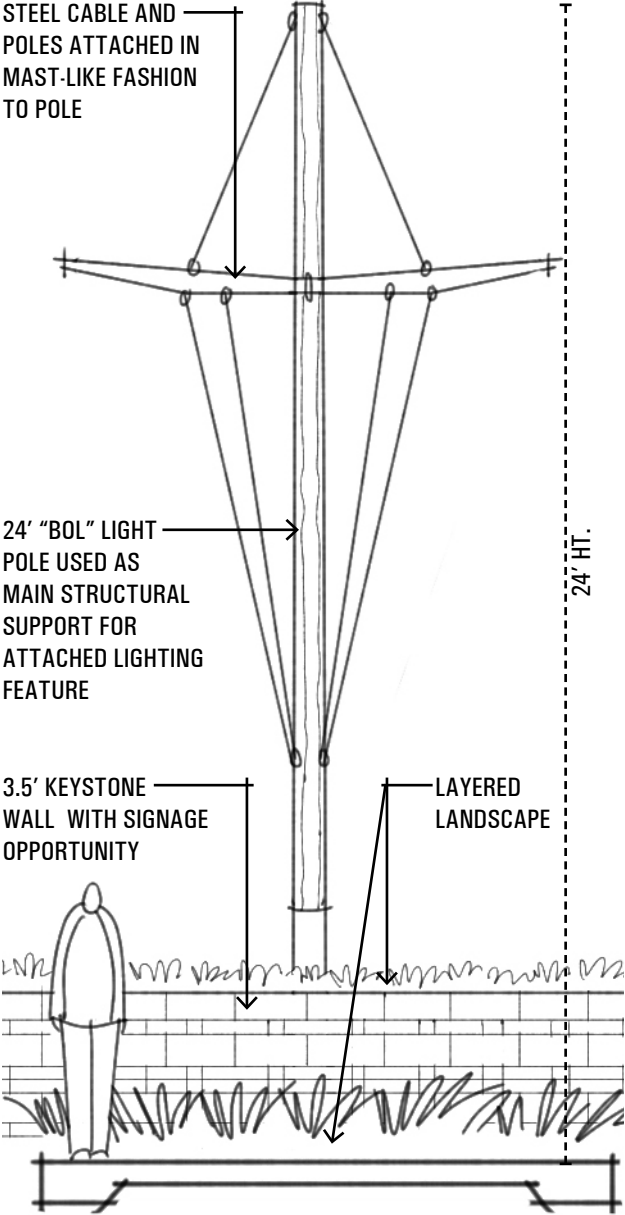


LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

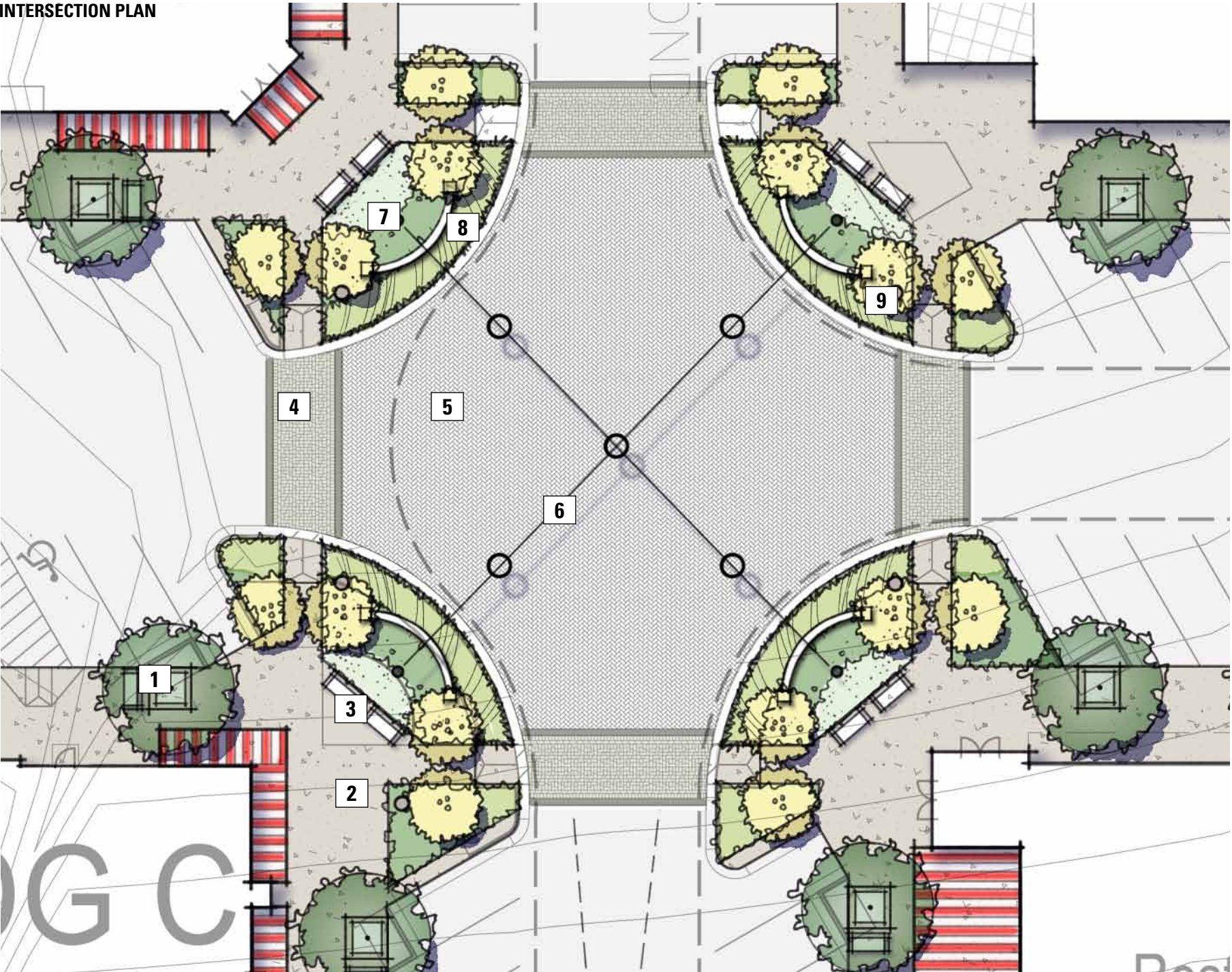
- SITE I.D. PLAZA - "HEART OF MAIN STREET":**
- 1. STREET TREE IN PLANTING AREA WITH RAISED CONCRETE EDGE (TYPICAL)
  - 2. CONCRETE WALK WITH DECORATIVE FINISH
  - 3. SEATING AREA AT INTERSECTION (MEET-UP ZONE)
  - 4. CROSSWALK
  - 5. DECORATIVE BRICK PAVING AT INTERSECTION
  - 6. OVERHEAD LANTERNS STRUNG BETWEEN BOAT-MASTS PLACED AT CORNERS
  - 7. SITE I.D. ELEMENTS IN THE STYLE OF BOAT MASTS (SEE IMAGE TO THE RIGHT)
  - 8. SITE I.D. WALL (KEYSTONE WALL WITH COLUMNS)
  - 9. LANDSCAPE GRASSES AND COLORFUL SHRUBS UNDER FLOWERING TREES



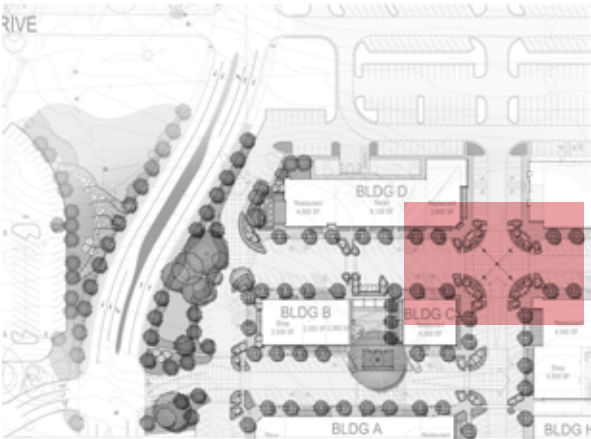
**7. SITE I.D. ELEMENT**



**INTERSECTION PLAN**



**KEYMAP:**



**PAVING PATTERNS:**



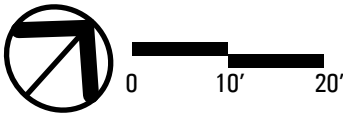
**CHARACTER IMAGES:**





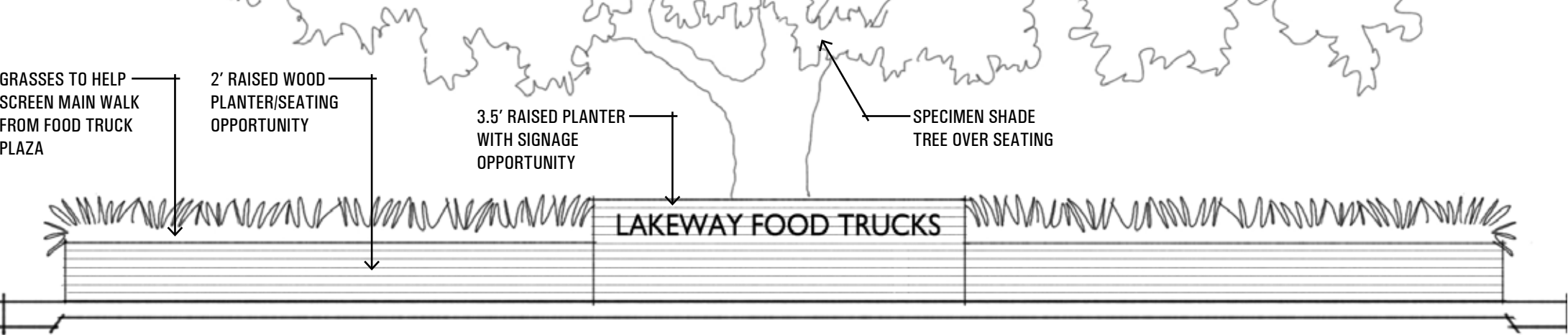
LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

FOOD TRUCK PLAZA:

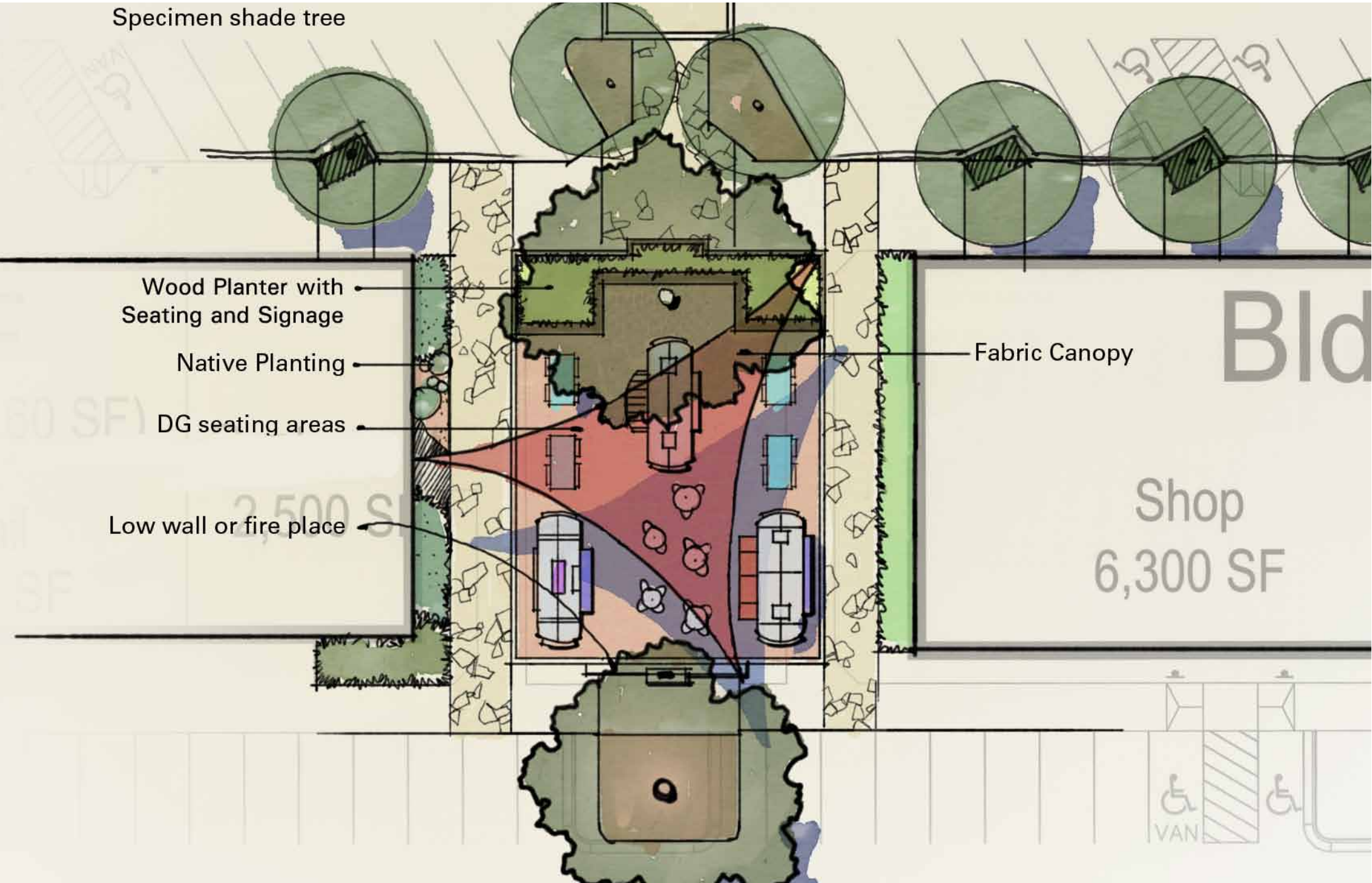


CHARACTER IMAGES:

ELEVATION AT WOOD PLANTER W/ SIGNAGE



FOOD TRUCK PLAZA

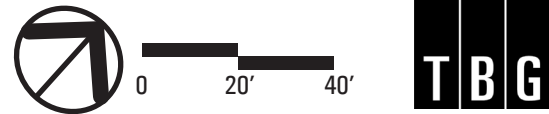




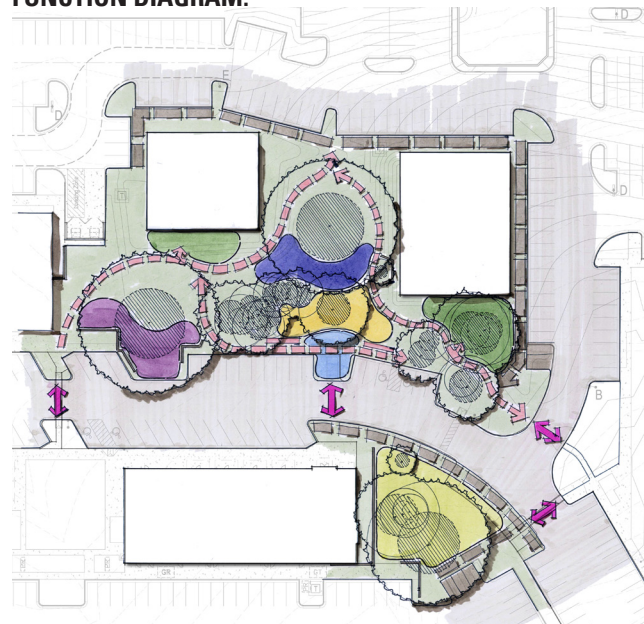
# LAKEWAY MIXED USE TRACT OPEN SPACE PLAN

### THE GROVE: OPEN SPACE CONCEPT":

1. 5' CONCRETE WALK AT 5% SLOPE OR LESS
2. WOOD DECK CANTILEVERED AROUND HERITAGE TREE WITH SEATING AND VIEW TO PARK
3. SUNKEN OUTDOOR EATING AREA WITH ACCESS TO PLAYGROUND
4. STAIR ACCESS TO PLAYGROUND
5. SHADED PLAYSCAPE
6. ADIRONDACK CHAIRS UNDER LARGE HERITAGE TREE
7. ELEVATED DECK/OUTDOOR EATING AREA WITH ACCESS TO PARK
8. SHADED OUTDOOR LIVING ROOM WITH SEATING AND LARGE ICONIC HEARTH AT CENTER
9. BREAKOUT PLAZA IN FRONT OF FIRE PLACE (REPLACES PARKING SPACES (4))
10. OUTDOOR RESTAURANT BAR WITH SEATING
11. BOARDWALK SUSPENDED IN BETWEEN HERITAGE TREES WITH OCCASIONAL SEATING AREAS
12. PROPOSED CROSSWALK
13. PASSIVE OUTDOOR SEATING AREA UNDER SHADE TREES
14. RELOCATED PARKING SPACES (4)
15. PROPOSED STREETScape AT RETAIL AREA
16. LAKESIDE INSPIRED METAL LANTERNS IN TREE



**FUNCTION DIAGRAM:**





LAKEWAY MIXED USE TRACT  
OPEN SPACE PLAN

CHARACTER IMAGES:

