

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-149
ADDRESS: 200 HASKIN
LEGAL DESCRIPTION:
ZONING: NP-8
CITY COUNCIL DIST.: 10
APPLICANT: Marc Zak/Terra Design Group
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the existing concrete parking spaces for increased accessibility.
2. Install a new circular concrete trail to measure approximately 6'-0" in width with bench landings.
3. Modify the existing landscaping to include the removal of trees, planting of new trees and shrubbery, installation of increased sod cover, and irrigation improvements.
4. Perform improvements to the park play area to include site grading and relocation of an existing light pole.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Unified Development Code Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Unified Development Code Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Unified Development Code Sec. 35-646. - Construction in Public Rights-of-Way.

- (a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:
 - (1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.
 - (2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.
 - A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.
 - B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.
 - (3) Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.
 - A. Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.
 - B. Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.
 - C. Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.
 - D. Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.
 - E. Vending Machines. Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.

- F. Vending Carts and Kiosks. Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.
- G. Outdoor Dining. Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb and the leased or licensed space to provide an uninterrupted public walkway.
- H. Street Objects. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(4) Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

(Ord. No. 98697 § 6)

FINDINGS:

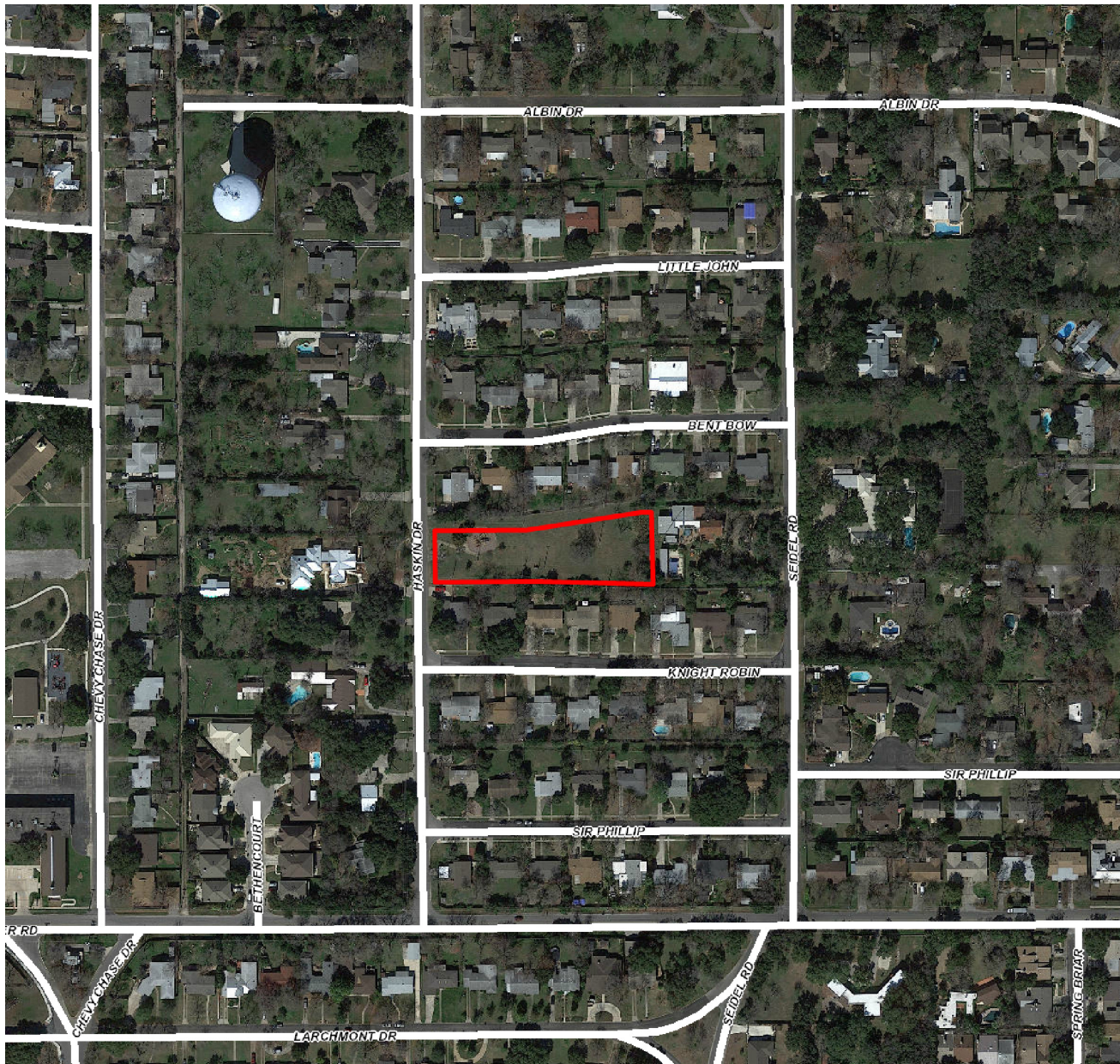
- a. The property located at 200 Haskin is the site of Haskin Park. The applicant is requesting approval for a series of park improvements, including parking modifications, landscaping and hardscaping, and re-grading.
- b. PARKING MODIFICATIONS – The applicant has proposed to install additional concrete pavement to the existing parking spaces accessed off Haskin. The parking improvements will allow for increased accessibility for park patrons. Staff finds the proposal appropriate.
- c. NEW TRAIL – The applicant has proposed to install a concrete loop trail. The trail will run the perimeter of the park with an inner loop located near the existing playscape. The trail will measure approximately 6’-0” in width and feature a series of bench landings for pedestrians. According to the UDC, paving surfaces should be durable and safe for pedestrians. Pedestrian circulation should feature a clear path-of-travel at least thirty-six inches wide. Seating should be durable, attractive, and comfortable, and provide for a variety of experiences for users. Staff finds the proposal consistent with the UDC.
- d. LANDSCAPING – The applicant has proposed several modifications to the existing landscape condition, including the removal of several existing trees, planting of new trees and shrubbery, installation of increased sod cover, and irrigation improvements. The new sod will provide a more consistent, continuous open park space within the proposed trail. The new trees will add additional canopy cover and the proposed shrubbery will add screening and depth to the entrance and parking off Haskin. According to the UDC, adding landscaping along sidewalks strengthens the visual quality of public streets. Staff finds the proposal appropriate.
- e. PLAY AREA IMPROVEMENTS – The applicant has proposed play area improvements to include re-grading and the relocation of an existing lighting pole from the center of the open green park space. Staff finds the improvements appropriate considering the rest of the scope of the project and consistent with the UDC.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 24, 2018

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March 29, 2018

City of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, Texas 78204

To whom it may concern:

The following is a detailed description of the Haskin Park Improvements to be considered appropriate by the Office of Historic Preservation. The scope of improvements is as listed:

1. Modify the existing the three parking spaces for improved accessibility.
2. Provide landscaping and irrigation at the parking lot.
3. Provide a Park's standard concrete loop trail, 6'-0" wide.
4. Modify the existing open play area by regrading for a smoother play area, relocating an existing electrical service and light pole out of the open area, new solid sod and irrigation.

Please let us know if you have any questions regarding the proposed improvements at Haskin Park.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Marc R. Zak', is written over a light blue rectangular background.

Marc R. Zak, PLA

EXISTING PARKING LOT WITH PLAYGROUND BEHIND



Prepared for the City of San Antonio, TCI
Prepared by Terra Design Group

Haskin Park Improvements

Site Layout
March 23, 2018

EXISTING PARKING LOT



Prepared for the City of San Antonio, TCI
Prepared by Terra Design Group

OAK PARK - NORTHWOOD
NEIGHBORHOOD ASSOCIATION
MEETING

Haskin Park Improvements

Site Layout
March 23, 2018

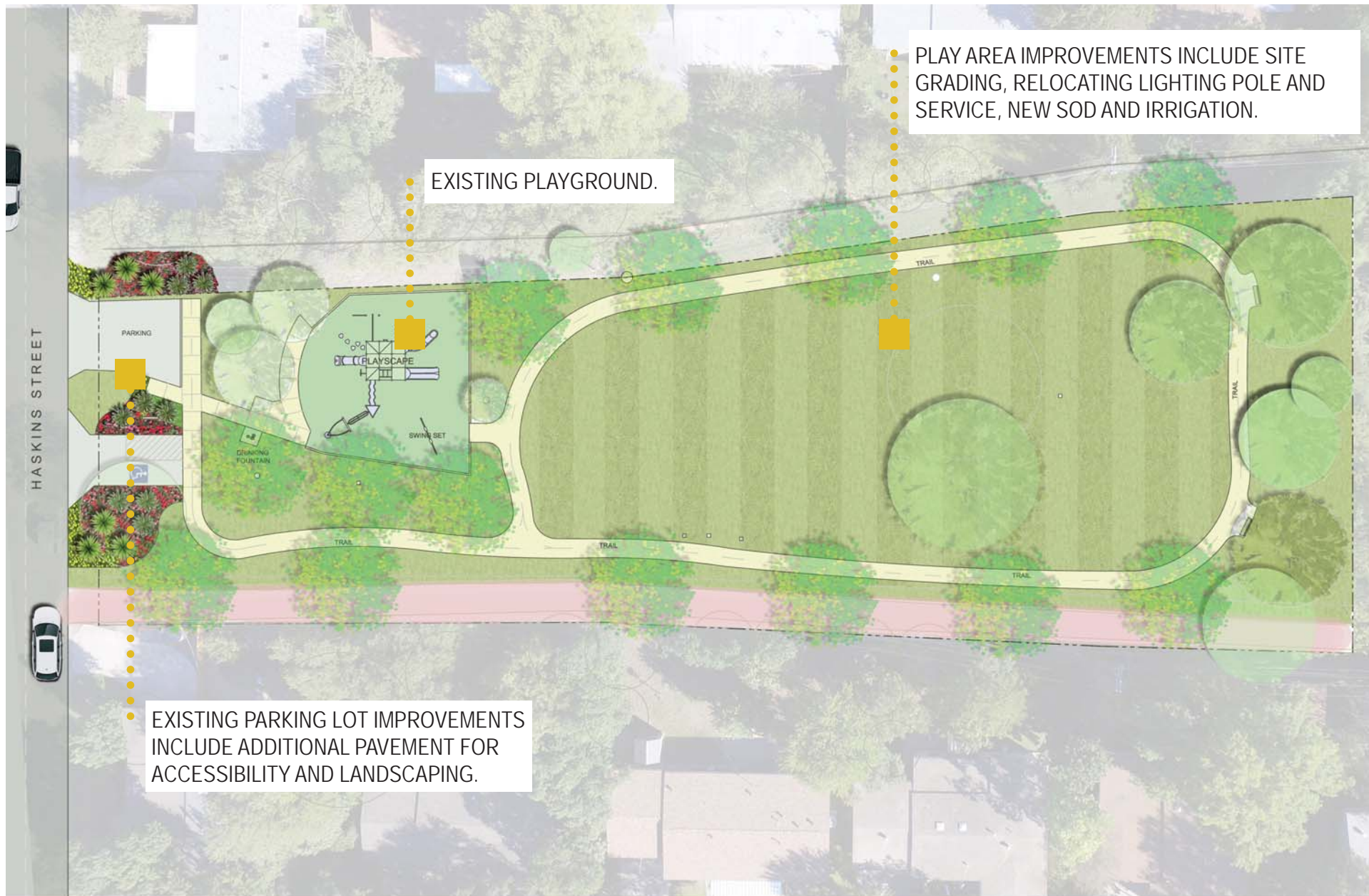
EXISTING SITE CONDITION



Prepared for the City of San Antonio, TCI
Prepared by Terra Design Group

Haskin Park Improvements

Site Layout
March 23, 2018



EXISTING PLAYGROUND.

PLAY AREA IMPROVEMENTS INCLUDE SITE GRADING, RELOCATING LIGHTING POLE AND SERVICE, NEW SOD AND IRRIGATION.

EXISTING PARKING LOT IMPROVEMENTS INCLUDE ADDITIONAL PAVEMENT FOR ACCESSIBILITY AND LANDSCAPING.



Prepared for the City of San Antonio, TCI
Prepared by Terra Design Group

Haskin Park Improvements

Site Layout
March 23, 2018



Tdg

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HASKIN PARK

200 HASKIN DRIVE
SAN ANTONIO, TEXAS 78209

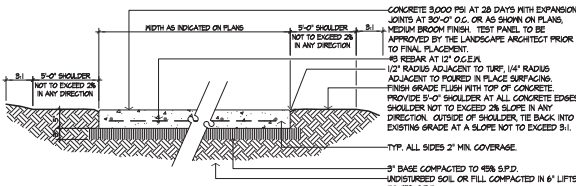
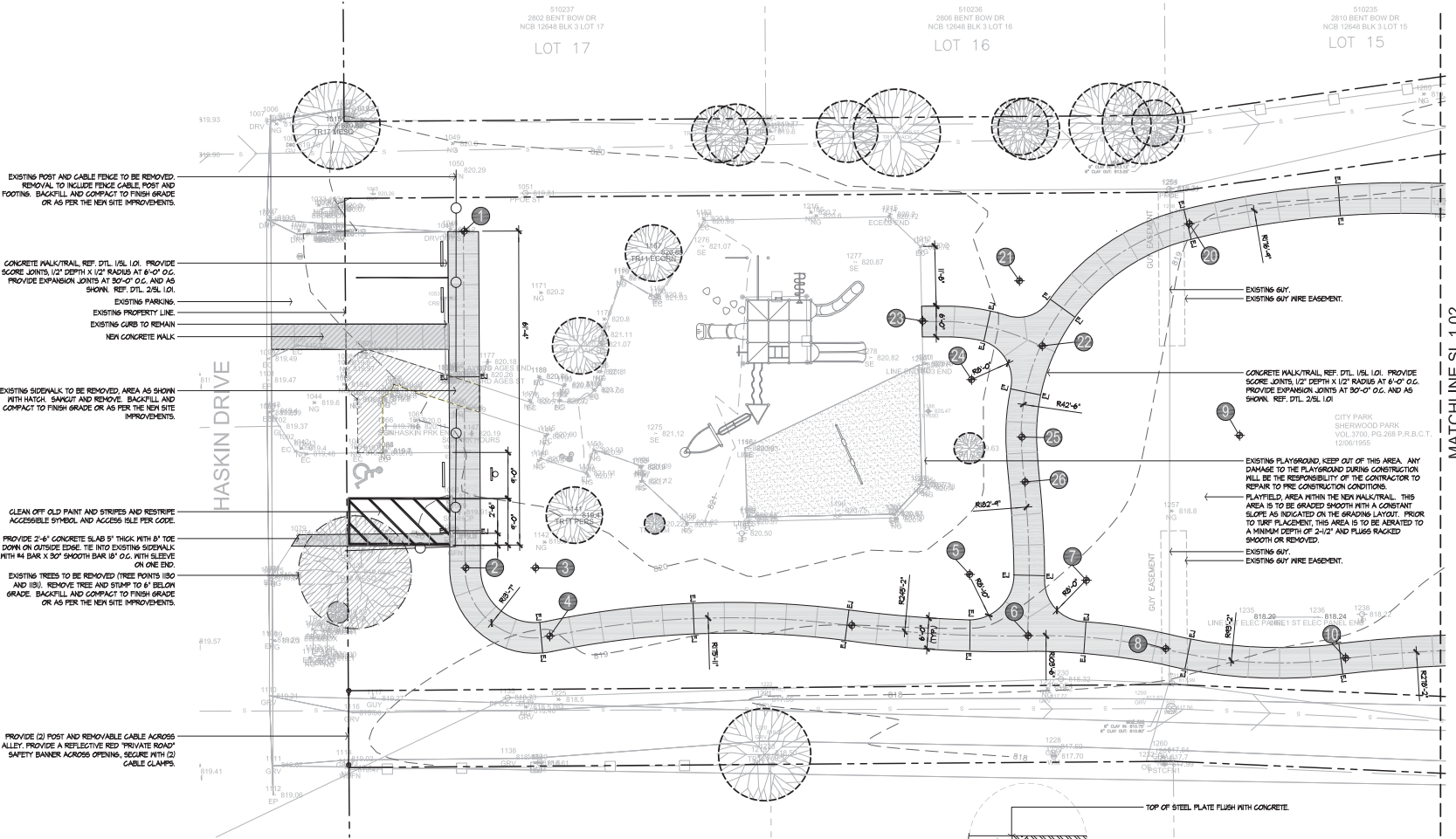
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Project no: March 23, 2018
Date:
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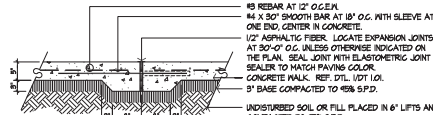
SITE AND DEMOLITION LAYOUT

SL 1.01

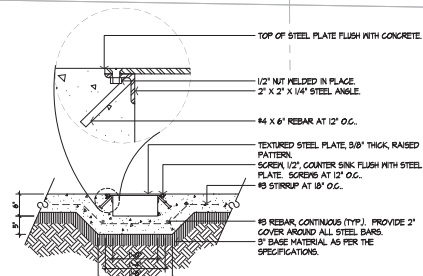
CONSTRUCTION DOCUMENTS



1 SECTION: CONCRETE PAD/WALK
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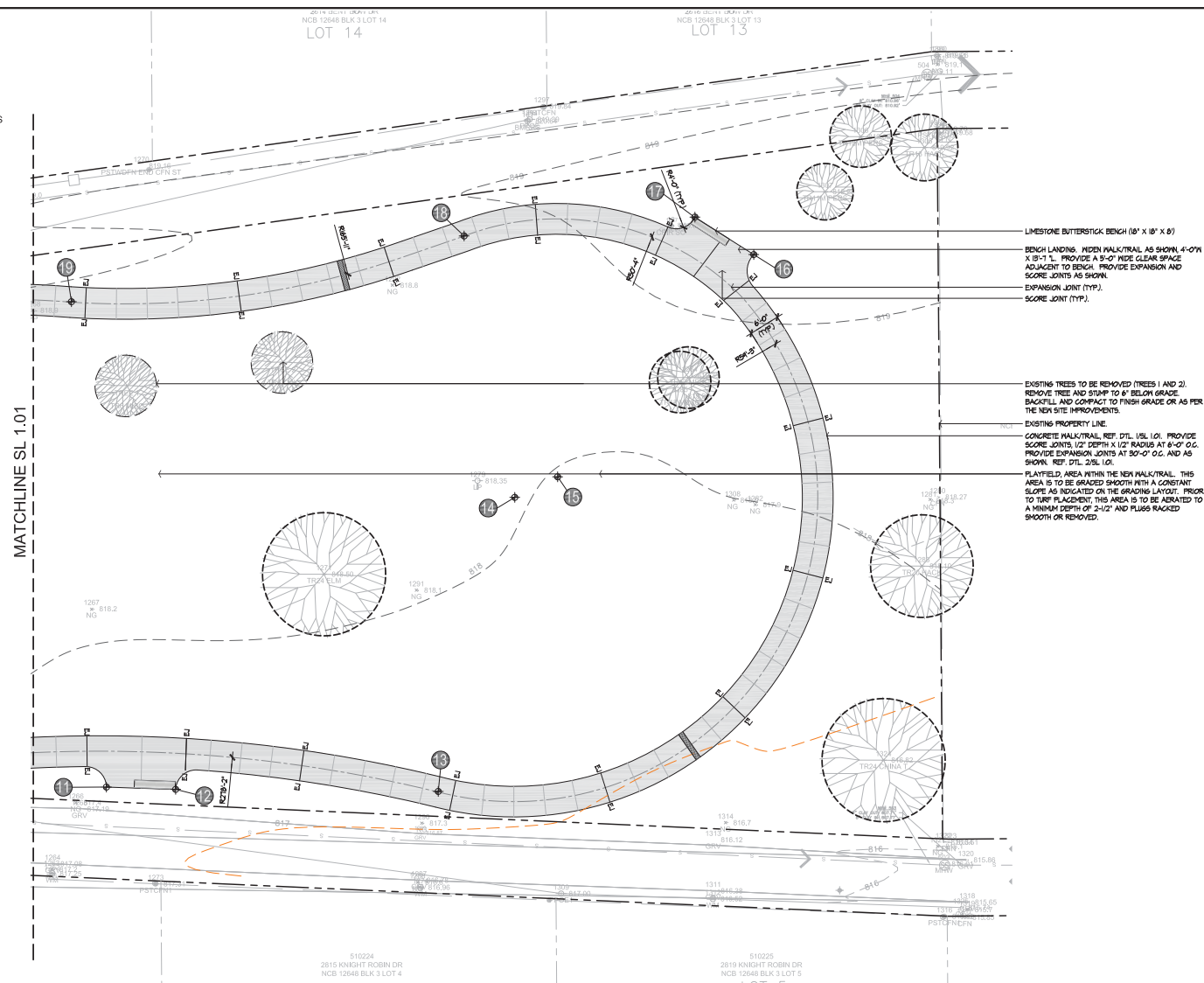
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3 SECTION: WALKWAY DRAIN
Scale: 3/4" = 1'-0"

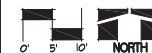
1. REFERENCE SHEETS SL1,01 AND SL 1,02 FOR ENLARGEMENT SHEETS SHOWING THE LAYOUT POINTS.
2. USE A REGISTERED SURVEYOR TO LAYOUT ALL POINTS AND RADIUS POINTS.
3. UTILIZE THE CENTERLINE FOR THE TRAIL AND OFFSET THE TRAIL EQUAL DISTANCE

| LAYOUT POINTS | | | |
|---------------|----------------|--------------|--------|
| POINT NO. | NORTHERN - Y | EASTING - X | RADIUS |
| 1 | 1372893.2950 | 2144653.2567 | |
| 2 | 13728867.5674 | 2144653.5726 | |
| 3 | 13728867.5674 | 2144667.1818 | 13'-7" |
| 4 | 13728854.2410 | 2144669.9421 | |
| 5 | 1372886.2894 | 2144751.8801 | 8'-10" |
| 6 | 1372854.3327 | 2144763.3141 | |
| 7 | 13728865.1292 | 2144774.6680 | 8'-0" |
| 8 | 13728851.1784 | 2144790.1650 | |
| 9 | 1372893.4183 | 2144804.5529 | |
| 10 | 13728849.967 | 2144825.2416 | |
| 11 | 13728844.7584 | 2144855.3403 | |
| 12 | 13728844.2429 | 2144873.5793 | |
| 13 | 13728843.8333 | 2144922.7218 | |
| 14 | 13728901.1473 | 2144937.6367 | 59'-3" |
| 15 | 13728905.1509 | 2144945.9927 | 50'-4" |
| 16 | 13728947.4596 | 2144984.7727 | 4'-0" |
| 17 | 13728957.5671 | 2144969.2826 | 4'-0" |
| 18 | 13728952.0931 | 2144927.7634 | |
| 19 | 13728939.2782 | 2144851.2140 | |
| 20 | 13728934.7348 | 2144794.5754 | |
| 21 | 13728933.6081 | 2144761.6058 | 7'-1" |
| 22 | 1372897.0.9038 | 2144761.6058 | |
| 23 | 1372895.5.7630 | 2144742.7258 | |
| 24 | 13728984.3148 | 2144752.2565 | 8'-0" |
| 25 | 13728993.0964 | 2144762.7068 | |
| 26 | 13728884.3542 | 2144762.7159 | |



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HASKIN PARK

200 HASKIN DRIVE
SAN ANTONIO, TEXAS 78209

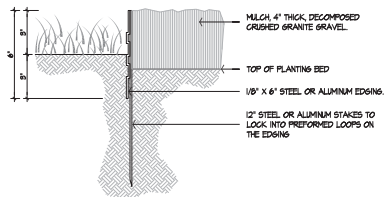
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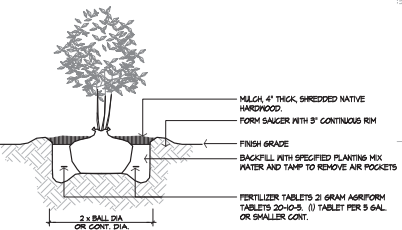
SITE AND
DEMOLITION
LAYOUT
SL 1.02

CONSTRUCTION DOCUMENTS

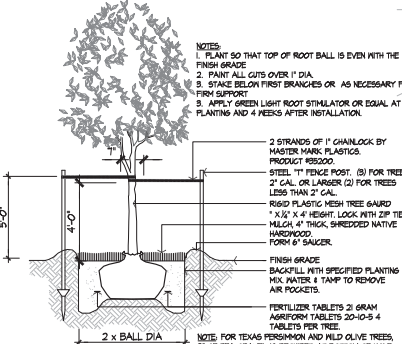
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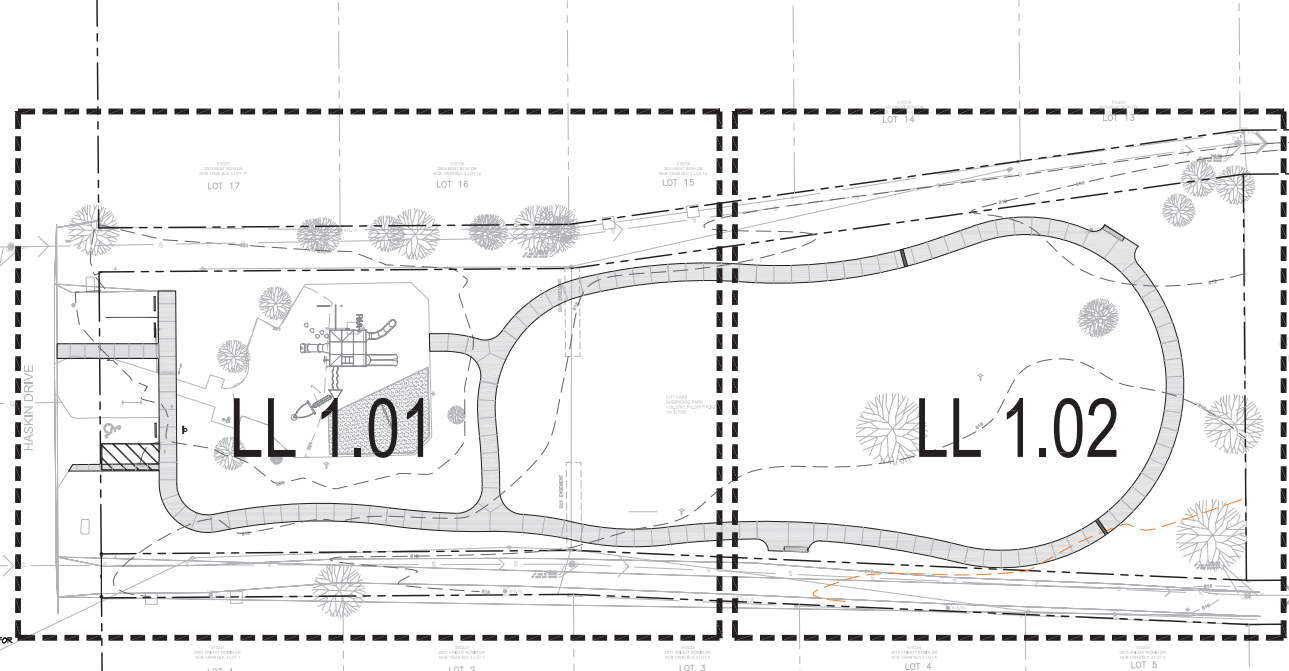
SECTION: STEEL EDGING FOR BEDS
Scale: 3/8"=1'-0"



SECTION: SHRUB PLANTING
Scale: Not To Scale



SECTION: TREE PLANTING
Scale: Not To Scale



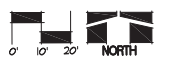
| QTY | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | HEIGHT | SPREAD | SPACING | REMARKS |
|--------------------------|-----|----------------------------|-------------------------------|------------|---------|---------|----------|---------------|
| TREES | | | | | | | | |
| 2 | BG | BALD CYPRRESS | TAXODIUM DISTICHUM | 3" CAL | 12' | 5' | PER PLAN | CONTAINER |
| 4 | MS | MEXICAN BIGHORN ALAMO | PLATANUS HENRICANA | 4" CAL | 14' | 8' | PER PLAN | CONTAINER |
| 3 | RD | RED OAK 'SAHARA' | QUERCUS GRACIOSA | 3" CAL | 12' | 5' | PER PLAN | CONTAINER |
| 1 | MD | MONTEREY OAK | QUERCUS POLYTHORICA | 3" CAL | 12' | 5' | PER PLAN | CONTAINER |
| 4 | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CAL | 12' | 4' | PER PLAN | CONTAINER |
| SHRUBS/PERENNIALS | | | | | | | | |
| 1 | CP | CENTURY PLANT | AGAVE AMERICANA VAR. BIG BLUE | 30 GAL | - | - | PER PLAN | - |
| 4 | AB | AMERICAN BEANBERRY | CALLICORPA AMERICANA | 3 GAL | - | - | PER PLAN | - |
| 5 | SP | SAGO PALM | CYCAS REVOLUTA | 15 GAL | - | - | PER PLAN | - |
| 6 | EG | GRASSY PINK ECHINACEA | ECHEINACEA ADAM SAIL | 3 GAL | - | - | PER PLAN | - |
| 4 | LH | LANTANA WHITE | LANTANA CAMARA WHITE | 3 GAL | - | - | PER PLAN | WHITE FLOWER |
| 24 | LPT | LANTANA TRAILING | LANTANA MONTEVERDE | 3 GAL | - | - | PER PLAN | PURPLE FLOWER |
| 4 | TS | TEXAS SAGE | LEUCOPHYLLUM FRUTICOSUM | 3 GAL | 20"-22" | 14"-18" | PER PLAN | - |
| 6 | TC | TURK'S CAP | MALEPHORA AURORORA | 3 GAL | - | - | PER PLAN | - |
| 6 | EM | BIG MAJAL | MALEPHORA LINDEMERI | 3 GAL | 20"-24" | FULL | PER PLAN | - |
| 11 | DM | DWARF MAX MYRTLE | MYRTICA PUBULA | 3 GAL | - | - | PER PLAN | - |
| 6 | RR | ROCK ROSE PAVONIA | PAVONIA LASOPETALA | 3 GAL | - | - | PER PLAN | - |
| 3 | DP | DWARF PALMETTO | SABAL MINOR | 12 GAL | - | - | PER PLAN | - |
| 14 | MS | MAJESTIC SAGE | SALVIA GUARANTEA | 3 GAL | - | - | PER PLAN | - |
| 21 | S | SALVIA LOVE AND PEACHES | SALVIA LOVE AND PEACHES | 3 GAL | - | - | PER PLAN | - |
| 24 | PS | PENSTEMON SAGE/BIG RED | SALVIA PENSTEMONOIDES | 3 GAL | - | - | PER PLAN | - |
| 1 | E | ESPERANZA | TEGONA STANS VAR. ANGSTATA | 3 GAL | - | - | PER PLAN | - |
| TURF | | | | | | | | |
| 1,452 SF | | BERMUDA GRASS TIFFINAY 4IN | CYNODON DACTYLON TIFFINAY 4IN | SOD | - | FULL | PER PLAN | SOLID SOD |
| 2,240 SF | | BERMUDA GRASS SAHARA | CYNODON DACTYLON SAHARA | HYDRO-SEED | - | - | PER PLAN | HYDROSEED |
| MISCELLANEOUS | | | | | | | | |
| 40 LF | | STEEL EDGING | - | - | - | - | PER PLAN | - |

- PLANTING NOTES:**
1. ALL QUANTITIES PROVIDED ARE ESTIMATES; THE CONTRACTOR IS TO INSTALL ALL PLANT MATERIAL AS INDICATED ON PLANS.
 2. ALL PLANT MATERIALS IS TO MEET THE MINIMUM STANDARDS AS PER THE AMERICAN STANDARD FOR NURSERY STOCK PROVIDED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 3. THE CONTRACTOR SHALL HAVE ALL PLANT MATERIAL SPOTTED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL SOD OR HYDROMULCH ALL DISTURBED AREAS AS SHOWN, THIS INCLUDES ANY NEW CONSTRUCTION AND ANY DISTURBED SOIL.
 5. ALL PLANTING BEDS ARE TO BE SEPARATED FROM TURF AREAS WITH COMMERCIAL GRADE STEEL EDGING. STEEL EDGING TO BE 6" TALL X 1/8" THICK, TO BE MANUFACTURED BY COI-MET OR EQUAL, POWDER COATED DARK GREEN, INSTALL WITH FACTORY METAL STAKES, EDGING TO BE 1" - 1 1/2" ABOVE FINISH GRADE TO ALLOW FOR TURF GRASS GROWTH. SHARP EDGES TO BE GROUND SMOOTH.
 6. CONTRACTOR TO STOCKPILE AND UTILIZE EXISTING TOPSOIL. MAINTAIN AT LEAST 4" DEPTH OF TOPSOIL FOR ALL SODDED AREAS.
 7. PLANTING BED TO BE PREPARED PER SPECIFICATIONS WITH 6 YARDS OF MULCH PER 1000 S.F. MIXED INTO THE TOPSOIL AND 4" OF BARK MULCH FOR TOP DRESSING.
 8. INSURE THAT GENERAL AREAS ARE FINE GRADED AT 3:1 MAX. SLOPE, CLEAN & FREE OF ROCKS AND STONES LARGER THAN 1/2" DIAMETER.
 9. OPEN PLAYFIELD TO BE TILLED AND ROUGH GRADED PRIOR TO FINE GRADING. IRRIGATION SYSTEM IS TO BE INSTALLED PRIOR TO SODDING THE PLAYFIELD.
 10. OPEN PLAYFIELD AREA TO BE GRADED TO DRAIN AT 1.5%-2% SLOPE, FINE GRADE TO REMOVE ALL ROCK, STONE, STICKS AND DEBRIS. UTILIZE A LEVEL BEST LASER SKID STEER OR EQUAL FOR FINE GRADING EQUIPMENT FOR THE AYFIELD PRIOR TO INSTALLING SOLID SOD.
 11. ALL PLANTING MATERIAL TO HAVE A ONE YEAR REPLACEMENT GUARANTEE.
 12. LANDSCAPE ARCHITECT TO SELECT ALL TREES PRIOR TO DELIVERY AND APPROVE ALL SHRUBS PRIOR TO INSTALL. ALL TREES TO HAVE A SINGLE LEADER.

THESE SHEETS ARE FOR PRELIMINARY REVIEW ONLY. THESE ARE NOT FOR CONSTRUCTION DOCUMENTS.



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San Antonio, Texas 78212
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info@terradesigngroup.com



HASKIN PARK

200 HASKIN DRIVE
SAN ANTONIO, TEXAS 78209

| REVISION | DATE |
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Project no: March 23, 2018
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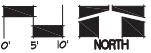
OVERALL
LANDSCAPE
LAYOUT
LL 1.00

CONSTRUCTION DOCUMENTS



Tdg

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HASKIN PARK

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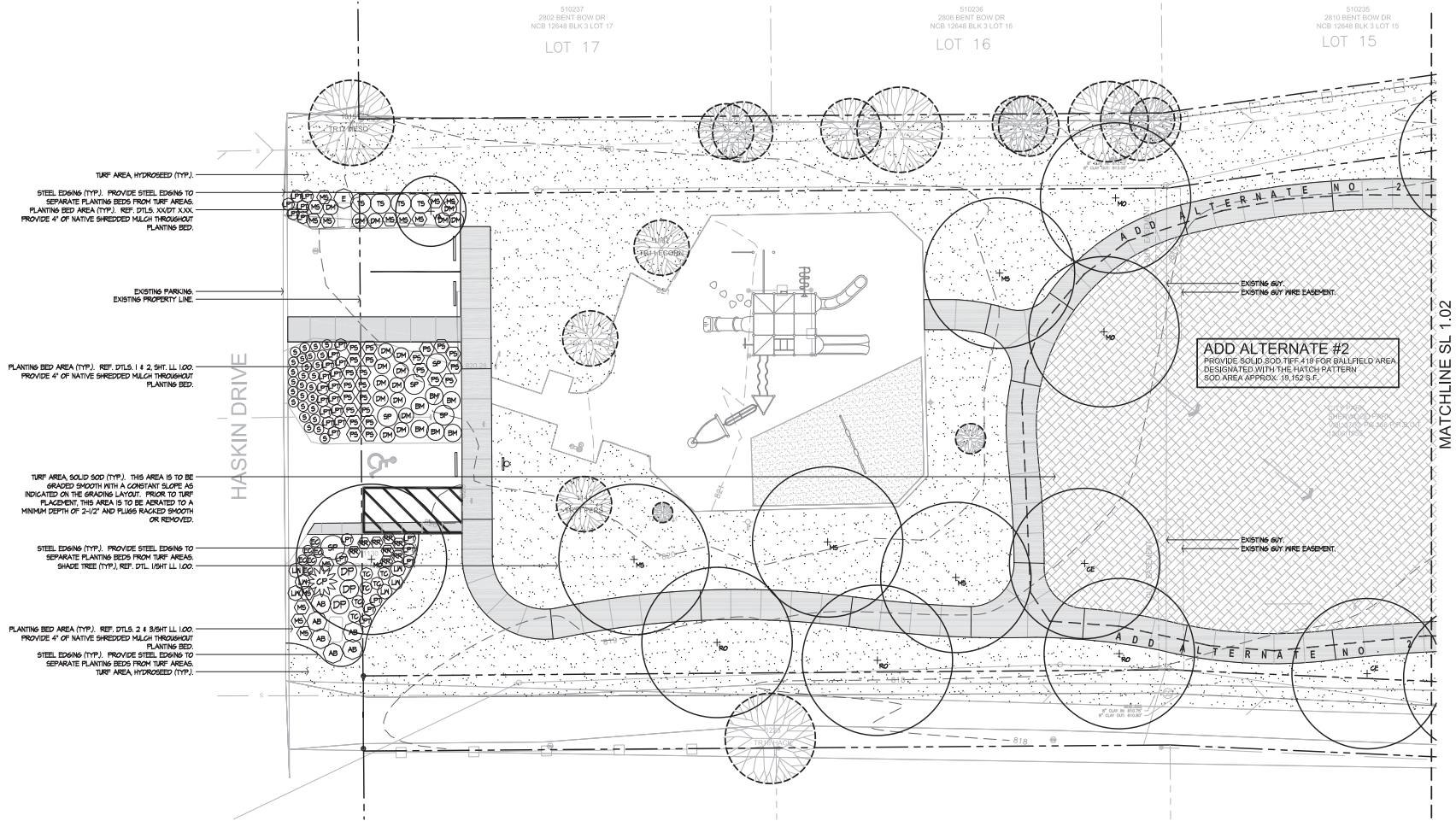
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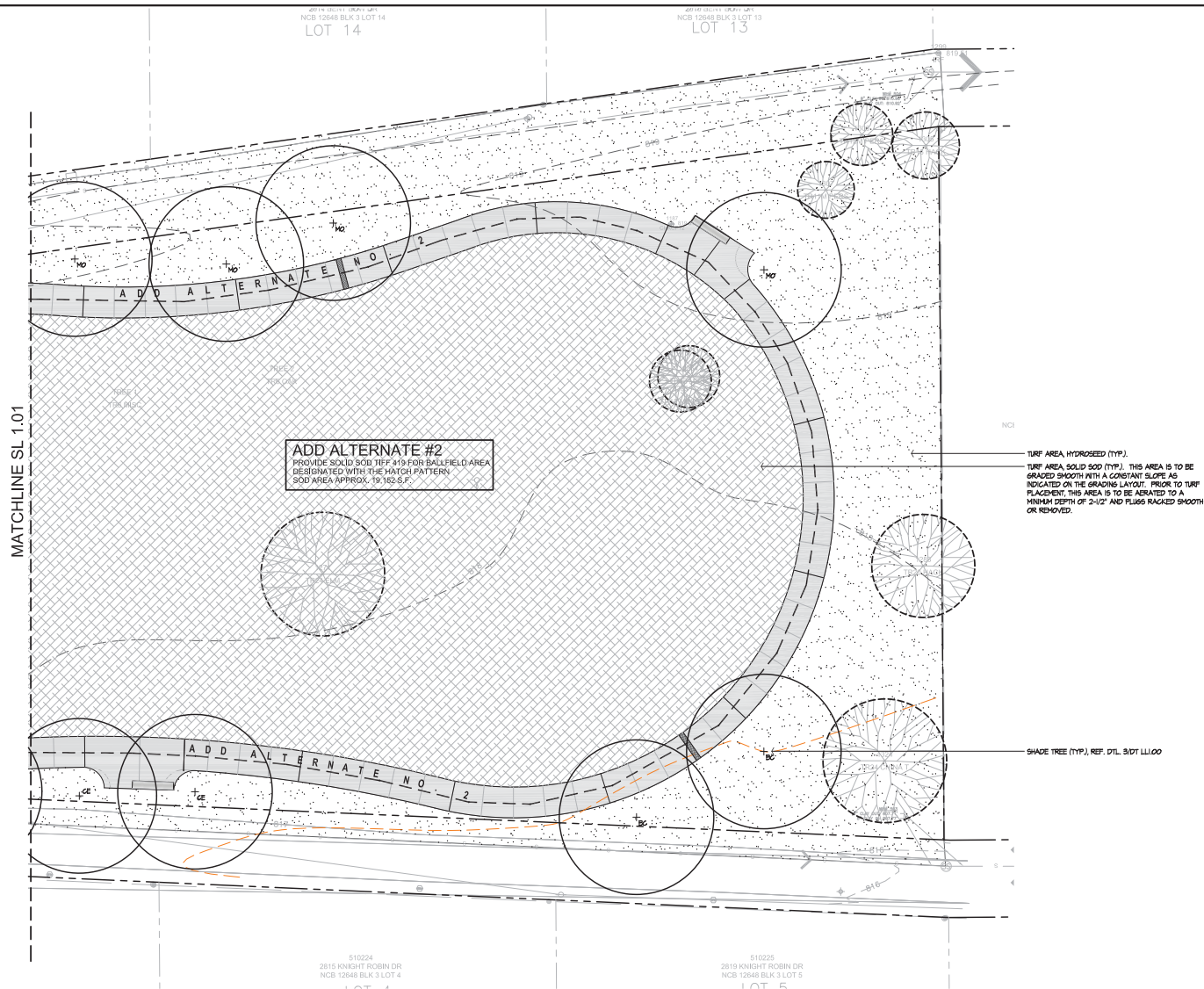
LANDSCAPE
LAYOUT

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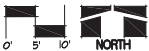
CONSTRUCTION DOCUMENTS

DATE: MAR 23, 2018 - 11:05AM
DRAWING FILE: P:\2018\HASKIN PARK\LL01 Landscape Layout.dwg
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
APPROVED BY: J. J. JONES





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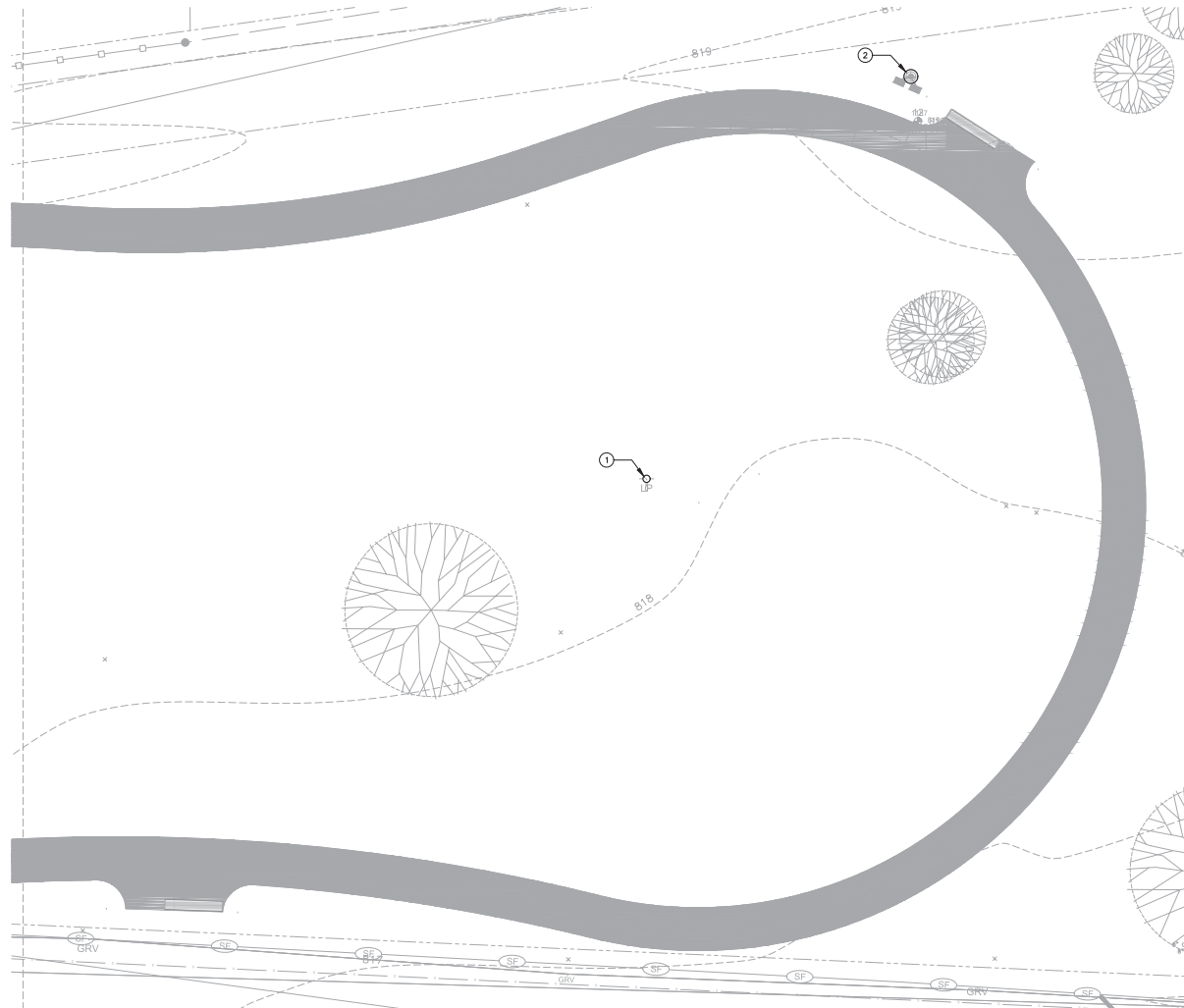
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Project no:
 Date: March 23, 2018
 Sheet:

LANDSCAPE LAYOUT

LL 1.02

CONSTRUCTION DOCUMENTS



1 ELECTRICAL SITE PLAN
1/8" = 1'-0"

2 ELECTRICAL KEYED NOTES:

- 1 EXISTING POLE TO BE REMOVED AND RELOCATED TO LOCATION SHOWN ON THIS SHEET. DEMOLISH POLE BASE, WIRE AND CONDUIT TO BELOW FINISHED GRADE. CUT, SPLICE, AND EXTEND CIRCUIT TO NEW LOCATION. MATCH EXISTING MATERIALS AND CONDUCTOR SIZES. PROVIDE BACK-FILL AS REQUIRED.
- 2 NEW LOCATION OF RELOCATED FIXTURE POLE PROVIDE NEW BASE AND NEW LED FIXTURE. LITHONIA DSI LED 800-1000 40W TWO WIRE 1 RPA DUBBO OR EQUAL. CONNECT TO EXISTING CIRCUIT. REFER TO POLE BASE DETAIL ON SHEET E0.2. VERIFY POLE SHAPE AND FINISH WITH ARCHITECT.



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SAN ANTONIO - RGV
TBE FIRM REGISTRATION NO. 13341

HASKIN PARK

200 HASKIN DRIVE
SAN ANTONIO, TEXAS 78209

| REVISION | DATE |
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Project no: _____
Date: _____ March 8, 2018
Sheet: _____

ELECTRICAL
SITE PLAN

ES2.0

CONSTRUCTION DOCUMENTS