

# HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

**HDRC CASE NO:** 2021-095  
**ADDRESS:** 1101 IOWA ST  
**LEGAL DESCRIPTION:** NCB 44 BLK 1 LOT TR ARB A15 PITTMAN & SULLIVAN PARK  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Marc Zak/Terra Design Group  
**OWNER:** Eric Reyna/CITY OF SAN ANTONIO  
**TYPE OF WORK:** Park improvements  
**APPLICATION RECEIVED:** February 11, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Install additional concrete trail with surfacing and lighting.
2. Perform drainage improvements.
3. Relocate ball field gate and fence.
4. Install an outdoor performance space.
5. Install park amenities.
6. Install a shade structure.
7. Install mile markers.

## APPLICABLE CITATIONS:

*UDC Section 35-450. General Rules.*

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

*UDC 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.

*UDC Sec 35-642. – New Construction of Buildings and Facilities:*

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which

reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

## **FINDINGS:**

- a. The property located at 1101 Iowa is commonly known as Pittman-Sullivan Park and is located southeast of downtown. The park is bound by Nevada Street to the north, S New Braunfels to the east, Iowa Street to the south, and S Palmetto to the west. The proposed park improvements include installing new concrete trails with surfacing and lighting, completing drainage improvements, installing an outdoor performance space, installing a shade structure, park amenities, and mile markers for the existing trail. All of the proposed improvements are intended to match the character of the existing amenities and design elements within the park.
- b. TRAIL INSTALLATION – The applicant has proposed to install new trail to extend to the north and south of the parcel, east of the existing ball field. The trail will connect the existing parking lot and existing walking path to the outdoor performance space and the proposed bioretention basin. The proposed trail will be 8-foot-wide concrete with trail surfacing in a color selected by the owner. The trail will include pedestrian lighting and an elevated walk to the south of the proposed bioretention basin, with limestone rock armoring along the walk abutment. Staff finds the proposal consistent with the UDC.
- c. DRAINAGE IMPROVEMENTS – The applicant has proposed to install drainage improvements such as a bioretention basin at the north side of the park to treat street drainage before it enters the site. The bioretention basin proposed includes two bioretention basins, bordered with boulder protection. The bioretention basin plans call for sidewalk drain boxes along Nevada Street, a section of trail that extends from the south of the basins to Nevada Street, and an elevated walkway. Staff finds the proposal appropriate.
- d. BALL FIELD FENCE RELOCATION – The applicant has proposed to relocate the existing fence and gate at the existing ball field to accommodate the proposed site work. The proposed chain link fence will match existing and the ball field area will be graded to provide positive drainage from the ball field to the drainage. A cantilevered sliding gate will be installed at a location at the ball field approved by the owner. Staff finds the proposal appropriate.
- e. PERFORMANCE SPACE INSTALLATION – The applicant has proposed to install an outdoor performance space to include lawn seating, a landscape wall, a 10-foot-wide portion of trail with a salt rock finish and a color to be selected by owner, a shade structure, an elevated concrete deck with a salt rock finish, stucco columns, and a stucco wall at the west elevation. Staff finds the proposal appropriate.
- f. PARK AMENITIES – The applicant has proposed to install a new drinking fountain to the south of the outdoor performance space and limestone butterstick seating at the outdoor performance space. The proposed amenities meet standard specifications for park site furnishings. Staff finds the proposal consistent with the UDC.
- g. SHADE STRUCTURE – The applicant has proposed to install a shade structure at the proposed outdoor performance space. The proposed shade canopy features a prefabricated steel cantilevered roof, supported by steel posts. The posts will be veneered in stucco to create a decorative column. Staff finds the proposal appropriate.
- h. SIGNAGE – The applicant has proposed to install a standard Parks sign at the parking lot on S New Braunfels and mile markers along the upper trail loop, placed at the tenth of a mile interval. At each tenth of a mile interval, two markers will be installed 1 foot from the edge of the trail on each side of the trail, oriented to be read in each direction. The mile markers are stone blocks on a compacted limestone base with 6-inch-tall lettering, painted black. Staff finds the proposal appropriate.
- i. LANDSCAPING – The applicant has proposed to preserve existing white ash, pecan, oak, and hackberry trees. Staff finds the proposal consistent with the UDC.
- j. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

Staff recommends approval based on findings a through j with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

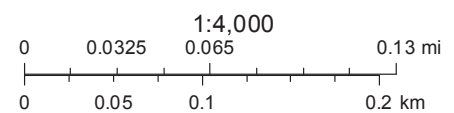


# City of San Antonio One Stop



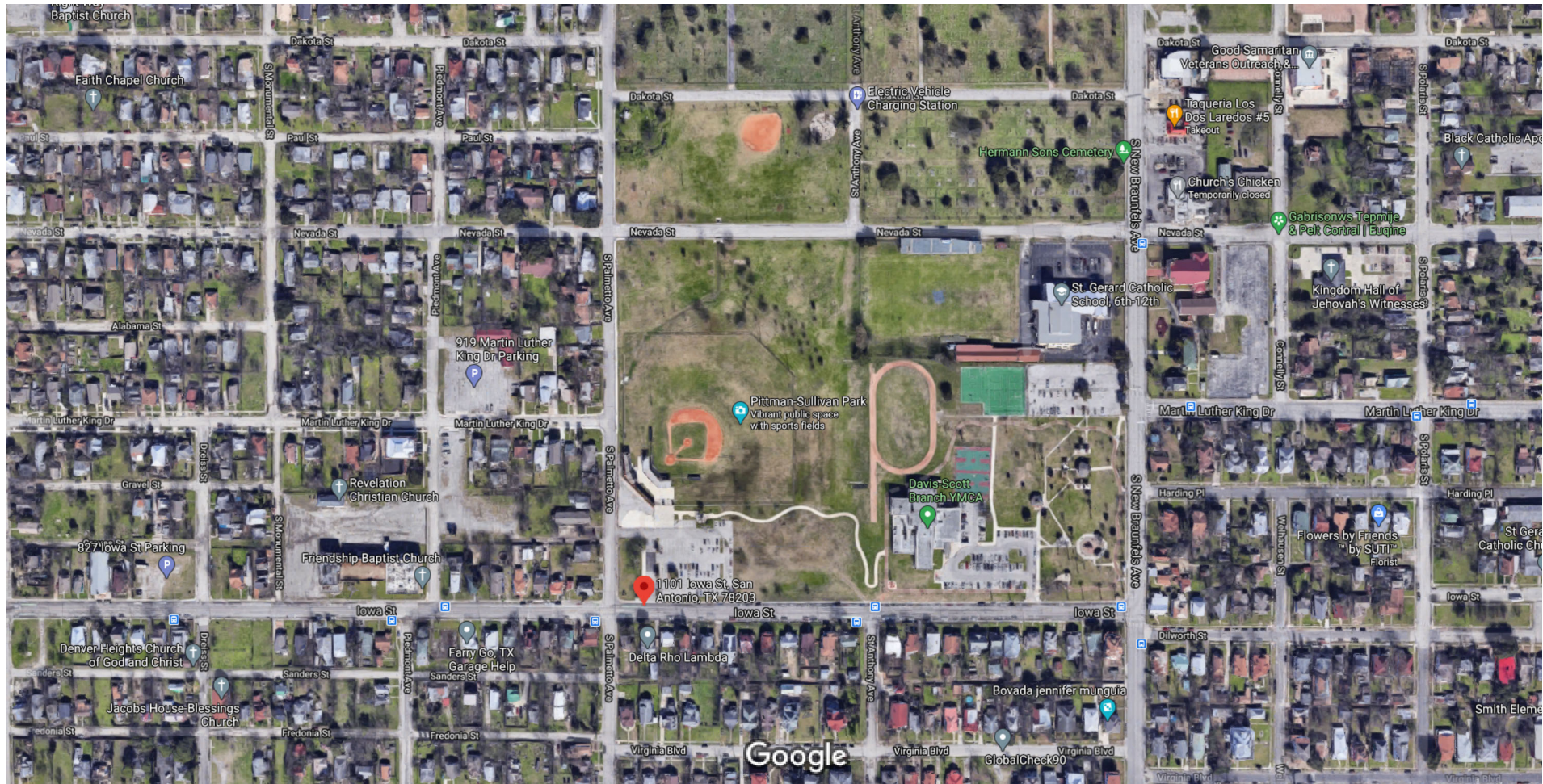
February 23, 2021

— User drawn lines





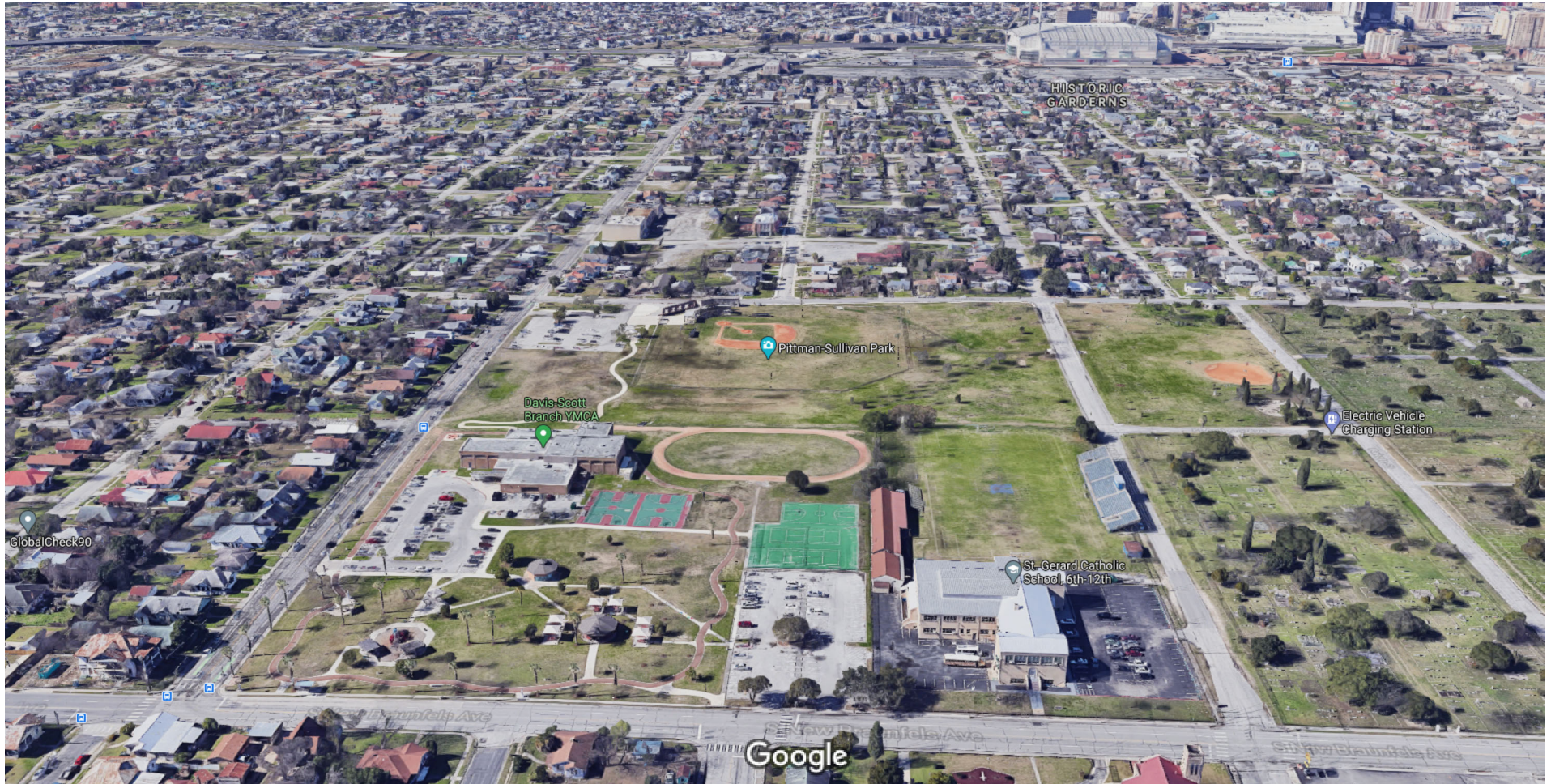
## Google Maps 1101 Iowa St



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Google Maps 1101 Iowa St



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100 ft



Google Maps 1101 Iowa St



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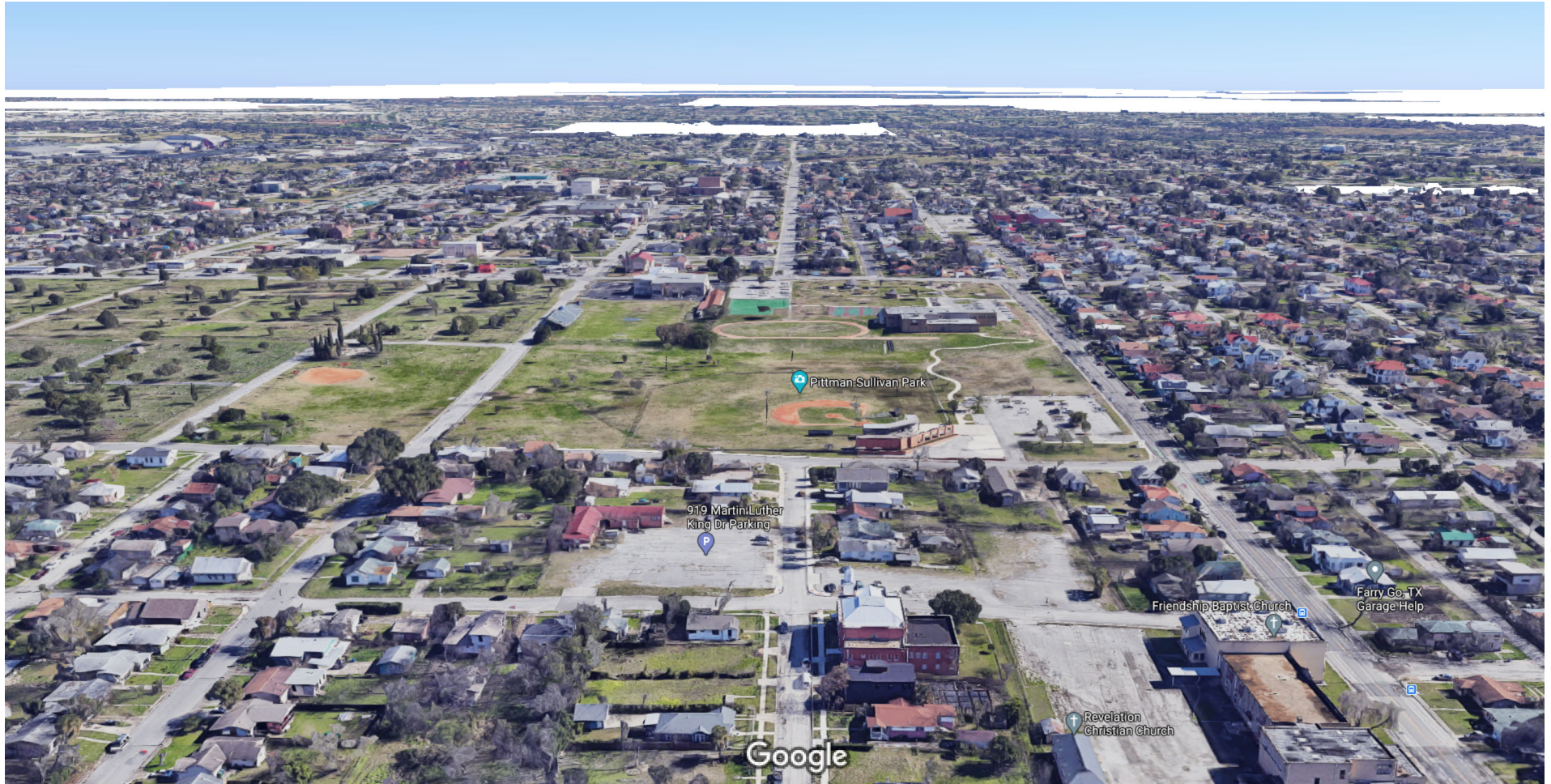
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100 ft

# PITTMAN-SULLIVAN PARK IMPROVEMENTS

1101 IOWA STREET  
PROJECT # 26-XXXXXX  
CONSTRUCTION DOCUMENTS (95% DESIGN)



## LANDSCAPE ARCHITECT

**TERRA DESIGN GROUP**  
2015 NE LOOP 410  
SAN ANTONIO, TX 78217  
(210) 220-1400

## STRUCTURAL ENGINEER

**LNV**  
8918 TESORO DRIVE, SUITE 401  
SAN ANTONIO, TX 78217  
(210) 822-2232

## CIVIL ENGINEER

**T-CORE ENGINEERS**  
2907 REDSKY PASS  
SAN ANTONIO, TX 78259  
(210) 900-2448

## ELECTRICAL ENGINEER

**HM3 ENGINEER CONSULTANTS**  
2902 NORTH FLORES  
SAN ANTONIO, TX 78212  
(210) 393-1840



**PARKS & RECREATION  
SAN ANTONIO**

## MAYOR

Ron Nirenberg

## CITY COUNCIL

Roberto C. Treviño	District 1
Jada Andrews-Sullivan	District 2
Rebecca J. Viagran	District 3
Dr. Adriana Rocha Garcia	District 4
Shirley Gonzales	District 5
Melissa Cabello Havrda	District 6
Ana Sandoval	District 7
Manny Peláez	District 8
John Courage	District 9
Clayton Perry	District 10

## CITY MANAGER

Erik J. Walsh

## DIRECTOR OF PARKS AND RECREATION

Homer Garcia

## PROJECT MANAGER

Eric Vincent Reyna  
Public Works  
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(210) 207-4131  
eric.reyna@sanantonio.gov

## SHEET INDEX CON'T

### LANDSCAPE

LL 1.00 - Landscape Notes and Details  
LL 1.01 - Landscape Layout  
LL 1.02 - Landscape Layout  
LL 1.03 - Landscape Layout Enlargement

### ELECTRICAL

E001 - Electrical Details, One-Line Diagram and Schedules  
E100 - Site Overall Plan  
E200 - Site Lighting Enlargement A & B  
E201 - Site Lighting Enlargement A & B  
P100 Plumbing Enlarged Plan

## SHEET INDEX

### GENERAL NOTES

GN 1.00 - General Notes

### EPIC

EPIC - Environmental Permits,  
Issues and Commitments

### STORM WATER POLLUTION PREVENTION PLAN

SW 1.01 - SWP3 Notes, Details and Layout

Storm Water Pollution Prevention Plan (SWP3) General  
Notes Checklist of Record Keeping Responsibilities

Vertical Storm Water Pollution Prevention Plan (SWP3)  
Narrative Sheet 1 of 2

Vertical Storm Water Pollution Prevention Plan (SWP3)  
Narrative Sheet 2 of 2

### TREE PRESERVATION

TP 1.00 - Tree Preservation Layout

### OVERALL LAYOUT

OL 1.00 - Overall Layout

### SITE

SL 1.01 - Site Layout  
SL 1.02 - Site Layout  
SL 1.03 - Site Layout Enlargement  
SL 1.04 - Site Layout  
GL 1.01 - Grading Layout  
GL 1.02 - Grading Layout

### SITE DETAILS

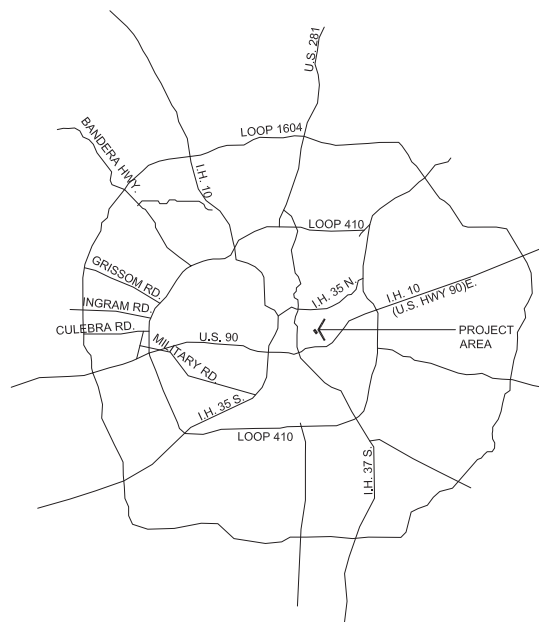
DT 1.01 - Site Details  
DT 1.02 - Site Details  
DT 1.03 - Site Details  
DT 1.04 - Site Details  
DT 1.05 - Site Details  
DT 1.06 - Site Details

### STRUCTURAL

S1 - General Notes & Design Criteria  
S2 - Foundation Plan at Shade Structure  
S3 - Plan at Shade Structure  
S4 CMU Wall and Column Veneer

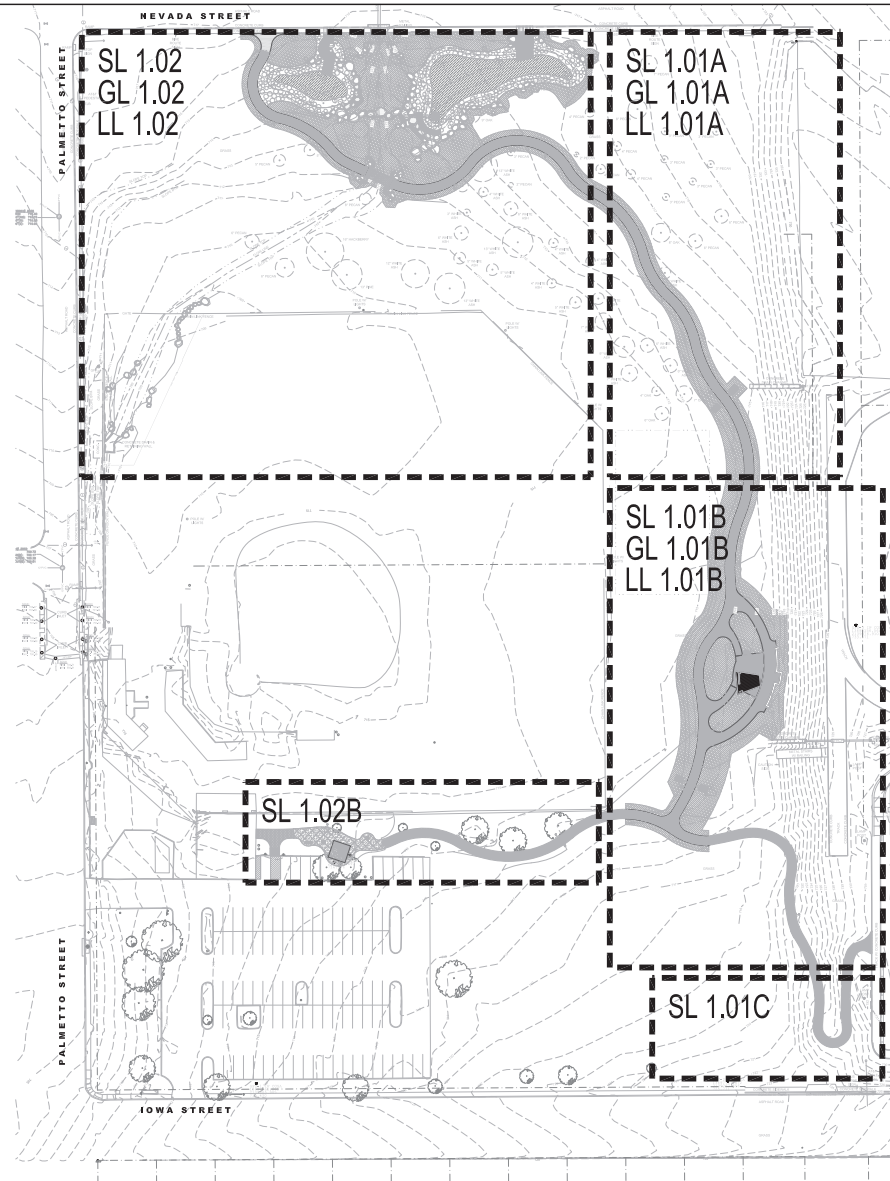
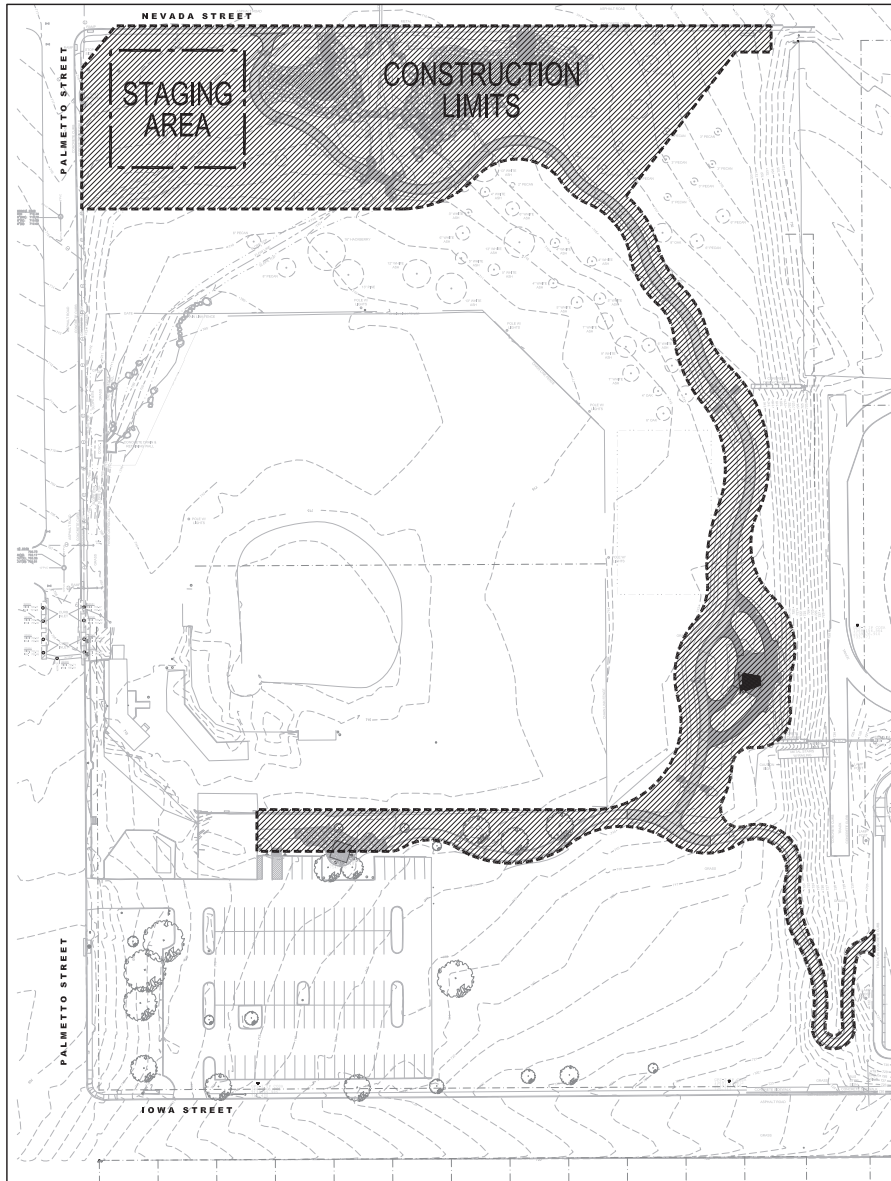
### CIVIL

BBP 1.1 - Bioretention Basin Plan  
BUP 1.1 - Bioretention Underdrain Profiles  
BUP 1.2 - Bioretention Underdrain Profiles  
BBD 1.1 - Bioretention Basin Details  
BBD 1.2 - Bioretention Basin Details



SET NO. \_\_\_\_\_  
FEBRUARY 5, 2021





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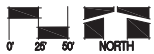


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mzak@terradesignusa.com

## PITTMAN SULLIVAN PARK

1101 Iowa Street  
San Antonio, Texas 78203

REVISION DATE

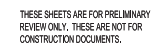


Project no:  
Date: February 5, 2021  
Sheet: X of XX

## OVERALL LAYOUT

# OL 1.00

Construction Documents (95%)

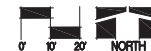


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PITTMAN  
SULLIVAN  
PARK

1101 Iowa Street  
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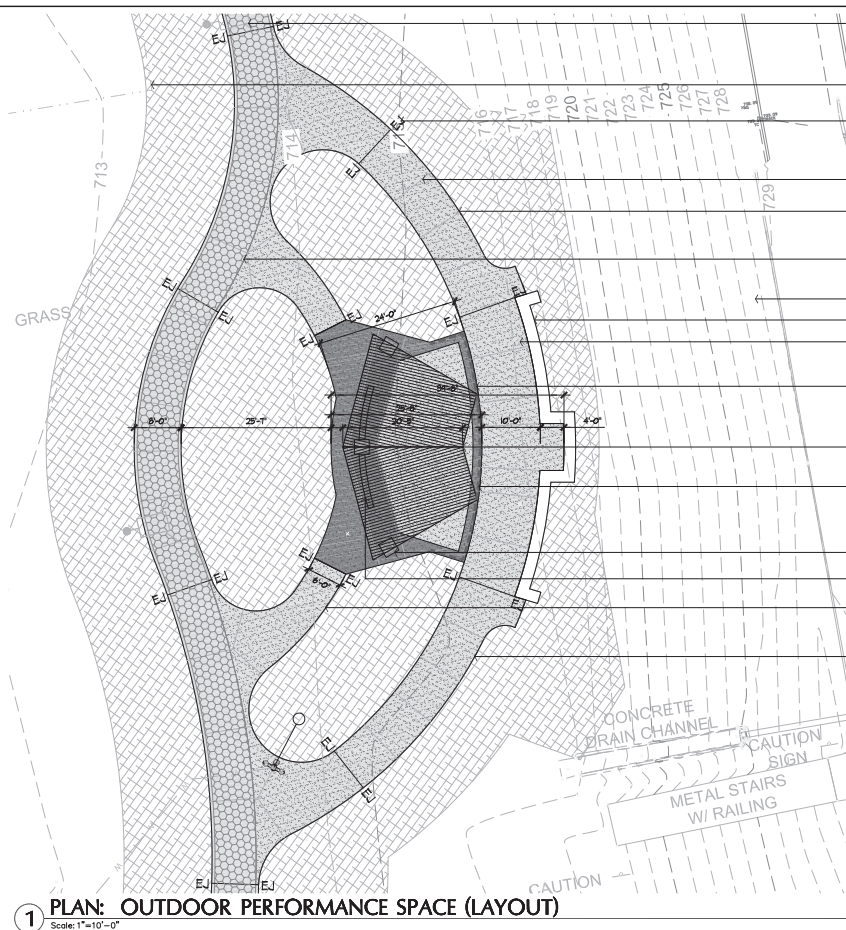
## SITE LAYOUT

## SL 1.01

Construction Documents (95%)







TRAIL TRAILINGS, REF. ELECTRICAL SHEETS. (TYP.)

OPEN PRACTICE AREA TO BEAM (8'-0" WIDE X 14'-0" LONG).

EXPANSION JOINT. REF. 2-DIT 101. (TYP.)

SCORE JOINT, 1/2" RADIIUS BY 1/2" DEPTH. PERPENDICULAR TO TRAIL. PROVIDE AT 8'-0" O.C. AND TO BE SELECTED BY OWNER. REF. 2-DIT 101. (TYP.)

TRAIL, CONCRETE, 8'-0" WIDE, INTEGRAL COLOR (GORGON) BY SCOFFLOD OR APPROVED EQUAL WITH SALT RAGG FINISH COLOR TO BE SELECTED BY OWNER. REF. DIT 101 101. (TYP.)

TRAIL, CONCRETE, 8'-0" WIDE WITH TRAIL SURFACING. COLOR TO BE SELECTED BY OWNER. REF. 2-DIT 101 101. (TYP.)

EXISTING DEMONSTRATION AS LAMIN SEATING.

LANDSCAPE MALL. REF. DIT 8-01 101 AND SHEET D 104.

TRAIL, CONCRETE, 10'-0" WIDE, INTEGRAL COLOR (GORGON) BY SCOFFLOD OR APPROVED EQUAL WITH SALT RAGG FINISH COLOR TO BE SELECTED BY OWNER. REF. DIT 101 101. (TYP.)

EXTEND BEAM ALONG FRONT AND SIDE EDGES OF ELEVATED CONCRETE DECK TO 3'-0" CENTER X 8' WIDE, AS SHOWN.

SHADE STRUCTURE, MODEL NO. R2D-2030-56-15 AS MANUFACTURED BY COVERWORK OR APPROVED EQUAL. REF. ENGINEERS SHEETS. REF. TO ELECTRICAL SHEETS FOR POWER AND LIGHTING. ELEVATED CONCRETE DECK, INTEGRAL COLOR (GORGON) BY SCOFFLOD OR APPROVED EQUAL WITH SALT RAGG FINISH. PROVIDE 8" WIDE BAND. CONTRASTING INTEGRAL COLOR AND SALT RAGG FINISH COLOR TO BE SELECTED BY OWNER. REF. DIT 101 101. (TYP.)

COLUMN STICCO. REF. ENGINEERS SHEETS AND SHEET D 104.

MALL STICCO. REF. ENGINEERS SHEETS AND SHEET D 104.

TRAIL, CONCRETE, 8'-0" WIDE, INTEGRAL COLOR (GORGON) BY SCOFFLOD OR APPROVED EQUAL WITH FINISH COLOR TO BE SELECTED BY OWNER. REF. 2-DIT 101 101. (TYP.)

TRAIL, CONCRETE, 8'-0" WIDE, INTEGRAL COLOR (GORGON) BY SCOFFLOD OR APPROVED EQUAL WITH FINISH COLOR TO BE SELECTED BY OWNER. REF. 2-DIT 101 101. (TYP.)

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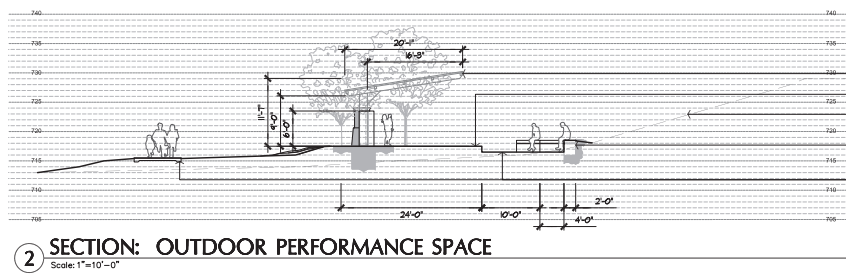
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Project no:  
Date: February 5, 2021  
Sheet: X of XX

## SITE LAYOUT ENLARGEMENT

**SL 1.03**

Construction Documents (95%)

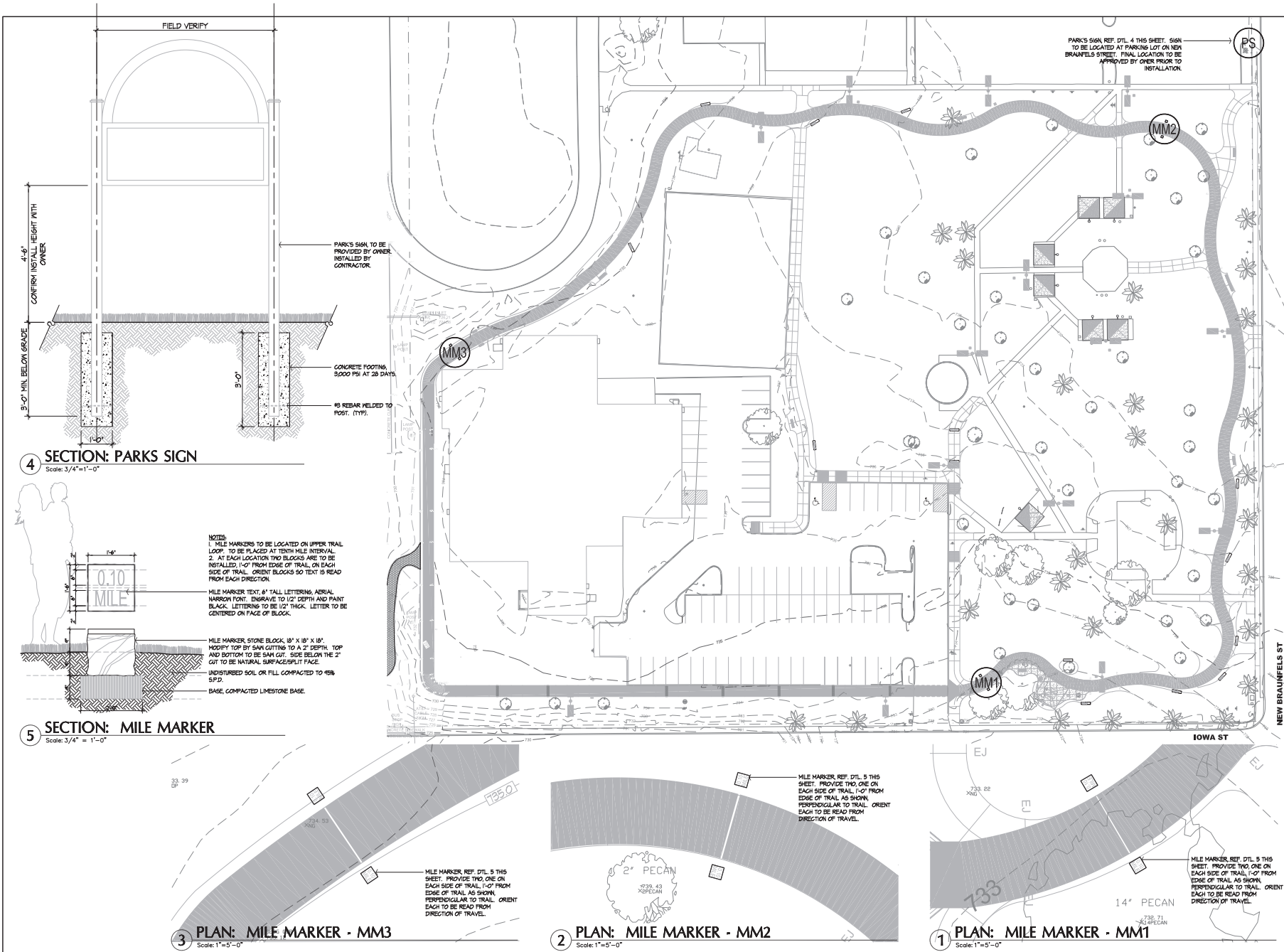


SHADE STRUCTURE, REF. ENGINEER'S SHEETS. REF. TO ELECTRICAL SHEETS FOR POWER AND LIGHTING.  
ELEVATED CONCRETE DECK, INTEGRAL COLOR WITH TEXTURE. REF. DTL. 1/DT 1.01.  
EXISTING EMBANKMENT AS LAWN SEATING.

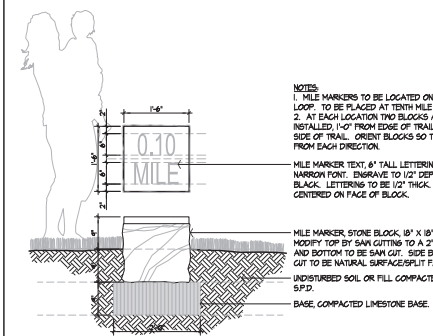
LANDSCAPE MALL. REF. DTL. 8/DT 1.01 AND SHT. DT 1.04.

TRAIL, CONCRETE, 8'-0" WIDE (10'-0" WIDE AT LANDSCAPE MALL). REF. DTL. 1/DT 1.01. (TYP).

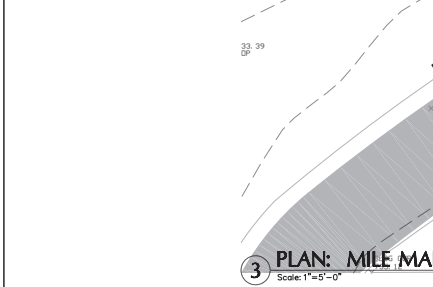
**NOTE:**  
SECTION SHOWS INTENT OF DESIGN. USE LAYOUT SHEETS AND CAD FILE TO LAYOUT THE IMPROVEMENTS IN THE FIELD.



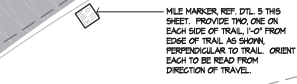
**4 SECTION: PARKS SIGN**  
Scale: 3/4" = 1'-0"



**5 SECTION: MILE MARKER**  
Scale: 3/4" = 1'-0"



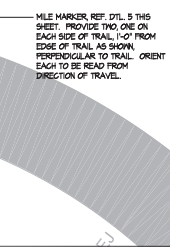
**3 PLAN: MILE MARKER - MM3**  
Scale: 1" = 5'-0"



**2 PLAN: MILE MARKER - MM2**  
Scale: 1" = 5'-0"



**1 PLAN: MILE MARKER - MM1**  
Scale: 1" = 5'-0"



**1 PLAN: MILE MARKER - MM1**  
Scale: 1" = 5'-0"



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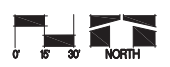


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# PITTMAN SULLIVAN PARK

1101 Iowa Street  
San Antonio, Texas 78203

REVISION DATE



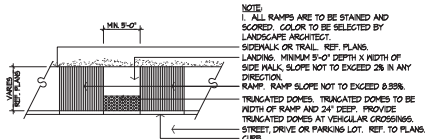
Project no: February 5, 2021  
Date: X of XX  
Sheet:

## SITE LAYOUT

**SL 1.04**

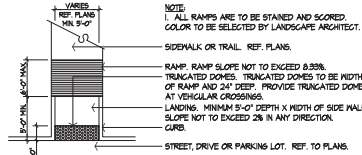
Construction Documents (95%)





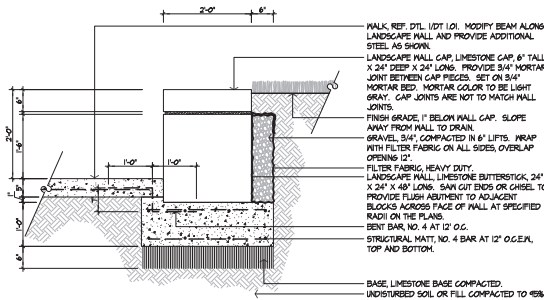
### 10 PLAN: ADA ACCESS

Scale: 1/8" = 1'-0"



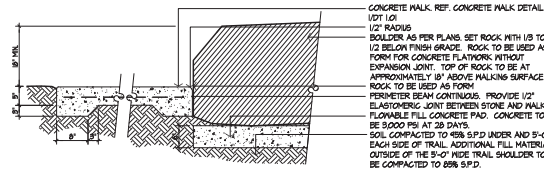
### 11 PLAN: ADA ACCESS

Scale: 1/8" = 1'-0"



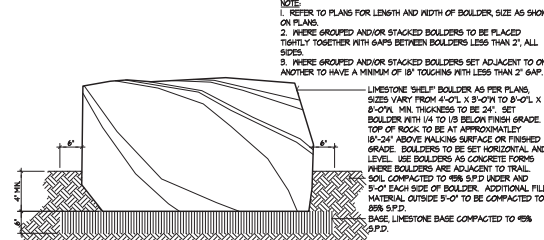
### 6 SECTION: LANDSCAPE WALL

Scale: 3/4" = 1'-0"



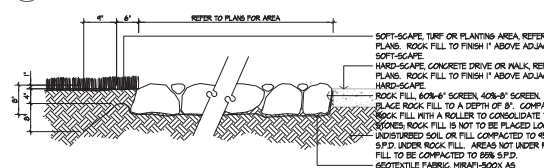
### 7 SECTION: CONCRETE TO ROCK

Scale: 3/4" = 1'-0"



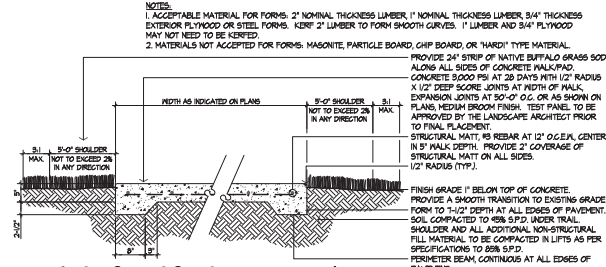
### 8 SECTION: BOULDER INSTALLATION

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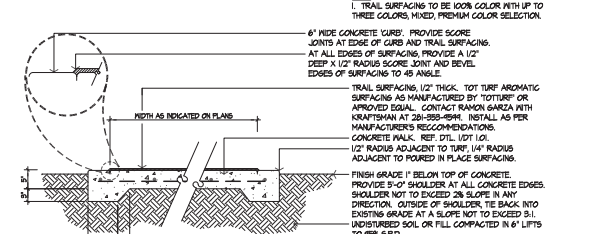
### 9 SECTION: LIMESTONE ARMOR FILL

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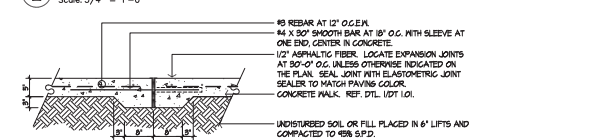
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Scale: 3/4" = 1'-0"



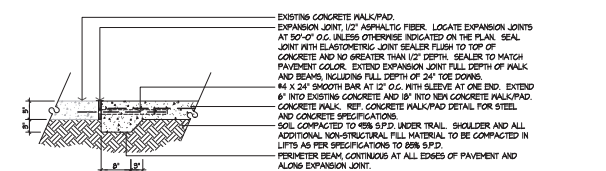
### 2 SECTION: TRAIL SURFACING

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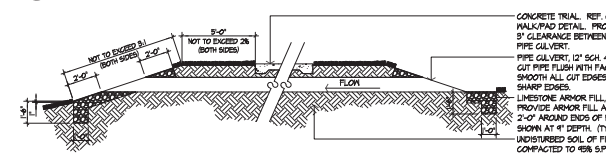
### 3 SECTION: EXPANSION JOINT

Scale: 3/4" = 1'-0"



### 4 SECTION: WALK AT EXISTING CONCRETE WALK

Scale: 3/4" = 1'-0"



### 5 SECTION: PIPE CULVERT

Scale: 1/4" = 1'-0"

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PITTMAN  
SULLIVAN  
PARK

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REVISION DATE

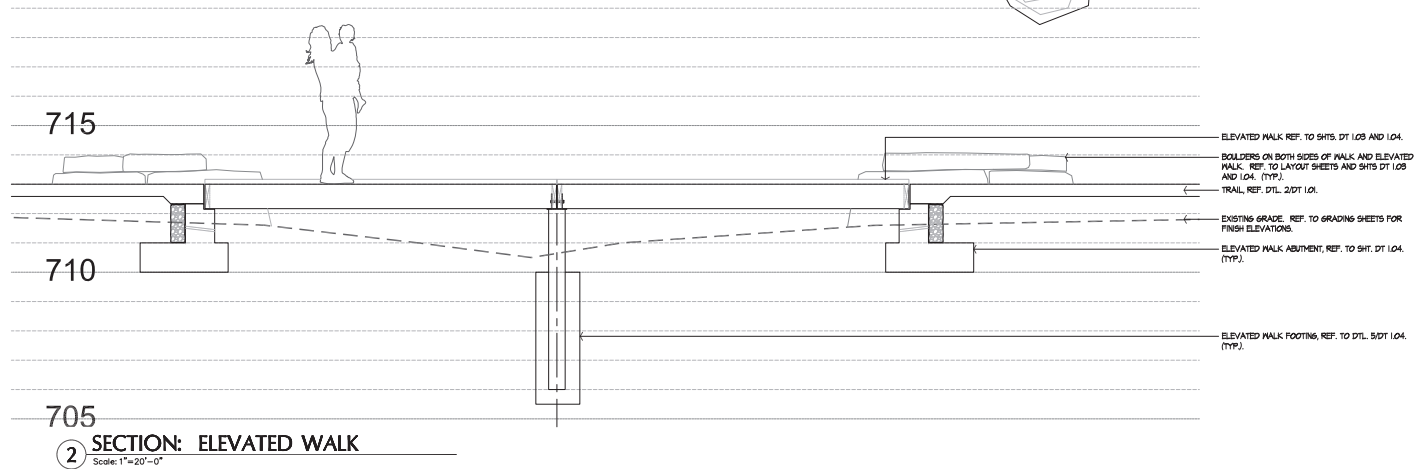
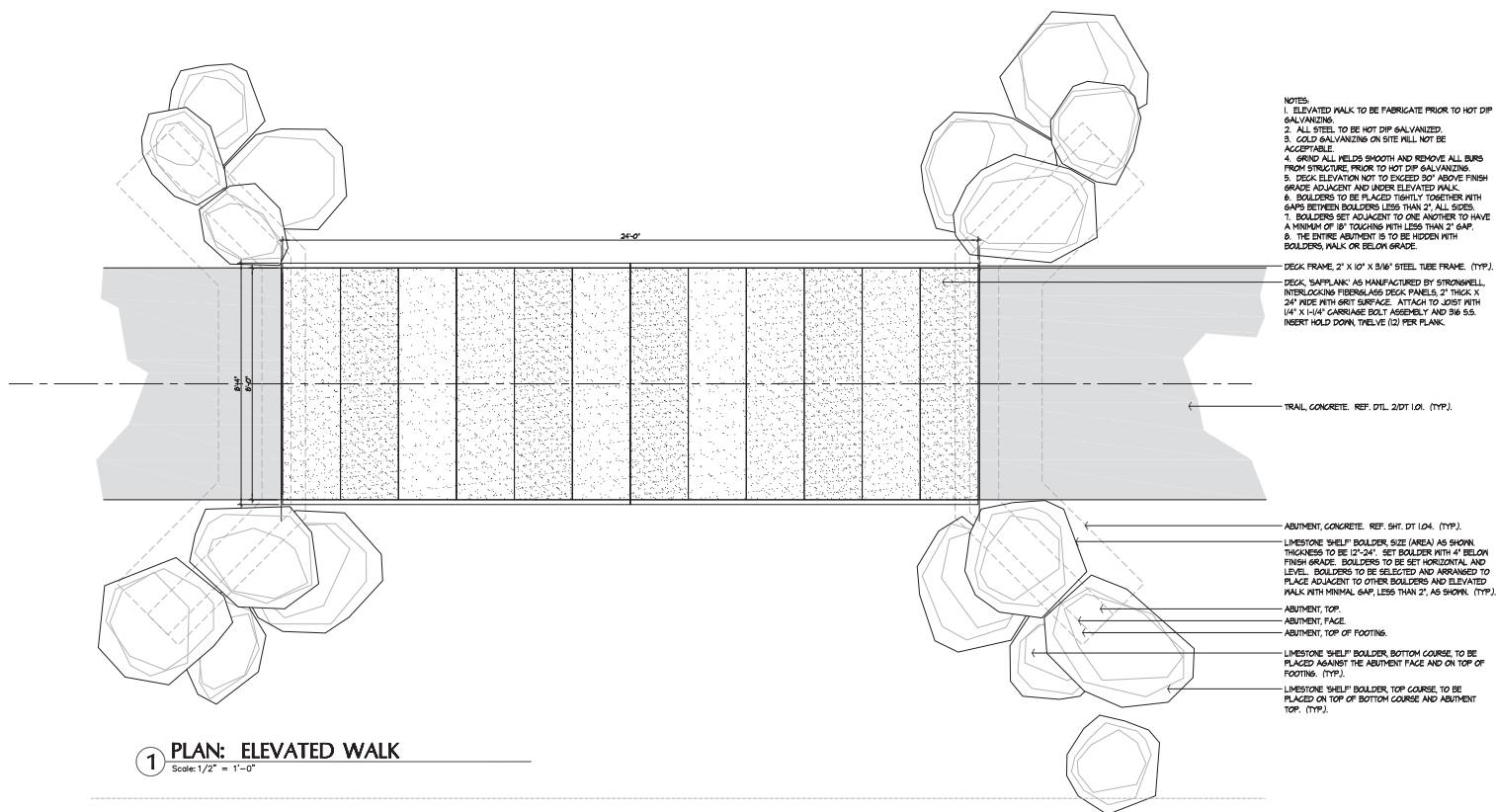
Project no:  
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Sheet: X of XX

SITE DETAILS

DT 1.01

Construction Documents (95%)





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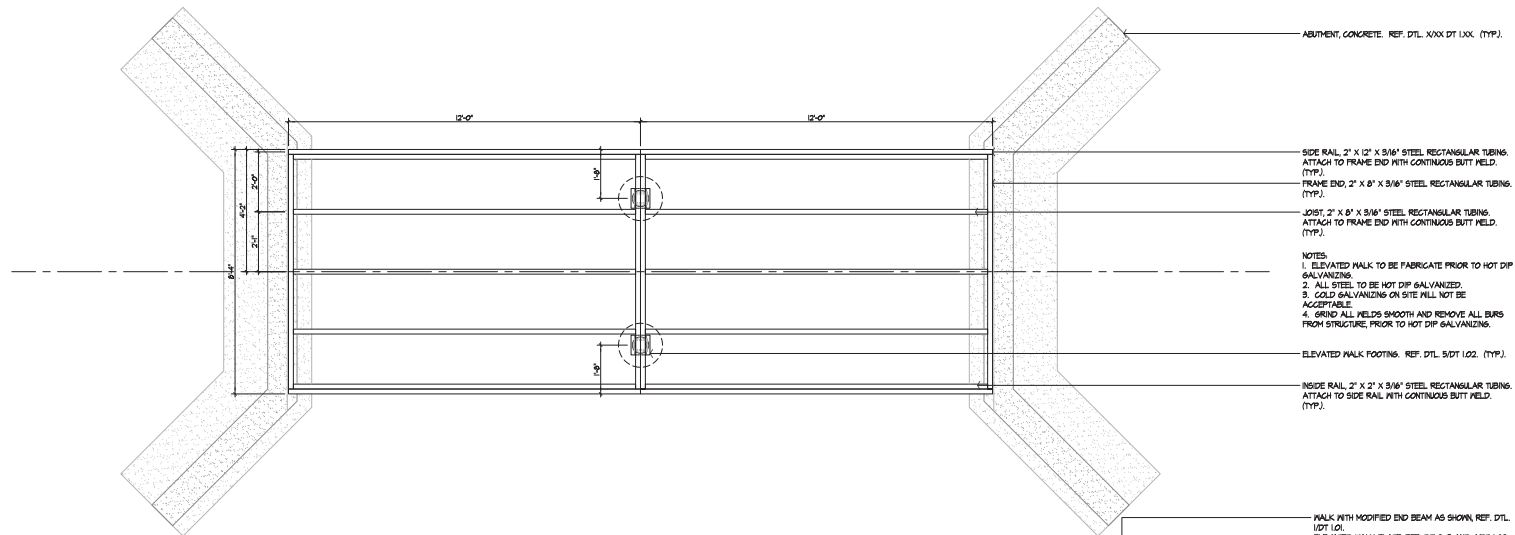
REVISION DATE

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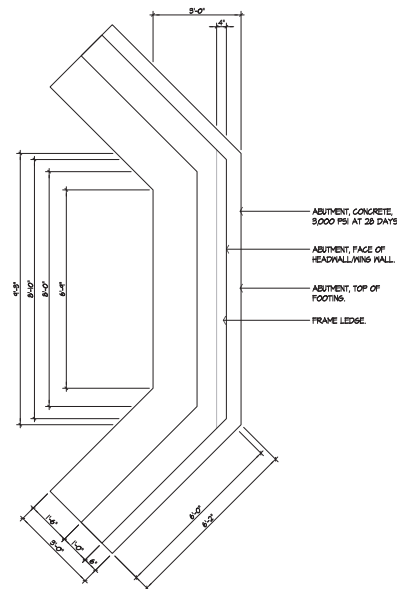
SITE DETAILS

DT 1.02

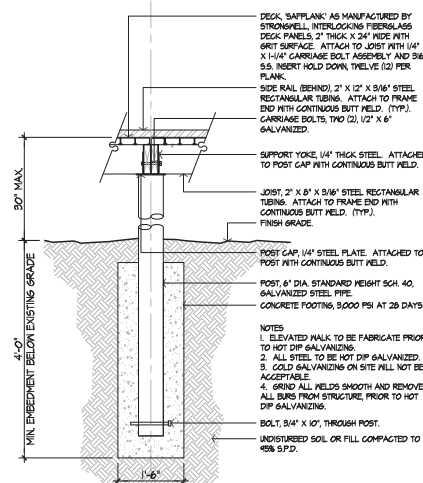
Construction Documents (95%)



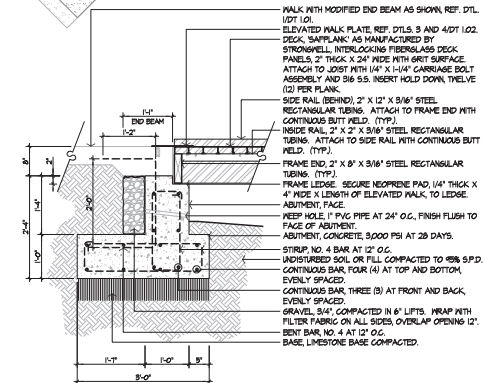
**1 PLAN: ELEVATED WALK FRAME**  
Scale: 1/2" = 1'-0"



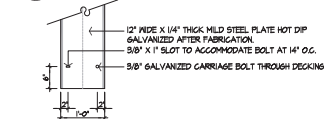
**7 PLAN: ELEVATED WALK ABUTMENT**  
Scale: 1/2" = 1'-0"



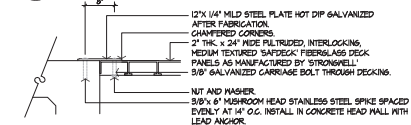
**5 SECTION: ELEVATED WALK FOOTING**  
Scale: 3/4" = 1'-0"



**2 SECTION: ELEVATED WALK ABUTMENT**  
Scale: 3/4" = 1'-0"



**3 PLAN: ELEVATED WALK PLATE**  
Scale: 3/4" = 1'-0"



**4 DETAIL: ELEVATED WALK PLATE**  
Scale: 3/4" = 1'-0"

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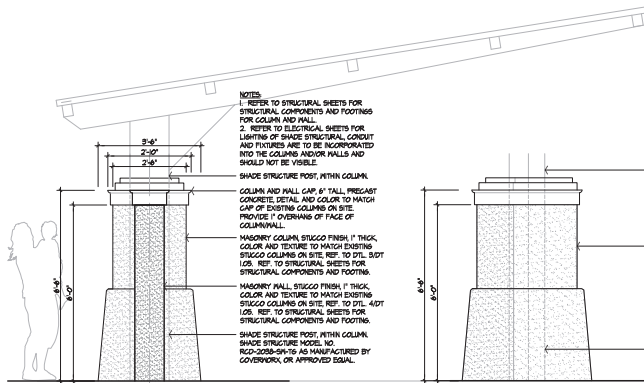
SITE DETAILS

DT 1.03

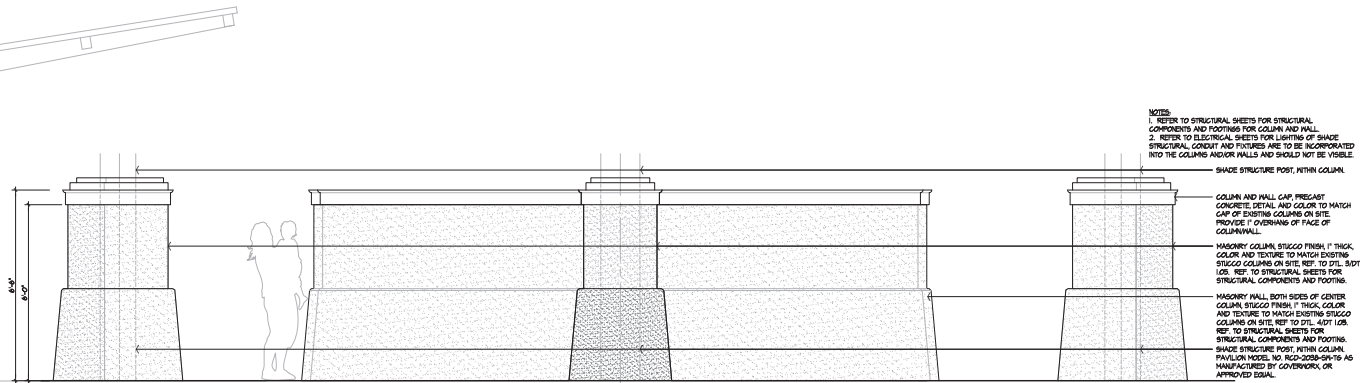
Construction Documents (95%)



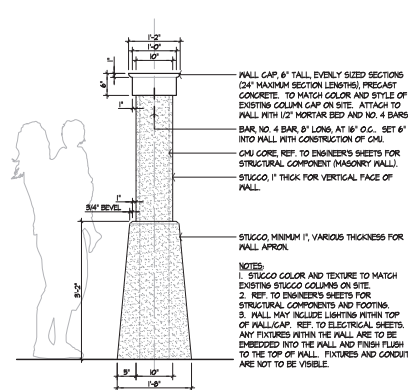




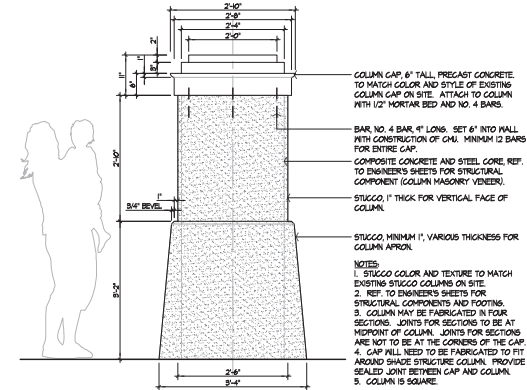
**2 ELEVATION: COLUMN**  
Scale: 1/2" = 1'-0"



**1 ELEVATION: COLUMN FRONT**  
Scale: 1/2" = 1'-0"



**4 ELEVATION: WALL**  
Scale: 3/4" = 1'-0"



**3 ELEVATION: COLUMN**  
Scale: 3/4" = 1'-0"

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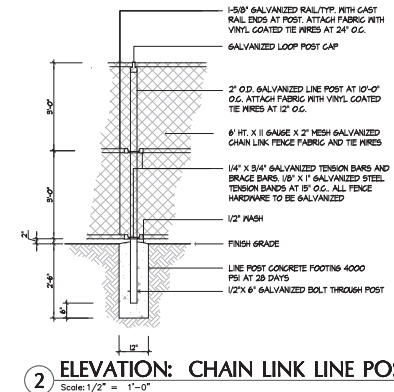
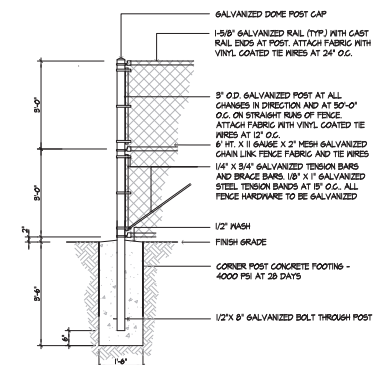
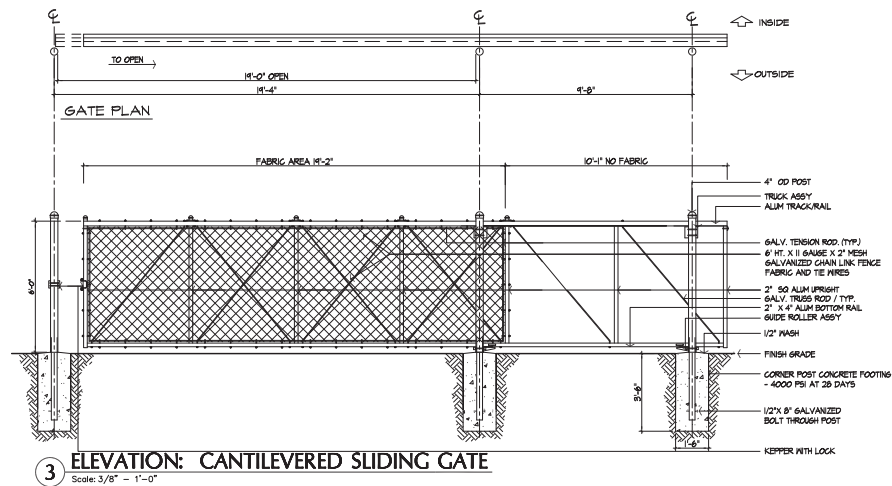
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SITE DETAILS

**DT 1.05**

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SITE DETAILS

**DT 1.06**

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## PITTMAN SULLIVAN PARK

1101 Iowa Street  
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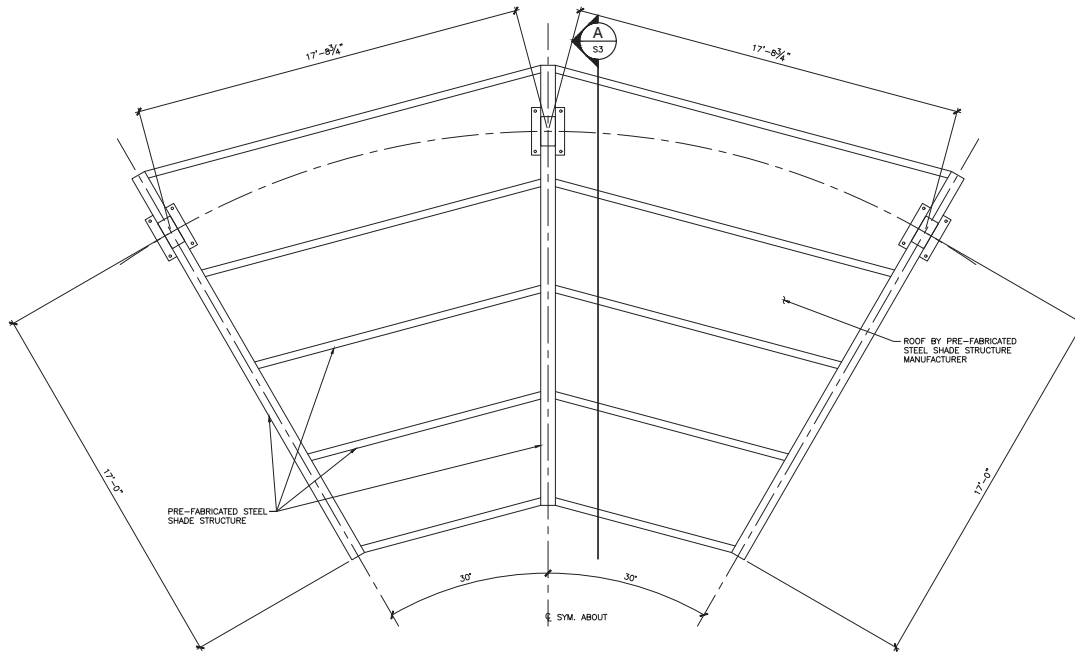
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Project no: June 2, 2020  
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Sheet:

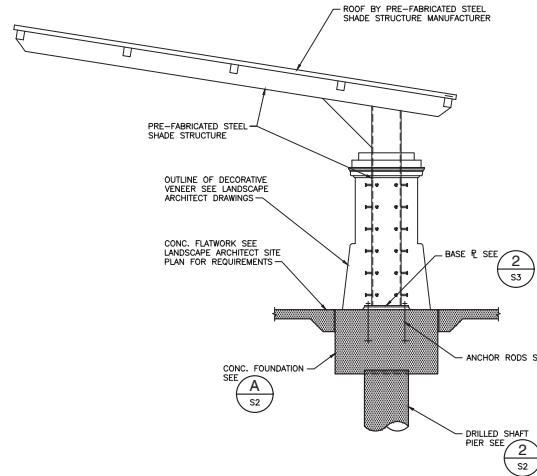
## PLAN AT SHADE STRUCTURE

# S3

DESIGN DEVELOPMENT

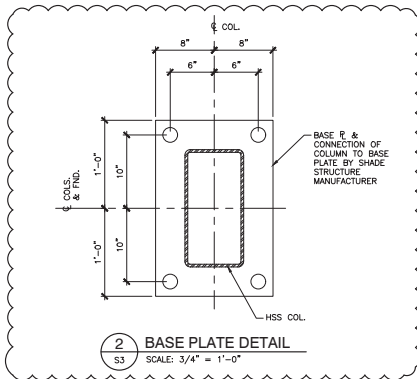


1 PLAN AT SHADE STRUCTURE  
SCALE: 3/8" = 1'-0"



A SECTION AT SHADE STRUCTURE  
SCALE: 3/8" = 1'-0"

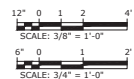
- NOTES:
1. DESIGN OF PREFABRICATED STEEL SHADE STRUCTURE SHALL BE BY COVERWORK RECREATIONAL ARCHITECTURE OR APPROVED EQUIVALENT.
  2. DESIGN MEMBERS SHALL BE HSS OR EQUIVALENT CLOSED SHAPES.
  3. ROOF PURLINS SHALL BE HSS OR EQUIVALENT CLOSED SHAPES AND SHALL BE IN-LINE WITH MAIN FRAME BEAM.



NOTE: ANCHOR ROD SIZE, LENGTH, QUANTITY & LAYOUT IS DEPENDENT ON FINAL SHADE STRUCTURE DESIGN AND WILL BE FINALIZED AFTER SHADE STRUCTURE DESIGN, INCLUDING REACTIONS, IS COMPLETE & TRANSMITTED TO THE FOUNDATION ENGINEER OF RECORD.

HOLD  
SEE NOTE

2 BASE PLATE DETAIL  
SCALE: 3/4" = 1'-0"







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## PITTMAN SULLIVAN PARK

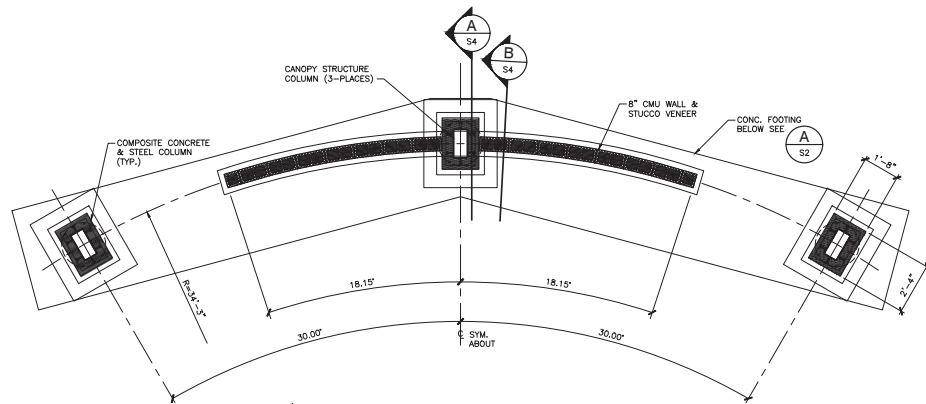
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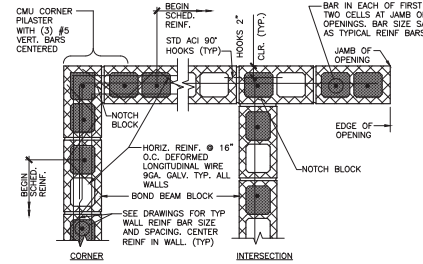
Project no: June 2, 2020  
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Sheet:

CMU WALL & COLUMN VENEER  
**S4**

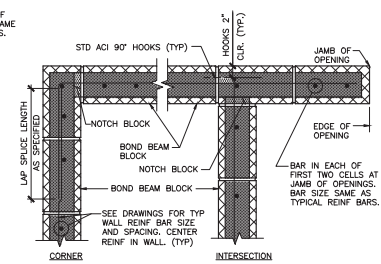
DESIGN DEVELOPMENT



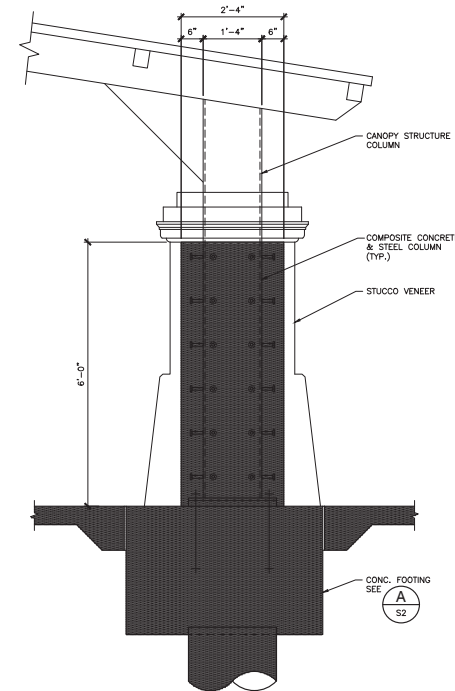
1 CMU LAYOUT PLAN  
SCALE: 3/8" = 1'-0"



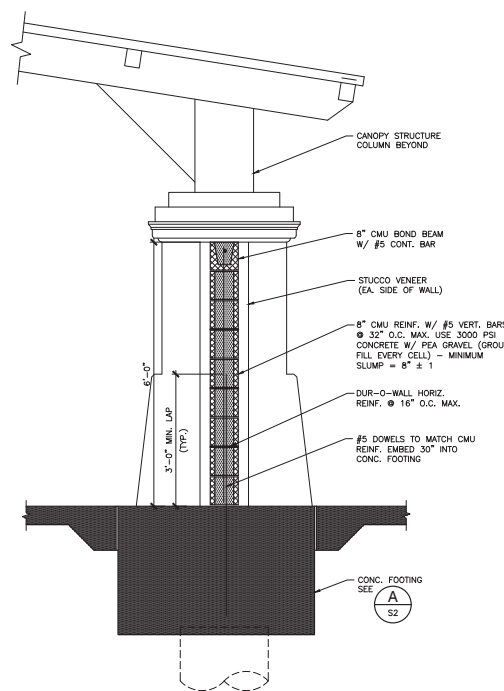
2 TYPICAL REIN. AT MASONRY  
N.T.S.



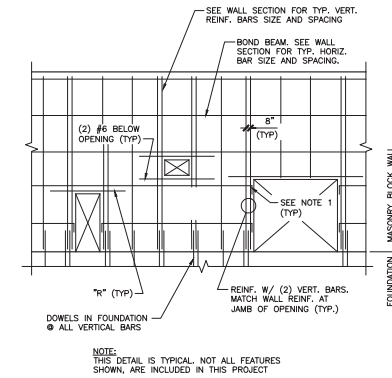
3 TYPICAL REIN. AT BOND BEAM  
N.T.S.



A SECTION AT COLUMN MASONRY VENEER  
SCALE: 3/4" = 1'-0"



B SECTION AT MASONRY WALL  
SCALE: 3/4" = 1'-0"



4 TYPICAL REIN. MASONRY WALL ELEVATION  
N.T.S.

- NOTES:
1. 90° STANDARD HOOK ON HORIZONTAL BARS AT OPENINGS.
  2. FOR ADDITIONAL REINFORCING, SEE DRAWINGS.
  3. DO NOT PLACE VERTICAL CONDUITS IN CELLS WITH VERTICAL REINFORCING BARS.

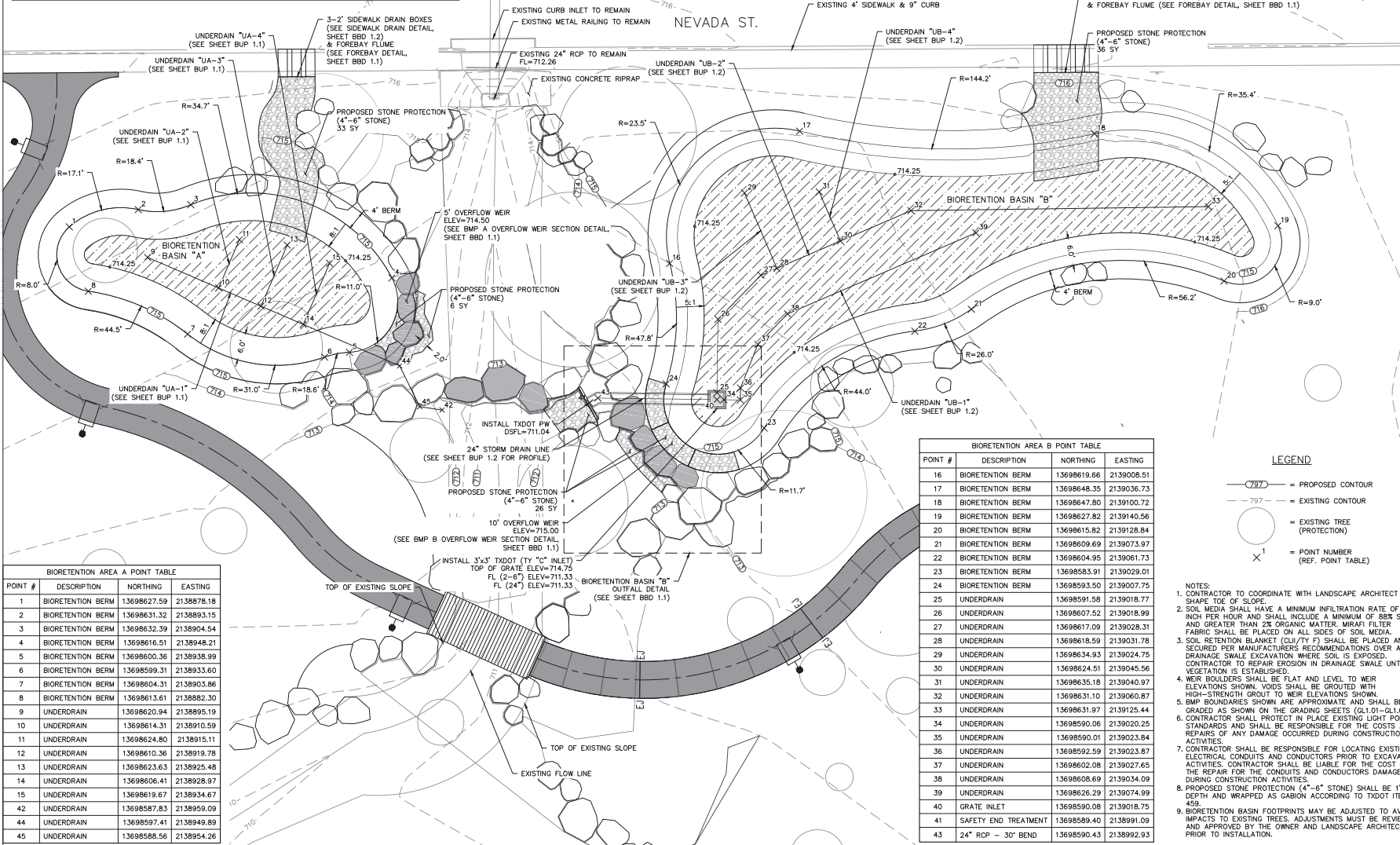
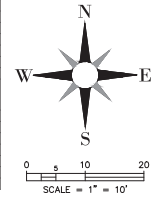
12" 0 1 2 4'  
SCALE: 3/8" = 1'-0"  
6" 0 1 2'  
SCALE: 3/4" = 1'-0"

OVERALL STORM DRAINAGE RUNOFF QUANTITIES									
Discharge Parameters When On-Cut									
Point	Drainage Area(s)	Acres (ac)	Tc (min)	I" (in/hr)	C**	Q (cfs)	Frequency	Description of D/S Conveyance System	
1	A	0.23	6.73	5.74	0.84	1.24	2		Bioretention Basin "A"
				7.20		1.56	5		
				8.44		1.83	10		
				10.08		2.19	25		
				11.38		2.47	50		
				12.65		2.74	100		
				14.00		3.01	200		
2	B	5.38	23.03	5.74	0.46	1.24	2		Bioretention Basin "B"
				7.20		1.56	5		
				8.44		1.83	10		
				10.08		2.19	25		
				11.38		2.47	50		
				12.65		2.74	100		
				14.00		3.01	200		

\*1 VALUES ARE COSA UDC TABLE 5.5.1-A-5.5.1-D  
\*\* C VALUES ARE THOSE FROM UDC TABLE 504-1A-B OR WEIGHTED

BIORETENTION CALCULATIONS - DA-A									
Discharge Parameters When On-Cut									
TARGET VOLUME = C*(P12)/A									
RUNOFF COEFFICIENT, C = 0.9365									
RAINFALL DEPTH P = 1.5 IN									
WATERSHED AREA A = 10081 FT²									
TARGET VOLUME = 0.9365(1.5/12)*10081 = 1180 FT³									
TREATED VOLUME = (AVERAGE PONDED AREA * PONDED DEPTH) + (BIORETENTION * MEDIA DEPTH * VOID SPACE) + (BIORETENTION AREA * GRAVEL DEPTH * VOID SPACE)									
AREA OF BIORETENTION = 864 FT²									
AVERAGE PONDED AREA = (864 + 1929)/2									
PONDED DEPTH = 6 IN = 0.5 FT									
DEPTH OF SOIL MEDIA = 12 IN = 1 FT									
DEPTH OF GRAVEL = 12 IN = 1 FT									
EQUIVALENT DEPTH OF WATER STORED (FT)									
TREATED VOLUME = (1446.5 * 0.5) + (864 * 1 * 0.35) + (864 * 1 * 0.40) = 1446.25 FT³									
TRV 1446.3									

BIORETENTION CALCULATIONS - DA-B									
Discharge Parameters When On-Cut									
TARGET VOLUME = C*(P12)/A									
RUNOFF COEFFICIENT, C = 0.97									
RAINFALL DEPTH P = 1.5 IN									
WATERSHED AREA A = 55154 FT² (SEE NOTE)									
TARGET VOLUME = 0.97(1.5/12)*55154 = 6887 FT³									
TREATED VOLUME = (AVERAGE PONDED AREA * PONDED DEPTH) + (BIORETENTION * MEDIA DEPTH * VOID SPACE) + (BIORETENTION AREA * GRAVEL DEPTH * VOID SPACE)									
AREA OF BIORETENTION = 3159 FT²									
AVERAGE PONDED AREA = (3159 + 5173)/2									
PONDED DEPTH = 9 IN = 0.75 FT									
DEPTH OF SOIL MEDIA = 18 IN = 1.5 FT									
DEPTH OF GRAVEL = 12 IN = 1 FT									
EQUIVALENT DEPTH OF WATER STORED (FT)									
TREATED VOLUME = (4198 * 0.75) + (3159 * 1.5 * 0.35) + (3159 * 1 * 0.40) = 6046.58 FT³									
TRV 6046.6									



BIORETENTION AREA A POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
1	BIORETENTION BERM	13698627.59	2138978.18
2	BIORETENTION BERM	13698631.32	2138993.15
3	BIORETENTION BERM	13698632.39	2138994.54
4	BIORETENTION BERM	13698616.51	2138948.21
5	BIORETENTION BERM	13698600.36	2138938.99
6	BIORETENTION BERM	13698599.31	2138933.60
7	BIORETENTION BERM	13698604.31	2138903.86
8	BIORETENTION BERM	13698613.61	2138882.30
9	UNDERDRAIN	13698620.94	2138895.19
10	UNDERDRAIN	13698614.31	2138910.59
11	UNDERDRAIN	13698624.80	2138915.11
12	UNDERDRAIN	13698610.36	2138919.78
13	UNDERDRAIN	13698623.63	2138925.48
14	UNDERDRAIN	13698606.41	2138928.97
15	UNDERDRAIN	13698619.67	2138934.67
42	UNDERDRAIN	13698587.83	2138959.09
44	UNDERDRAIN	13698597.41	2138949.89
45	UNDERDRAIN	13698588.56	2138954.26

BIORETENTION AREA B POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
16	BIORETENTION BERM	13698619.66	2139008.51
17	BIORETENTION BERM	13698648.35	2139036.73
18	BIORETENTION BERM	13698647.80	2139100.72
19	BIORETENTION BERM	13698627.82	2139140.56
20	BIORETENTION BERM	13698615.82	2139128.84
21	BIORETENTION BERM	13698609.69	2139073.97
22	BIORETENTION BERM	13698604.95	2139061.73
23	BIORETENTION BERM	13698583.91	2139029.01
24	BIORETENTION BERM	13698593.50	2139007.75
25	UNDERDRAIN	13698591.58	2139018.77
26	UNDERDRAIN	13698607.52	2139018.99
27	UNDERDRAIN	13698617.09	2139028.31
28	UNDERDRAIN	13698618.59	2139031.78
29	UNDERDRAIN	13698634.93	2139024.75
30	UNDERDRAIN	13698624.51	2139045.56
31	UNDERDRAIN	13698635.18	2139040.97
32	UNDERDRAIN	13698631.10	2139060.87
33	UNDERDRAIN	13698631.97	2139125.44
34	UNDERDRAIN	13698590.06	2139020.25
35	UNDERDRAIN	13698590.01	2139023.84
36	UNDERDRAIN	13698592.59	2139023.87
37	UNDERDRAIN	13698602.08	2139027.65
38	UNDERDRAIN	13698608.69	2139034.09
39	UNDERDRAIN	13698626.29	2139074.99
40	GRATE INLET	13698590.08	2139018.75
41	SAFETY END TREATMENT	13698589.40	2138991.09
43	24" RCP - 30' BEND	13698590.43	2138992.93

- NOTES:
- CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO SHAPE TOP OF SLOPE.
  - SOIL MEDIA SHALL HAVE A MINIMUM INFILTRATION RATE OF 1 INCH PER HOUR AND SHALL INCLUDE A MINIMUM OF 2% SAND AND GREATER THAN 2% ORGANIC MATTER. MIRAFI FILTER FABRIC SHALL BE PLACED ON ALL SIDES OF SOIL MEDIA.
  - SOIL RETENTION BLANKET (CUT/TY) SHALL BE PLACED AND SECURED PER MANUFACTURER'S RECOMMENDATIONS OVER ALL DRAINAGE SWALE EXCAVATION WHERE SOIL IS EXPOSED. CONTRACTOR TO REPAIR EROSION IN DRAINAGE SWALE UNTIL VEGETATION IS ESTABLISHED.
  - WEIR BOLLARDS SHALL BE FLAT AND LEVEL TO WEIR ELEVATIONS SHOWN. VOIDS SHALL BE GROUTED WITH HIGH-STRENGTH GROUT TO WEIR ELEVATIONS SHOWN.
  - BMP BOUNDARIES SHOWN ARE APPROXIMATE AND SHALL BE GRADED AS SHOWN ON THE GRADING SHEETS (GL1.01-GL1.02).
  - CONTRACTOR SHALL PROTECT IN PLACE EXISTING LIGHT POLE STANDARDS AND SHALL BE RESPONSIBLE FOR THE COSTS AND REPAIRS OF ANY DAMAGE OCCURRED DURING CONSTRUCTION ACTIVITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING ELECTRICAL CONDUITS AND CONDUCTORS PRIOR TO EXCAVATION ACTIVITIES. CONTRACTOR SHALL BE LIABLE FOR THE COST OF THE REPAIR FOR THE CONDUITS AND CONDUCTORS DAMAGED DURING CONSTRUCTION ACTIVITIES.
  - PROPOSED STONE PROTECTION (4"-6" STONE) SHALL BE 1' IN DEPTH AND WRAPPED AS GABION ACCORDING TO TxDOT ITEM 459.
  - BIORETENTION BASIN FOOTPRINTS MAY BE ADJUSTED TO AVOID IMPACTS TO EXISTING TREES. ADJUSTMENTS MUST BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

INTERIM REVIEW ONLY  
Document incomplete: not intended for permit, bidding or construction.  
JEFFREY C. TYLER  
106359  
September 2021  
2/8/2021



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BIORETENTION  
BASIN PLAN

BBP 1.1

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