HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO:	**2024-240**
ADDRESS:	401 VILLITA ST
LEGAL DESCRIPTION:	NCB 14014 (CPS LA VILLITA), BLOCK 8 LOT 2
ZONING:	D, H, RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	La Villita Historic District
APPLICANT:	Stephen Guzman/Ford Powell Carson
OWNER:	Bobby Magee/MLSA VILLITA LP
TYPE OF WORK:	Exterior modifications, site modifications, roof replacement, rehabilitation
APPLICATION RECEIVED:	June 28, 2024
60-DAY REVIEW:	August 27, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to perform various scopes of work at 401 Villita, commonly known as the La Villita Assembly Hall. Within this scope of work the applicant has proposed the following:

Modifications to the existing site:

1. Lower the pedestrian plaza on the northeast side of the building from street level to river level.
2. Modify the existing stair (City owned) between the pedestrian plaza and the Arneson River Theater. This scope of work also includes modifying existing, separating walls between the pedestrian plaza and the Arneson River Theater.
3. Remove the existing retaining wall on the north (river) side and reconstruct pilasters to match the original.
4. Construct a cantilevered outdoor terrace.
5. Remove the existing switchback pedestrian ramp on the north side of the building and construct a public elevator to replace the existing ramp as well as a new stair from the river level to the street level.
6. Create an outdoor dining space and gathering space within an existing courtyard on the southeast corner of the site. Existing limestone walls along Villita Street are to be removed to improve pedestrian circulation. Wood decking is to be installed to replace existing, masonry pavers.

Restroom Structure:

7. Demolish the existing public restroom structure and construct a new public restroom structure.

Modifications to the historic façade:

8. Remove a portion of the original façade on the northeast side and install a new storefront system. This removal will include the roof at the covered entry.
9. Install a clerestory window around the entirety of the structure, minus locations where new storefront elements are proposed.
10. Install new LED lights on the exterior of the structure.

Rehabilitation:

11. Repair and paint the exterior stucco walls and metal trim.
12. Replace the roof structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)
i. Character-defining features—Preserve character defining features such as cornice molding, upper-story windows,

transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Sec. 35-672. Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the seven (7) river improvement overlay districts.

(a) **Pedestrian circulation.** Pedestrian access shall be provided among properties to integrate neighborhoods.

(1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts

B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.

C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.

- In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.

(4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at

the river or creek, creating both visual and physical access to the river or creek for the public.

(5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.

A. Queuing is prohibited on the public pathway.

B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking**.** Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes

direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has

fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles
at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

• Change materials with each building module to reduce its perceived mass; or

• Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or

• Change the roof form of each building module to help express the different modules of the building mass; or

• Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3)On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural

clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the River Walk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.

ii. By stepping back the top twenty (20) percent of the building.

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be

continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

(7)Archival research and historic maps;

(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

a. The applicant is requesting conceptual approval to perform various scopes of work at 401 Villita, commonly known as the La Villita Assembly Hall. Within this scope of work the applicant has proposed modifications to the existing site, modifications to the historic structure's façade, the demolition and reconstruction of a detached restroom structure, and rehabilitation to historic elements of the historic structure.
b. The historic structure commonly known as the La Villita Assembly Hall was designed by O'Neil Ford in 1958. The structure features a circular footprint with a suspended roof structure and stucco and brick façade materials. This structure is contributing to the La Villita Historic District.
c. SUB-COMMITTEE REVIEW – This request was reviewed by the Historic and Design Review Commission's sub-committee on January 9, 2024. At that meeting Commissioners commented on the proposed design and asked questions regarding materials and lighting.
d. ARCHAEOLOGY – The project area is within the La Villita Local Historic District, La Villita National Register of Historic Places District, San Antonio Downtown and River Walk National Register of Historic Places District, River Improvement Overlay District, and is a designated Local Historic Landmark. In addition, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Furthermore, previously recorded archaeological site 41BX917 is located in close proximity to the property. A review of historic archival documents identifies the Pajalache or Concepcion Acequia and Dam within or adjacent to the project area. Therefore, an archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

<u>Modifications to the existing site:</u>

e. LOWERING OF PEDESTRIAN PLAZA – The applicant has proposed to lower the pedestrian plaza on the northeast side of the building from street level to river level. The lowering of the plaza will result in the removal of backfill and an existing retaining wall and stair (noted in later findings). The lowering of the plaza will provide direct access to and from the San Antonio River Walk. Generally, staff finds the proposed lowering of the pedestrian plaza to be appropriate.
f. STAIR & WALL MODIFICATION – The applicant has proposed to modify the existing stair between the pedestrian plaza and the Arneson River Theater. The stair was constructed ca. 1990. This scope of work also includes modifying existing, separating walls between the pedestrian plaza and the Arneson River Theater. Staff finds the proposed scope of work to be appropriate and generally, in keeping with the design intent and elements of the original stair and wall design. Staff finds that wall materials and finishes should match or be complementary of those currently found on site at the Arneson River Theater.
g. RETAINING WALL REMOVAL – As part of the lowering of the pedestrian plaza, the applicant has proposed to remove the existing retaining wall and pilasters and to reconstruct the pilasters in their current place. Staff finds the removal of the existing retaining wall and the reconstruction of the pilasters to be appropriate. Staff finds that the reconstructed pilasters should match the original in location, profile and finish.
h. CANTILEVER – The applicant is proposing a cantilevered dining patio that will extend beyond the property line over a portion of the river channel. The dining patio will cantilever by approximately 12 feet at its furthest point and will be approximately 14 feet above the River Walk area. The UDC prohibits the encroachment of structures over the river channel which is defined as "natural course of the river as modified for flood control purposes." This portion of the river channel contains the historic River Walk improvements which were constructed in 1941 as a major flood control and beautification project. Staff finds that, in the spirit of the River Walk itself, there may be opportunities for overlooks, balconies, terraces, and other minor encroachments that are in keeping with the character of the River Walk. Staff also finds that in order to conform to the UDC, no overhead structure may encroach beyond the footprint of the original Hugman design or alter any known Hugman elements. The proposed dining patio is complementary to the site design and has been designed to limit intrusions into the public realm including avoidance of new structural footings on public property. The patio is generally suspended over an existing landscaping bed and does not appear to impede the pedestrian experience on the River Walk. The existing retaining wall along the property line is not an original Hugman element and is not historically significant (see 1959 photo in exhibits.) The proposed cantilevered patio is therefore consistent with the UDC and is appropriate.
i. CIRCULATION ELEMENTS (Ramp, Elevator and Stair) – The applicant has proposed to remove the existing switchback pedestrian ramp on the north side of the building and construct a public elevator to replace the existing ramp as well as a new stair from the river level to the street level. The ramp is not original to the

Assembly Hall. Generally, staff finds this scope of work to be appropriate; however, in order to prevent queueing and inhibition of pedestrian flow along the River Walk path, all elevators must feature landings that are a minimum of six (6) feet in depth. This landing must be provided between the elevator access point and the River Walk path. Additionally, the width of the landing shall further comply with the Americans with Disabilities Act and/or Texas Accessibility Standards. Additionally, staff finds that all public elements should be submitted to the City's Disability Access Office for review and approval prior to returning to the Commission for final approval.

j. OUTDOOR DINING & GATHERING SPACE – The applicant has proposed to create an outdoor dining space and gathering space within an existing courtyard on the southeast corner of the site. Existing limestone walls along Villita Street are to be removed to improve pedestrian circulation. Wood decking is to be installed to replace existing, masonry pavers. Generally, staff finds this scope of work to be appropriate. The wall that is to be removed was constructed in 1990. Final materials specifications and landscape/hardscape plans for the proposed dining and gathering space are to be submitted for review and approval when returning to the Commission for final approval.

Restroom Structure:

k. The applicant has proposed to demolish the existing public restroom structure and construct a new public restroom structure. The existing restroom structure was constructed circa 1990 and is not contributing to the La Villita Historic District. Its demolition is eligible for administrative approval by OHP staff.

l. NEW CONSTRUCTION – The applicant has proposed to construct a new public restroom structure. The structure will also feature a bar element that is to face the proposed patio seating/beer garden element. The proposed structure will feature plaster finished CMU walls, barstock steel shade elements, standing seam metal roofs, aluminum storefront systems, masonry breeze block and wood decking. Staff finds the proposed materials to be appropriate and consistent with the Guidelines as they relate to both the historic Assembly Hall and other historic structures located within the La Villita Historic District. Staff finds that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.

Modifications to the historic facade:

m. NORTHEAST FAÇADE MODIFICATIONS – The applicant has proposed to remove a portion of the original façade on the northeast side and install a new storefront system. This removal will include the roof at the covered entry. While this removal will include the removal of original design elements, staff finds that the general profile and design intent is maintained through the preservation of the façade form and massing. Staff finds that the proposed storefront elements should be complementary of the original design and should feature framing and mullions that are complementary of the original structure in color and profile.

n. CLERESTORY INSTALLATION – The applicant has proposed to install a clerestory window around the entirety of the structure, minus locations where new storefront elements are proposed. While this removal will include the removal of original design elements, staff finds that the general profile and design intent is maintained through the preservation of the façade form and massing. Staff finds that the proposed clerestory windows should feature materials that match those of the proposed storefront systems. The clerestory windows should be complementary of the original design and should feature framing and mullions that are complementary of the original structure in color and profile.

o. LIGHTING – The applicant has proposed to install new LED light elements on the exterior of the structure. Staff finds this to be appropriate; however, staff finds that lighting should be designed in a manner that is complementary of the historic structure's original architecture and respectful of the adjacent La Villita Historic District and River Walk. A detailed architectural lighting plan is to be developed and submitted for review and approval.

Rehabilitation:

p. STUCCO & PAINTING – The applicant has proposed to repair and paint the exterior stucco walls and metal trim. Staff finds this scope of work to be appropriate and consistent with the Guidelines. All stucco should be repaired in-kind, to match the original. Final paint colors should be submitted to OHP staff.

q. ROOF REPLACEMENT – The applicant has proposed to perform roof replacement; however, the applicant has noted that the existing roof profile will be maintained. Additionally, the applicant has noted that the painted flower will be preserved, although it is not original. Staff finds this to be appropriate and consistent with the

Guidelines.

RECOMMENDATION:

Staff recommends conceptual approval of items #1 through #13 based on findings a through o with the following stipulations:

i. That the reconstructed pilasters from the demolished retaining wall will remain similar to the original in location, profile and finish, as noted in finding f.

ii. That all public elements, including the proposed ramp, elevator and stair, be submitted to the City's Disability Access Office for review and approval prior to returning to the Commission for final approval, as noted in finding h. Additionally, a landing of at least six (6) feet in depth shall be provided between the elevator's access point and the River Walk path to prevent queueing and blocking of the pedestrian path.

iii. That final materials specifications and landscape/hardscape plans for the proposed dining and gathering space be submitted for review and approval when returning to the Commission for final approval, as noted in finding i.

iv. That the proposed standing seam metal roof for the restroom building feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish or other finish that has been approved in La Villita. An on-site inspection is required prior to roof installation to confirm that the previously noted specifications have been met.

v. That the proposed storefront system and clerestory windows be complementary of the original design and should feature framing and mullions that are complementary of the original structure in color and profile, as noted in findings l and m.

vi. That a detailed architectural and site lighting plan be submitted for review and approval when returning to the Commission. Lighting should be designed in a manner that is complementary of the historic structure's original architecture and respectful of the adjacent La Villita Historic District and River Walk.

vii. That all stucco and façade elements be repaired in-kind and that final colors be submitted to OHP staff.

viii. That the applicant meet all tree preservation requirements per the City Arborist.

ix. Archaeology – An archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

La Villita Assembly Hall Renovation

HDRC CONCEPTUAL SUBMISSION | JUNE 2024

MSA fpc dwg.

FORD POWELL CARSON

June 28, 2024

Attn: Members of the Historic & Design Review Commission

Dear Commissioners,

Ford, Powell & Carson Architects and Planners, Inc. (FPC) is honored to present this project forward to the HDRC with the hope of obtaining Conceptual Approval. As our firm celebrates its 85th, we have found great joy in the opportunity to work on this beloved project that our founder, O'Neil Ford, embarked on sixty five years ago.

We aim to honor the legacy of craft, place, and historic significance, while also channeling bold and transformative moves that O'Neil was recognized for throughout his career. We feel that our proposed solution is on track to not only improve this stretch of the San Antonio Riverwalk, but to become a vital re-energizer that will drive visitorship to La Villita.

The renovated Assembly Hall Building will be a counterbalance and anchor to the current development at Hemisfair to the east, activating a major pedestrian thoroughfare that connects San Antonio's civic street level to it's roots—the San Antonio River.

Respectfully,

Adam Reed, AIA, RID, LEED AP
Vice President

Enclosed: **HDRC Narrative for the La Villita Assembly Hall Renovation**

NARRATIVE

Originally built on the site of a power plant, the La Villita Assembly Hall was designed by O'Neil Ford in 1958 to provide a large meeting and event space for downtown San Antonio. There are two notable design features in this building. The first is its innovative “bicycle-wheel” roof structure, made up of an inverted dome supported by 200 steel strands from an outer 132’ diameter steel ring and an inner 40’ diameter ring. This unique structural solution provides a column free interior assembly space. The second notable design feature is the round footprint of the building. O’Neil credited this design decision with the goal of harmonizing the scale of the Assembly Hall with the much smaller buildings of La Villita. Because the building has no corners, passersby’s would have the impression that the building is always receding away thus making it feel smaller in scale.

What the original design did not do was continue the sensitive integration of the Assembly Hall vertically down to the San Antonio Riverwalk, although original design sketches by Landscape Architect Stewart King do show the intention of connecting the Assembly Hall to the San Antonio River.

65 years later, the building has successfully continued to serve as the home of countless gatherings for the San Antonio Community, however it still lacks connection to the San Antonio Riverwalk. Through this project, we would like to strengthen this connection to the river and more broadly connect La Villita district to the river through the following proposed alterations.

Lowering of exiting plaza on northeast side of the building to Riverwalk level.

Currently the plaza on the northeast side is +/- 12’ above river level, this creates a disconnect between the Assembly Hall and the river. We are proposing to lower this plaza to be at the Riverwalk level and replace a portion of the existing circular exterior wall with a new storefront window system. This will both visually and physically connect the Assembly Hall and Riverwalk to each other while improving user experience from both sides. Along with the lowering of the plaza, a new stairway is being proposed between the Assembly Hall and Arneson River Theater. This stairway aims to prioritize the pedestrian experience from Riverwalk level to street level further connecting La Villita district to the Riverwalk.

A new tree top outdoor terrace along north side of building.

Along the banks of the riverwalk and the north side of the assembly wall is currently a switchback ramp and a series of retaining walls offering a disengaged experience between the two locations. As part of the proposed alterations, the existing switchback ramp is to be removed and a new cantilevered outdoor terrace is to be built. The new terrace will be one level above the riverwalk and provide dining space for a proposed new restaurant. Support for the cantilevered terrace will not impede on the riverwalk, instead the support

will be incorporated within the limits of a new retaining wall. To maintain an assessable path from river to streel level along this segment of the Riverwalk, a new public elevator is being proposed to replace the existing ramp.

Outdoor deck and restroom building on southeast corner of site.

On the southeast corner of the site is a plaza space separated from La Villita district by a series of limestone walls to the south and the Arneson Theater restroom building to the east. In the proposed alterations this space is to become outdoor dining, gathering space, and a play area for children under the existing mature oak trees. The existing restroom building is proposed to be replaced with a new restroom building providing ADA upgrades and increased user capacity. Included in this is a new outdoor service counter and wood deck to replace a portion of the existing pavers. The wood deck is intended to not disturb the exiting grade and improve the health of the existing oak trees. The existing limestone walls along Villita Street are also to be removed to offer an improved pedestrian experience and connection between the La Villita district, Assembly Hall, and the Riverwalk beyond.

Exterior Façade

Proposed exterior alterations include the aforementioned new storefront window system along the northeast side and addition of the new outdoor terrace along the north façade. Other proposed alterations include the addition of a clerestory window system along the perimeter of the assembly hall space. Currently the interior of the assembly hall is void of windows and natural light. The intent of the storefront windows along the northeast and clerestory windows around the perimeter is to better connect the interior of the building with its surroundings and bring natural light into the interior of the Assembly Hall. The proposed clerestory windows are to be located above the existing lower roof line, but low enough to minimize their visual impact from the exterior. Clerestory windows will be shielded from pedestrian view by the existing one-story high perimeter ring. Other exterior improvements include repairing and repainting of the existing stucco walls and metal trim. New LED lighting will be provided to light the Assembly Hall walls on the exterior. The Roof will also be replaced due to its age and address existing leaks. Although not original to the building, the existing flower pattern on the inverted dome will be maintained as part of the reroof.






PROJECT GOALS

Celebrate the rich history and legacy of this place

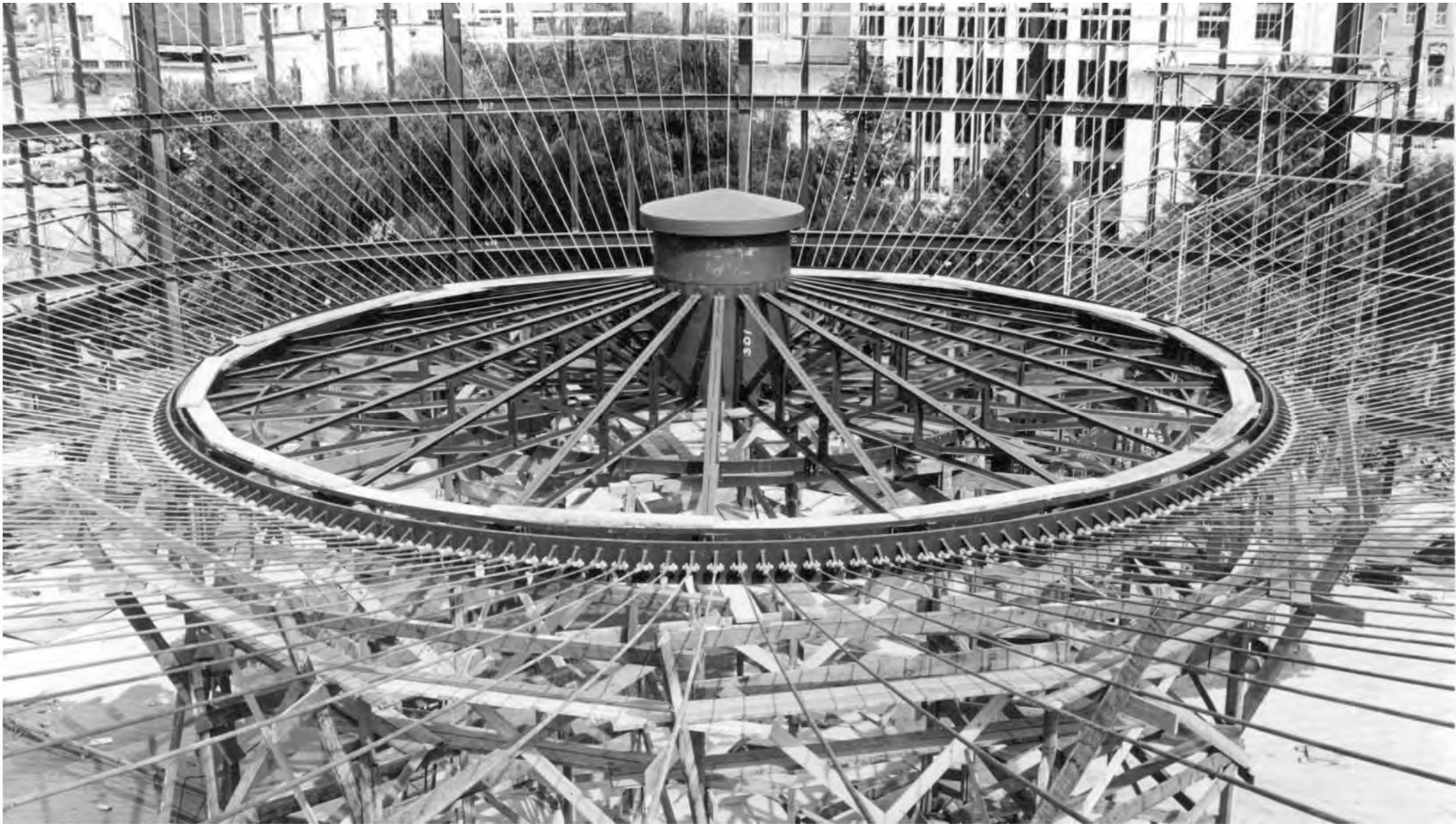
Increase the visibility from both La Villita and the Riverwalk

Prioritize the pedestrian experience - encourage people to stay a while!

Celebrate the unique sense of place through landscape to soften the urban environment

Preserve and enhance the existing oak trees to provide vital shade

Ensure universal accessibility and utilize include design principles



LA VILLITA ASSEMBLY HALL
O'Neil Ford, 1959

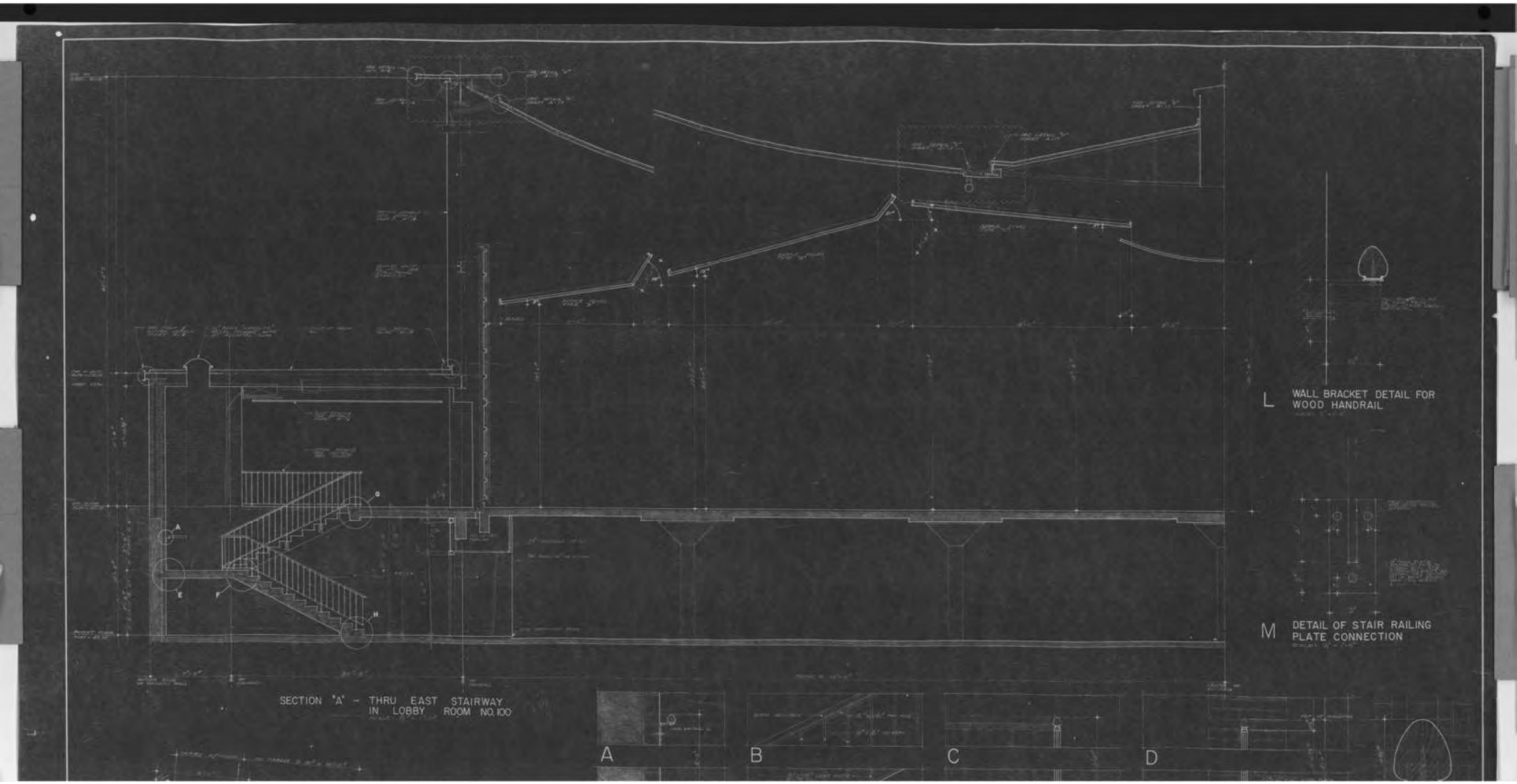
History and Development of La Villita Assembly Hall

In 1958 Ford returned to La Villita to design the 25,000-square-foot, circular La Villita Assembly Hall, which was needed for large meetings and events (figure 11). The building is most celebrated for its "bicycle-wheel" roof, which is an inverted dome hung by 200 steel strands strung between two rings 40 feet and 132 feet in diameter. It was the first such roof in Texas, and one of the first in the United States. Remarkably, Ford did not mention it in this statement. Instead he emphasized the ways the building harmonized with the much smaller buildings around it, and he drew attention to the fixtures and to the landscape, which was designed by Stewart King. He encouraged readers to understand the assembly hall not as a feat of engineering, but as a model of how to sensitively integrate new, very innovative buildings with old ones.

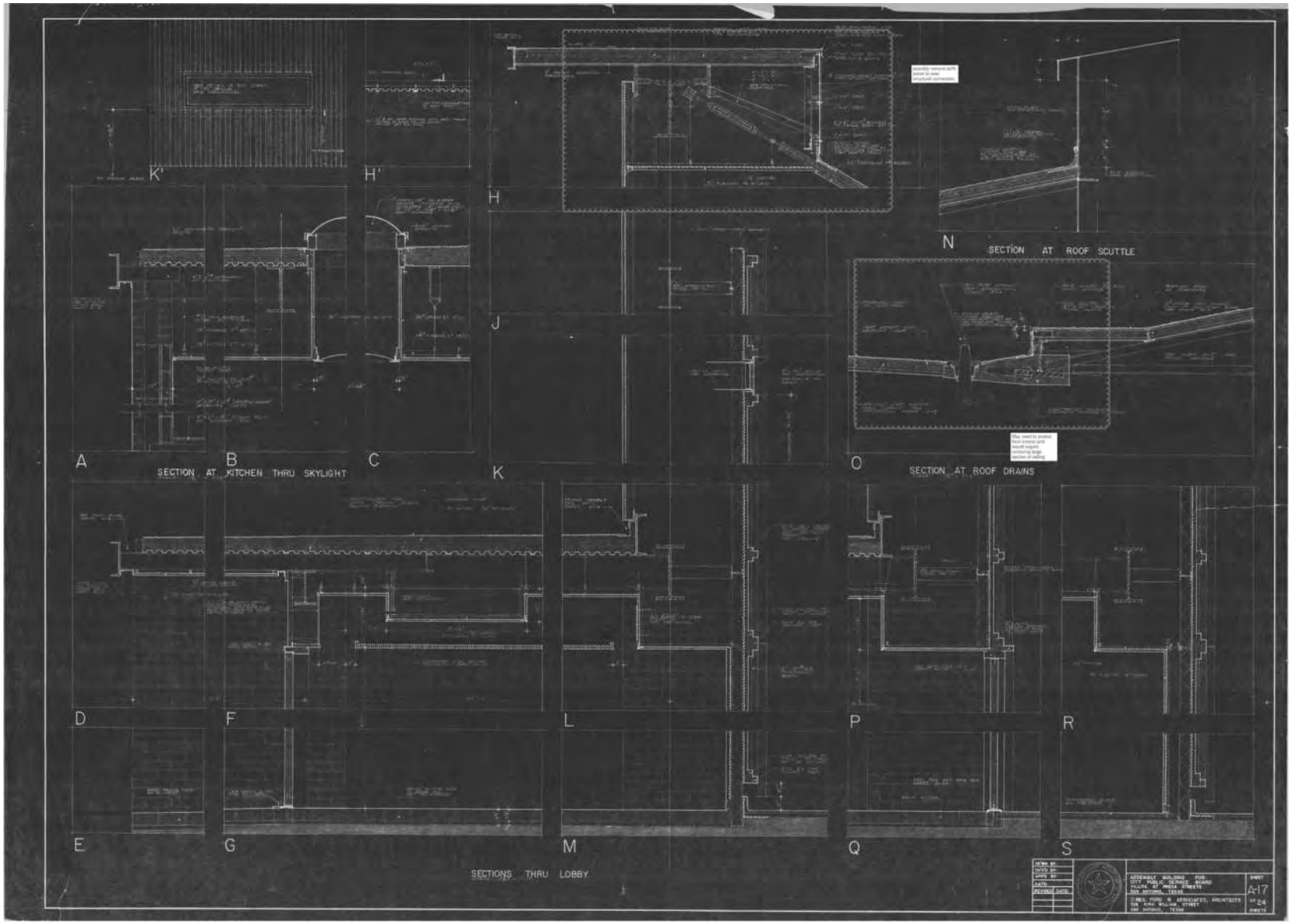
2024: 65 years ago, this building did just that. What it did not do--and what we strive to do now--is to continue that sensitive integration,vertically, to connect La Villita to the San Antonio River.

LA VILLITA ASSEMBLY HALL
O'Neil Ford, 1959

LA VILLITA ASSEMBLY HALL
O'Neil Ford, 1959



LA VILLITA ASSEMBLY HALL
O'Neil Ford, 1959



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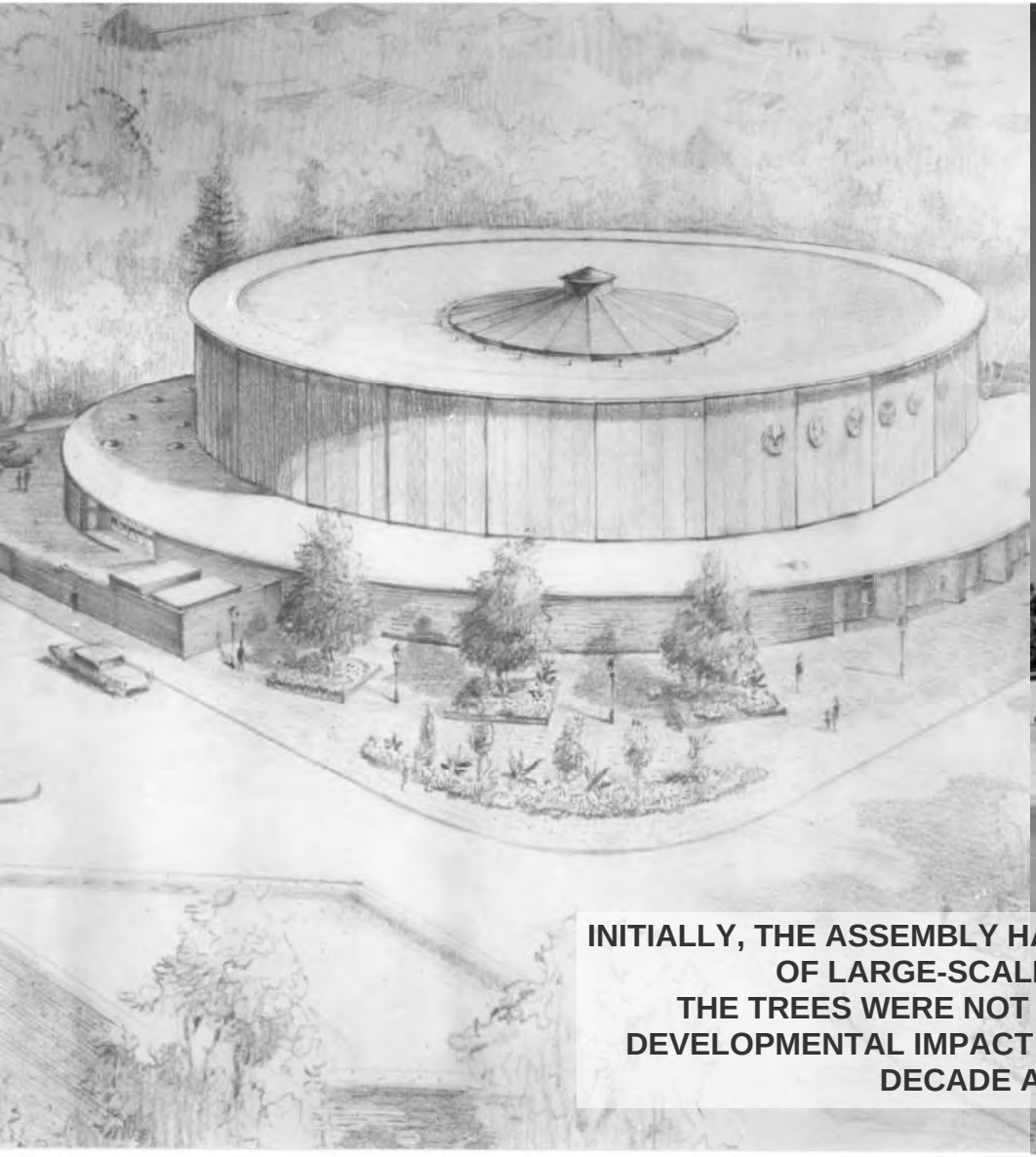
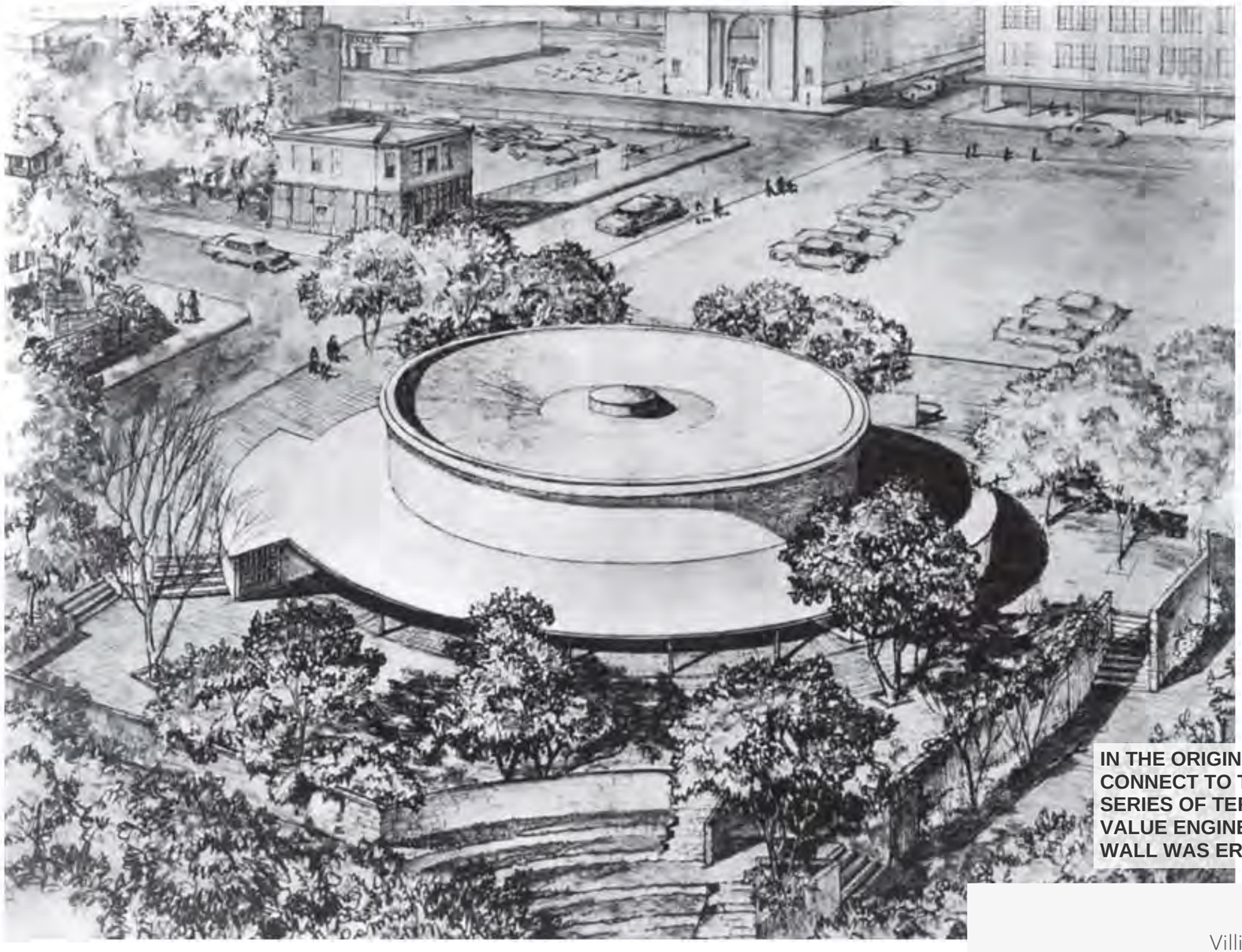
O'Neil Ford, 1959



**INITIALLY, THE ASSEMBLY HALL BUILDING WAS VOID OF LARGE-SCALE CONTEXT.
THE TREES WERE NOT MATURE, AND THE DEVELOPMENTAL IMPACT OF HEMISFAIR WAS A DECADE AWAY.**

LA VILLITA ASSEMBLY HALL
O'Neil Ford, 1959



IN THE ORIGINAL SITE PLAN, THE FIRM AIMED TO CONNECT TO THE RIVER WALK THROUGH A SERIES OF TERRACES AND STAIRS. THIS WAS VALUE ENGINEERED, AND A LARGE RETAINING WALL WAS ERECTED INSTEAD.

Historic photos
Villita Assembly Hall , circa 1958
O'Neil Ford; Stewart King, Landscape Architect
La Villita Assembly Hall for the City Public Service Board

A VIEW OF THE NORTH EMBANKMENT. MORE RECENTLY, THE LARGE BALD CYPRESS TREES HAVE MATURED AND THE INTRODUCTION OF LARGE BRUTALIST ACCESSIBLE RAMPS HAVE TAKEN THE PLACE OF THE LOW WALS SHOWN HERE.

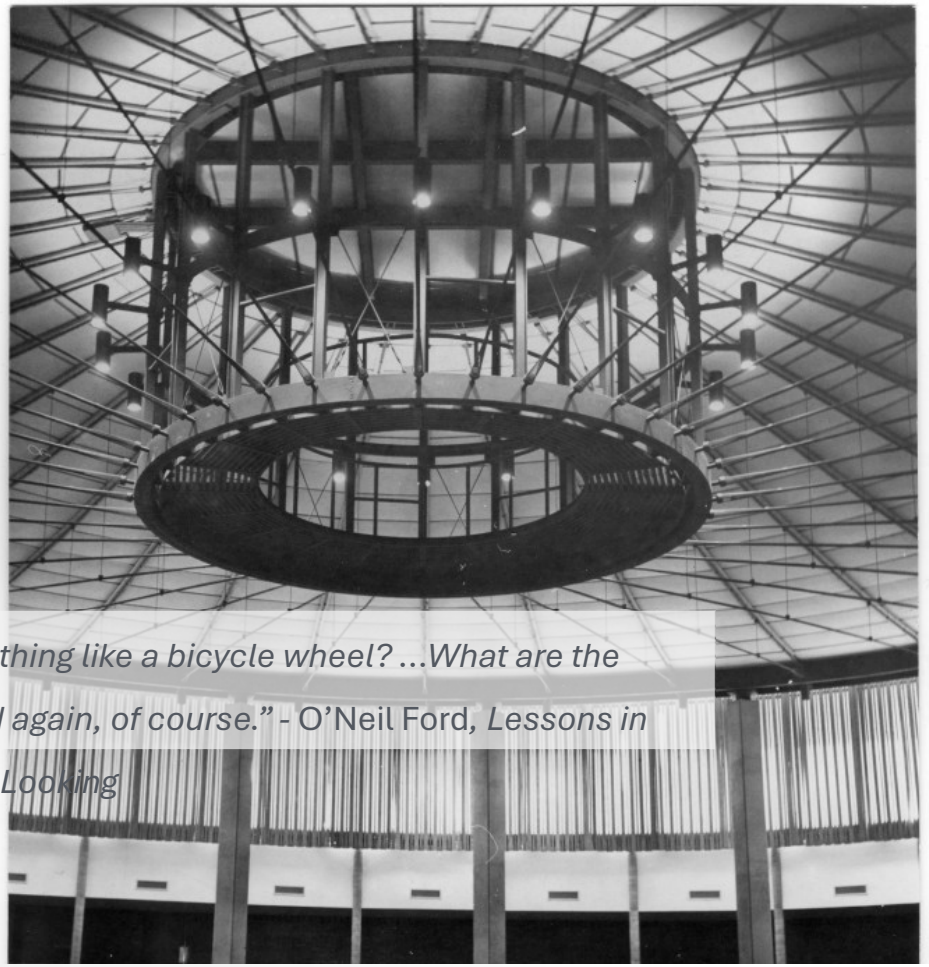
Historic photos
Villita Assembly Hall , circa 1959
Architect: O'Neil Ford

O'NEIL FORD WAS INFLUENCED BY THE U.S. PAVILION ACROSS THE WORLD IN BRUSSELS, BELGIUM. OPENED IN 1958, IT HAS SIMILAR QUALITIES TO THE LA VILLITA ASSEMBLY BUILDING.

Historic Photos
U.S. Pavilion, 1958
Architect: Edward Durrell Stone

Historic Photos
U.S. Pavilion, 1958
Architect: Edward Durrell Stone

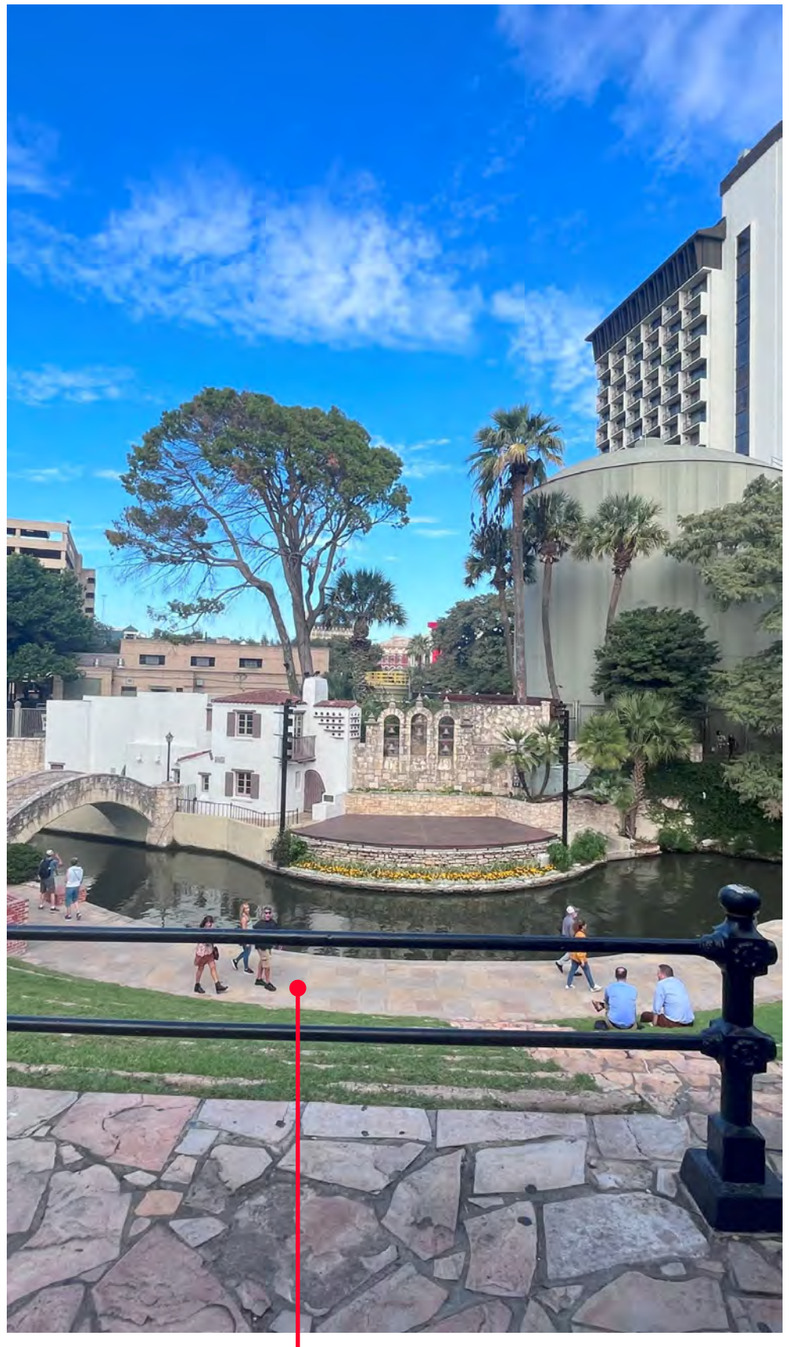
Historic Photos
U.S. Pavilion, 1958
Architect: Edward Durrell Stone



"But how big can you make something like a bicycle wheel? ...What are the possibilities? ...I'll copy it again and again, of course." - O'Neil Ford, *Lessons in Looking*

Historic Photos
Denton Civic Center, 1966
Architect: O'Neil Ford

EIGHT YEARS AFTER THE LA VILLITA ASSEMBLY BUILDING, FORD DESIGNED THE DENTON CIVIC CENTER IN DENTON, TX.



integration with adjacent
programming at street and river levels

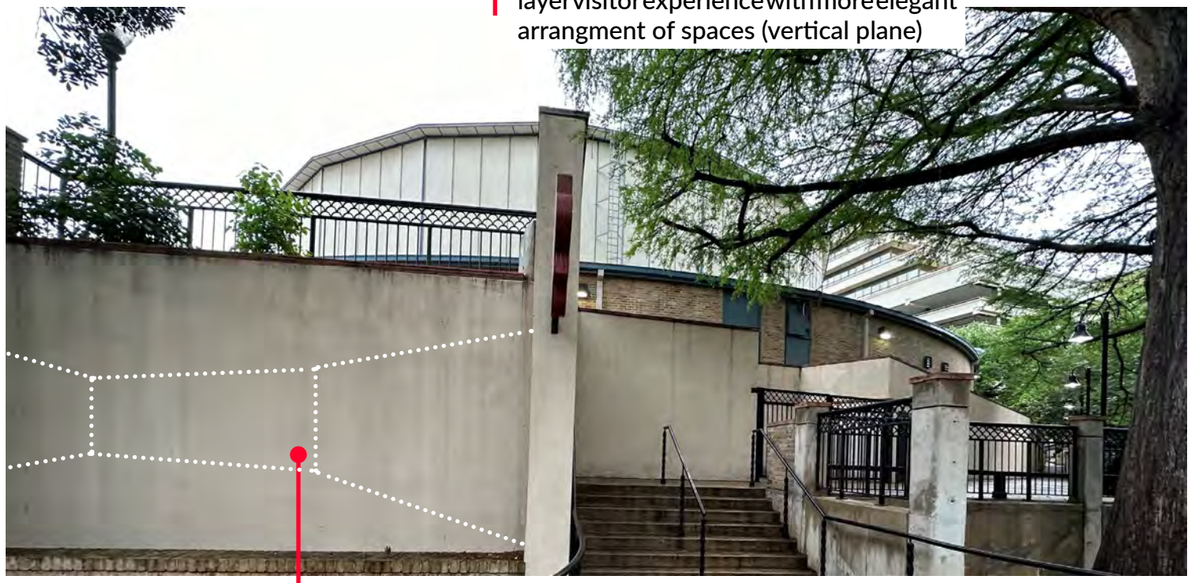
celebration and incorporation of
craft and human-scale elements

improve vertical circulation,
safety and visibility

respect and incorporate
natural features of the river

simplify river elevation, and promote new programming and landscape elements

layer visitor experience with more elegant arrangment of spaces (vertical plane)



layer visitor experience with more elegant arrangement of spaces (depth of plane)

activate lost areas, and
utilize structural capacities

improve homogeneous spaces,
activate plazas at both levels

express building envelope and
internal programming at both levels

IMPACT

Refinish and maintain historic elements
Refinish façade
Add low, continuous clerestory

IMPACT

Refinish and maintain historic elements
Refinish façade
Add low, continuous clerestory

IMPACT

Remove center tree & unhealthy trees
New restroom beyond
Improve ramping
New deck

IMPACT

Remove center tree & unhealthy trees
New restroom beyond
Improve ramping
New deck

IMPACT

Remove portions of breezeblock wall
Create public entrance at new storefront wall
New pavers and planters

IMPACT

Remove portions of breezeblock wall
Create public entrance at new storefront wall
New pavers and planters

IMPACT

Lower plaza to river level
New store front
Remove portion of roof
New river level entrance

IMPACT

Lower plaza to river level
New store front
Remove portion of roof
New river level entrance

IMPACT

Pilon's to be reconstructed
New stair up to street level
Retaining walls to be removed
Trees to be protected and remain

IMPACT

Pilasters to be reconstructed
New stair up to street level
Retaining walls to be removed
Trees to be protected and remain

IMPACT

New outdoor deck
Retaining walls to be partially removed
Trees to be protected and remain

IMPACT

New outdoor deck
Retaining walls and switchback ramps to be partially removed
Trees to be protected and remain

IMPACT

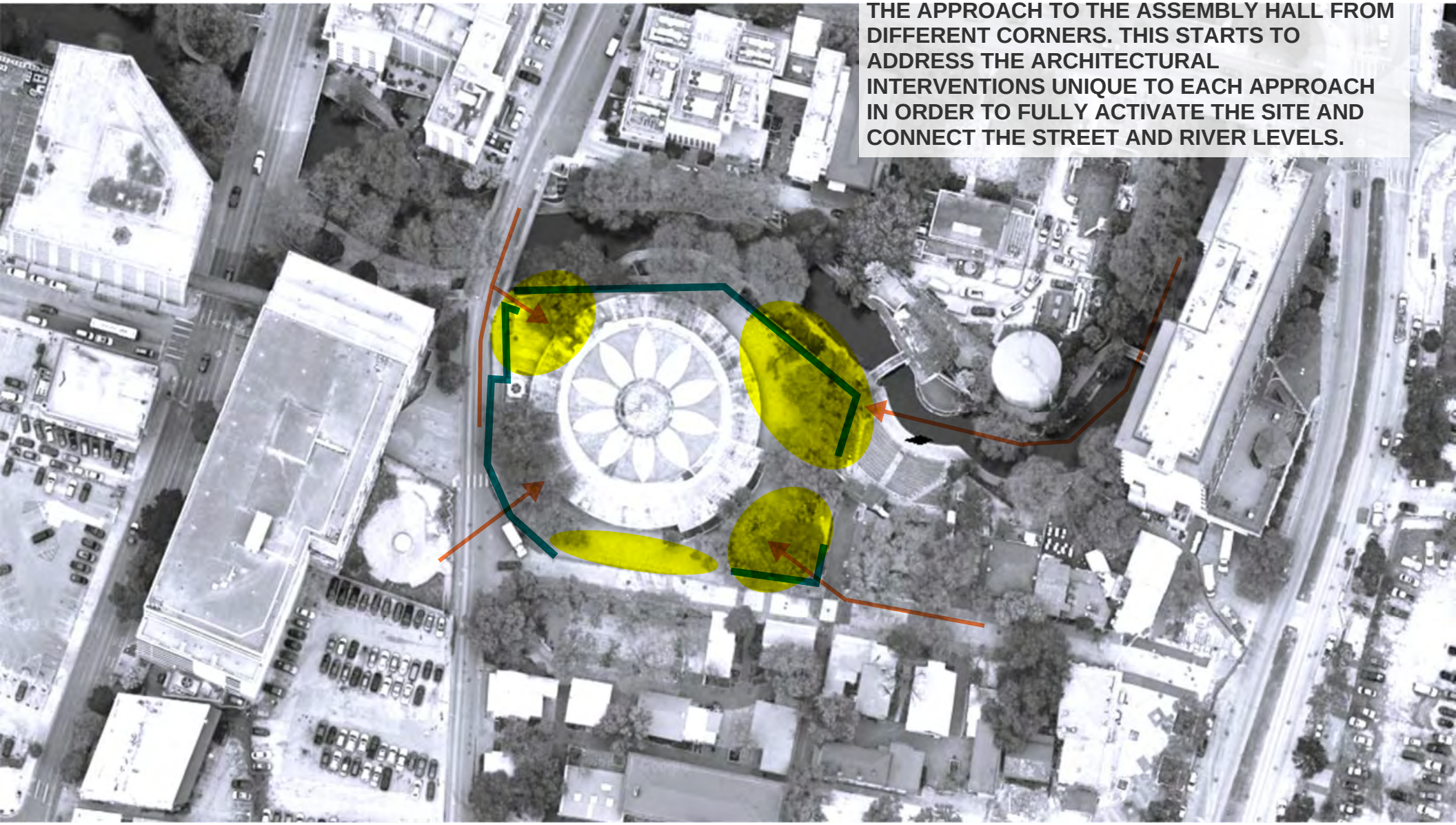
New public elevator
Remove ramping
Remove wall above deck
Add deck and railing
Tree to be protected and remain

IMPACT

New public elevator
Remove ramping
Remove wall above deck
Add deck and railing
Tree to be protected and remain

IMPACT

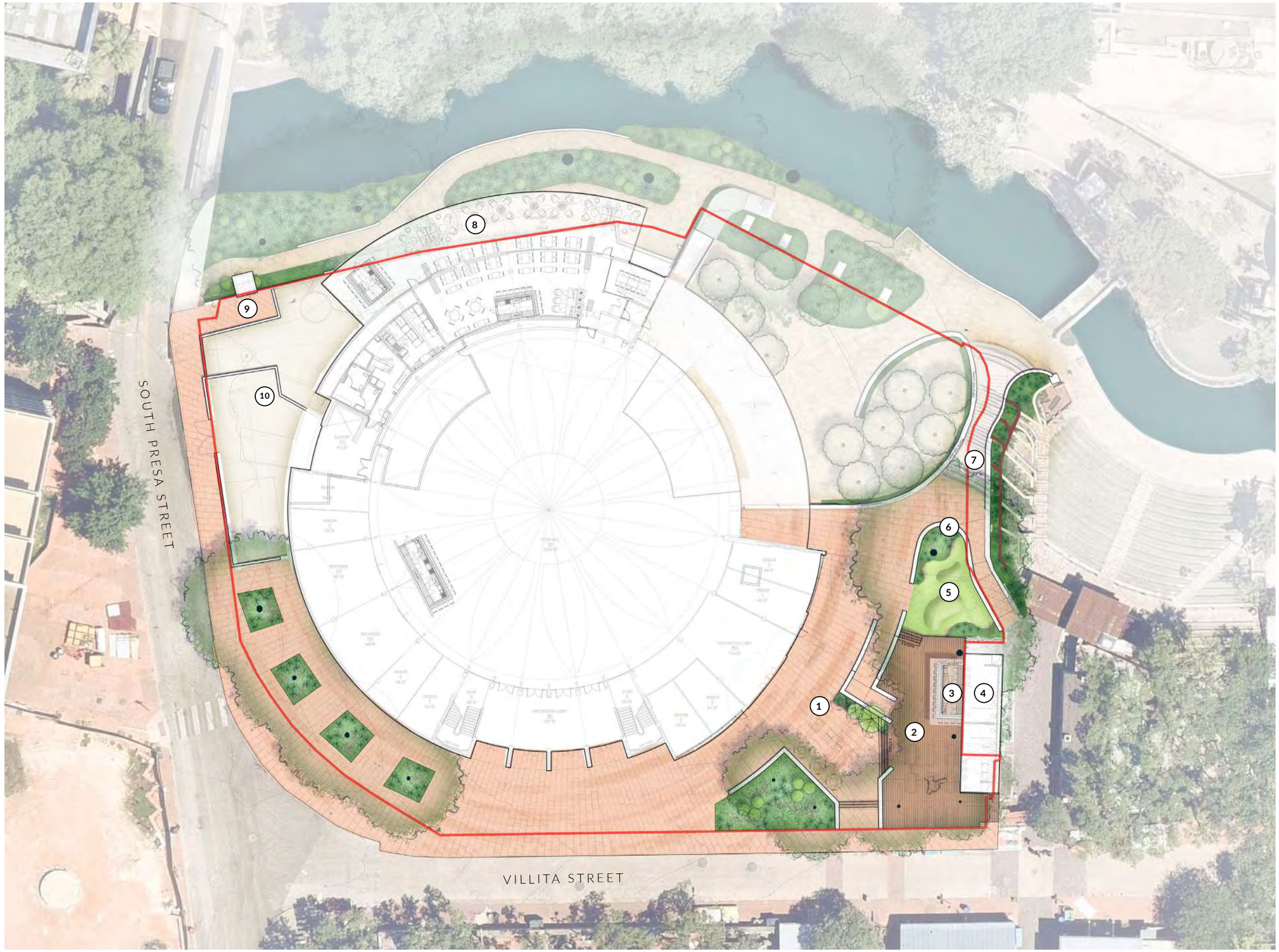
New public elevator
Remove ramping
Remove wall above deck
Add deck and railing
Tree to be protected and remain



THE APPROACH TO THE ASSEMBLY HALL FROM DIFFERENT CORNERS. THIS STARTS TO ADDRESS THE ARCHITECTURAL INTERVENTIONS UNIQUE TO EACH APPROACH IN ORDER TO FULLY ACTIVATE THE SITE AND CONNECT THE STREET AND RIVER LEVELS.

AN INITIAL CONCEPT SKETCH ENVISIONING THE ASSEMBLY HALL CONNECTING TO RIVER LEVEL VIA A LARGE CUT INTO THE EXISTING PLAZA AND THE INTRODUCTION OF A LARGE GLASS CURTAINWALL TO THE NORTHEAST.

THIS CONCEPT HAS SINCE BEEN REFINED, BUT SERVES AS THE INSPIRATION FOR THE BOLD, YET SENSITIVE INTEGRATION OF BUILDING AND SITE.

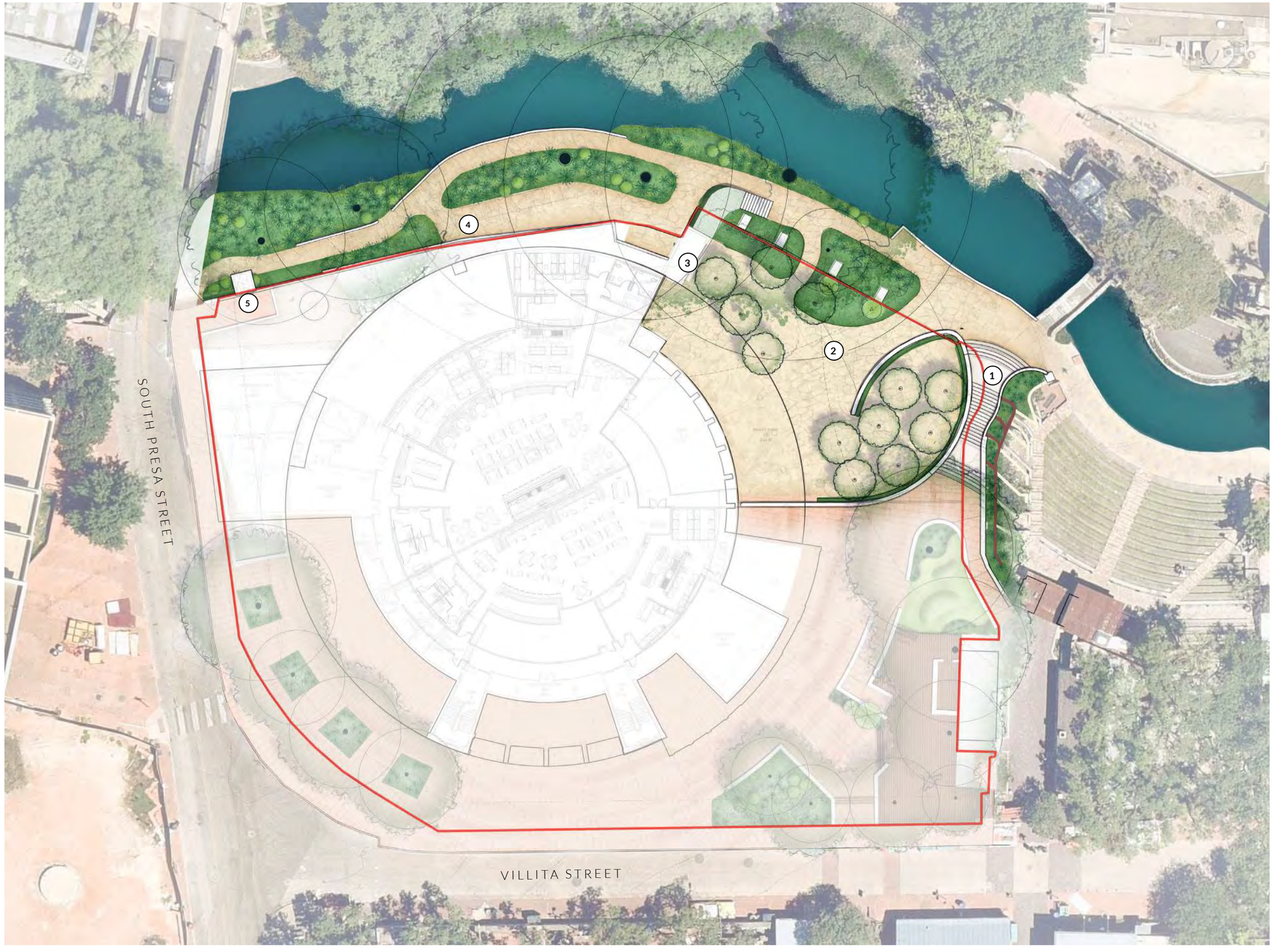


1. upper plaza
2. gateway deck
3. outdoor bar
4. expanded restroom facilities
5. tumble mounds
6. seatwall play enclosure
7. grand stair
8. canopy dining terrace
9. river-level access elevator
10. enclosed service/loading

N

LA VILLITA | SITE PLAN | STREET LEVEL

MSA fpc dwg.

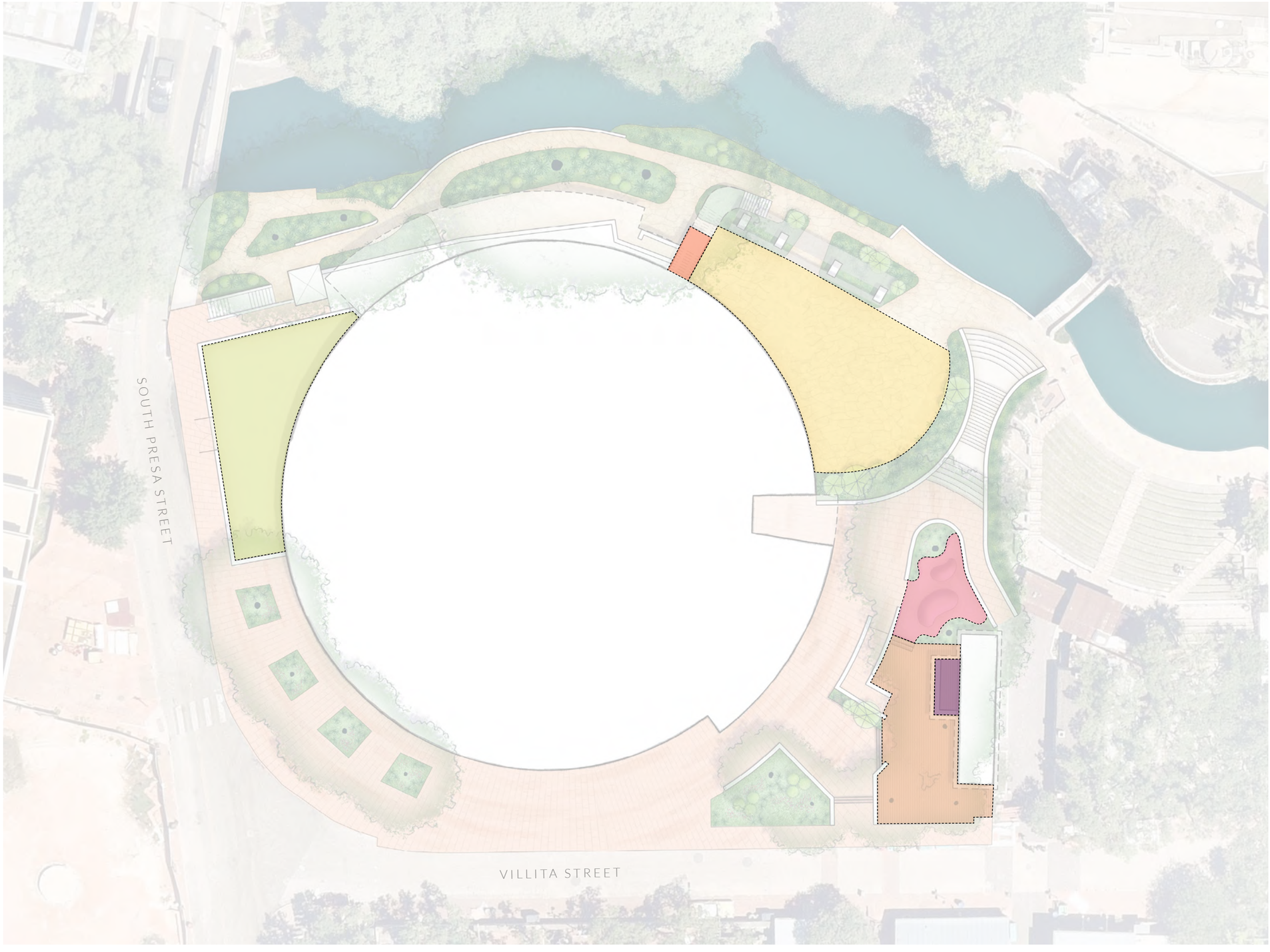


1. grand stair
2. patio
3. bar nook (below stair)
4. canopy terrace (above)
5. street-level access elevator

N

LA VILLITA | SITE PLAN | RIVER LEVEL

MSA fpc dwg.



AREA ANALYSIS - STREET LEVEL

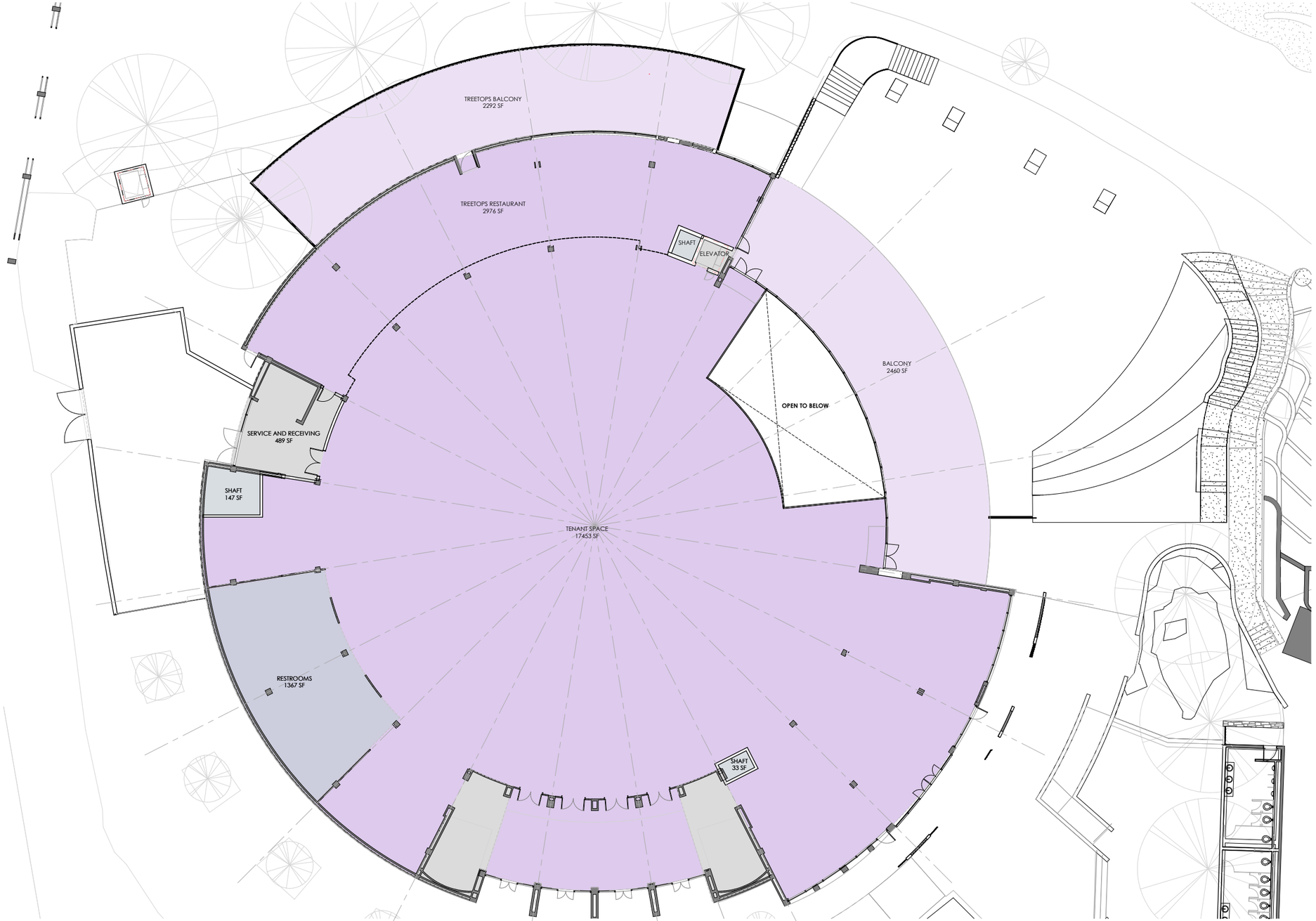
gateway deck	7,580 sq.ft
outdoor bar	460 sq.ft
tumble mound play area	1,920 sq.ft
enclosed service/loading	6,780 sq.ft

AREA ANALYSIS - RIVER LEVEL

patio	10,800 sq.ft
bar nook (below stairs)	500 sq.ft

N

0’ 30’ 60’ 120’



PROGRAM

- TENANT SPACE
- TENANT OUTDOOR SPACE
- RESTROOMS
- UTILITY
- VERTICAL CIRCULATION

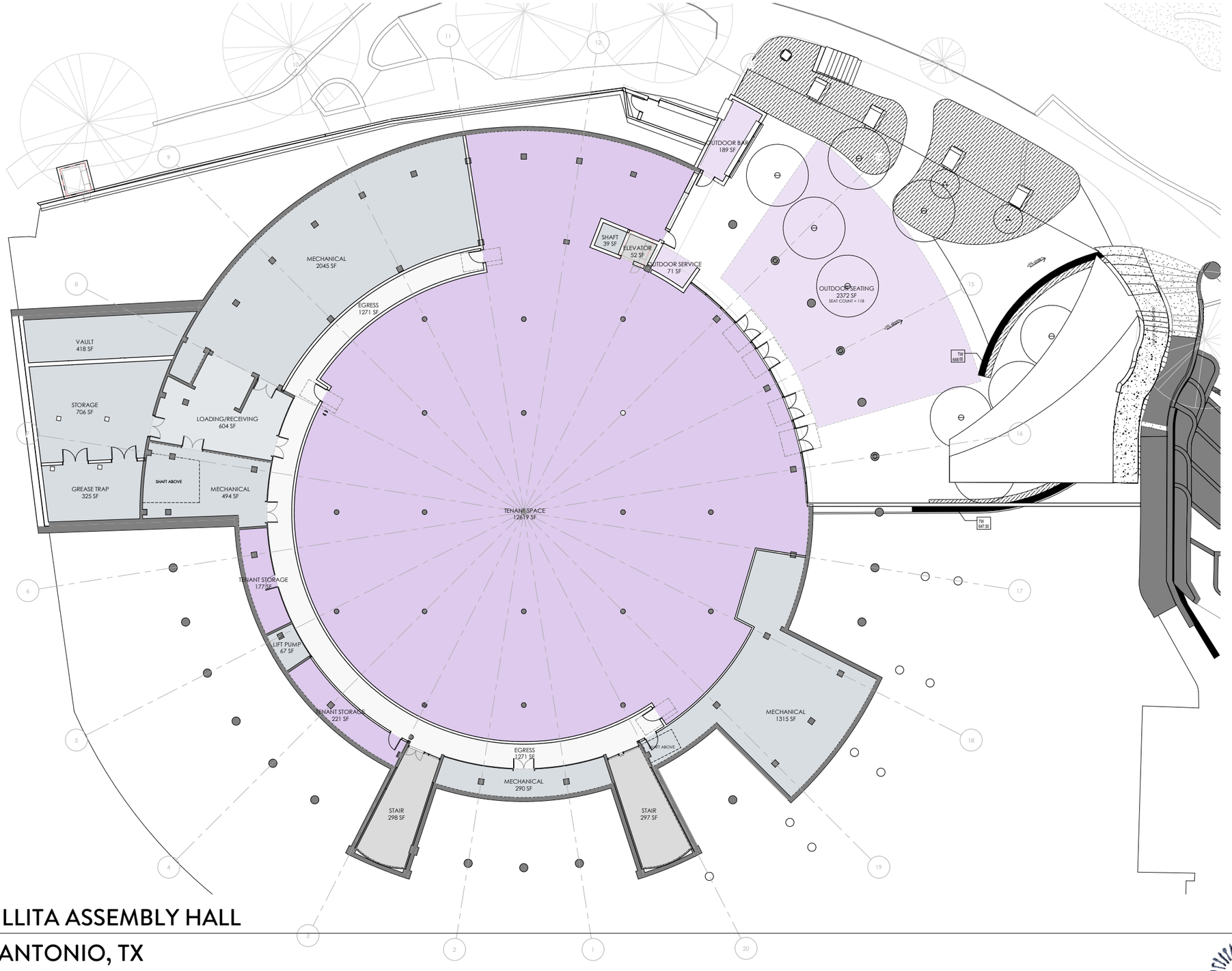
AREA ANALYSIS - DOWNTOWN LEVEL - OPTION 00B - AVAILABLE TENANT SPACE W/ RESTAURANT

BUILDING COMMON		
BUILDING COMMON	1007 SF	4%
SERVICES AND SUPPORT	1856 SF	8%
	2863 SF	**12%**
TENANT SPACE		
TENANT SPACE	17453 SF	75%
TREETOPS RESTAURANT	2976 SF	13%
	20429 SF	**88%**
TOTAL AREA	**23291 SF**	**100%**

LA VILLITA ASSEMBLY HALL

SAN ANTONIO, TX

DOWNTOWN LEVEL - AVAILABLE TENANT AREA W/ RESTAURANT
JUNE 25, 2024
PAGE 02



PROGRAM

- TENANT SPACE
- TENANT OUTDOOR SPACE
- UTILITY
- LOADING / RECEIVING
- VERTICAL CIRCULATION
- CIRCULATION

AREA ANALYSIS - PLAZA LEVEL - OPTION 00 - AVAILABLE TENANT SPACE

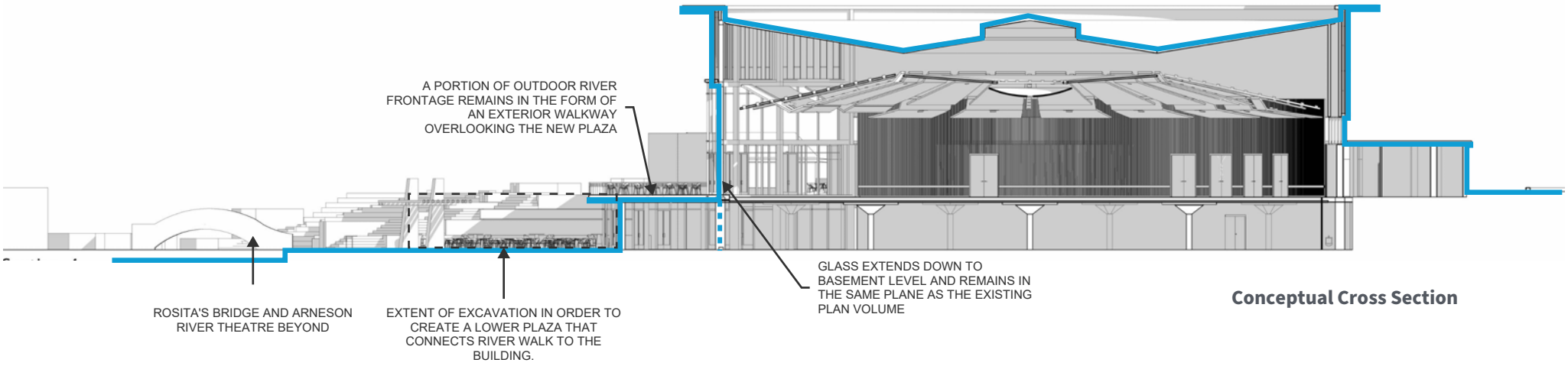
BUILDING COMMON		
BUILDING COMMON	1918 SF	9%
SERVICES AND SUPPORT	6304 SF	30%
	8222 SF	**39%**
TENANT SPACE		
TENANT SPACE	13017 SF	61%
	13017 SF	**61%**
TOTAL AREA	**21239 SF**	**100%**

LA VILLITA ASSEMBLY HALL
SAN ANTONIO, TX

PLAZA LEVEL - AVAILABLE TENANT AREA
JUNE 25, 2024
PAGE 07

COLICCHIO CONSULTING
eimer

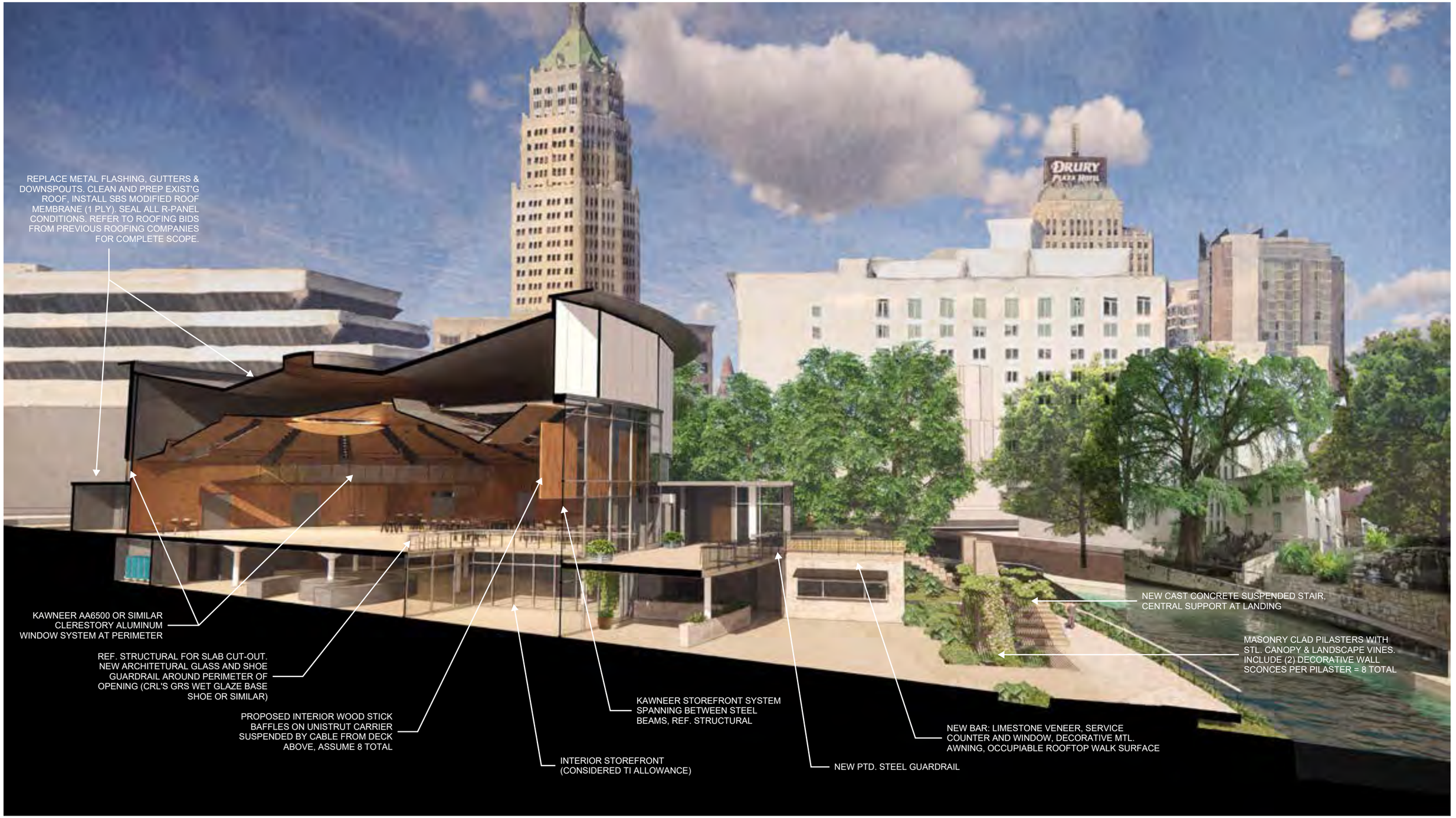
MSA fpc dwg.



Conceptual Cross Section

LA VILLITA | SECTION LOOKING WEST

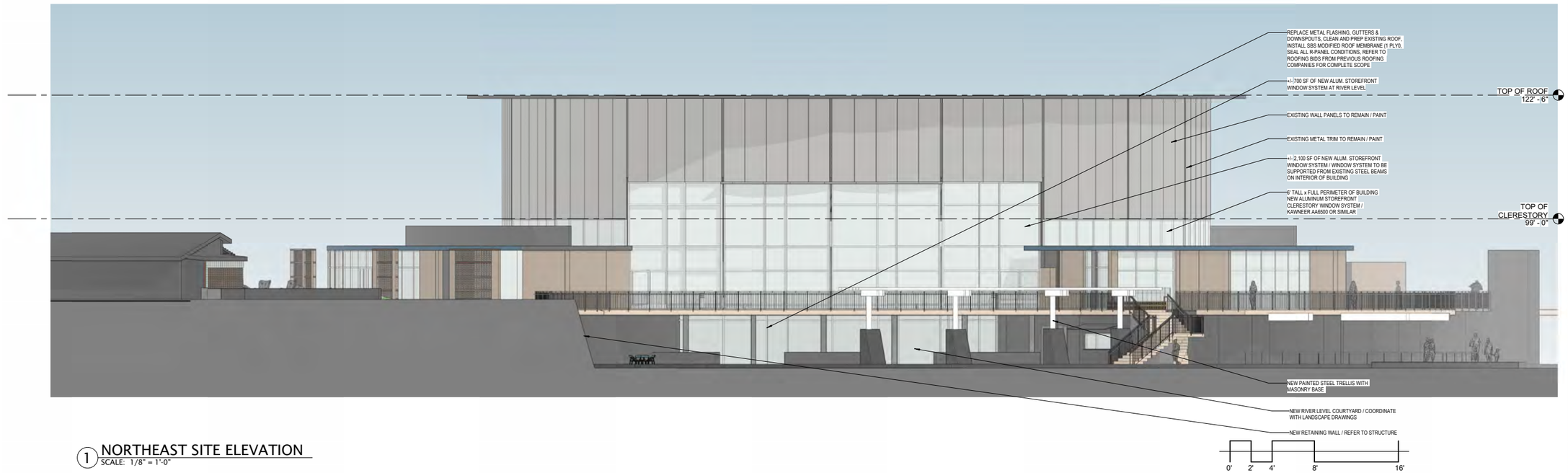
MSA fpc dwg.


REPLACE METAL FLASHING, GUTTERS & DOWNSPOUTS. CLEAN AND PREP EXIST'G ROOF, INSTALL SBS MODIFIED ROOF MEMBRANE (1 PLY). SEAL ALL R-PANEL CONDITIONS. REFER TO ROOFING BIDS FROM PREVIOUS ROOFING COMPANIES FOR COMPLETE SCOPE.
KAWNEER AA6500 OR SIMILAR CLERESTORY ALUMINUM WINDOW SYSTEM AT PERIMETER
REF. STRUCTURAL FOR SLAB CUT-OUT. NEW ARCHITETURAL GLASS AND SHOE GUARDRAIL AROUND PERIMETER OF OPENING (CRL'S GRS WET GLAZE BASE SHOE OR SIMILAR)
PROPOSED INTERIOR WOOD STICK BAFFLES ON UNISTRUT CARRIER SUSPENDED BY CABLE FROM DECK ABOVE, ASSUME 8 TOTAL
INTERIOR STOREFRONT (CONSIDERED TI ALLOWANCE)
KAWNEER STOREFRONT SYSTEM SPANNING BETWEEN STEEL BEAMS, REF. STRUCTURAL
NEW PTD. STEEL GUARDRAIL
NEW BAR: LIMESTONE VENEER, SERVICE COUNTER AND WINDOW, DECORATIVE MTL. AWNING, OCCUPIABLE ROOFTOP WALK SURFACE
NEW CAST CONCRETE SUSPENDED STAIR, CENTRAL SUPPORT AT LANDING
MASONRY CLAD PILASTERS WITH STL. CANOPY & LANDSCAPE VINES. INCLUDE (2) DECORATIVE WALL SCONCES PER PILASTER = 8 TOTAL
DRURY

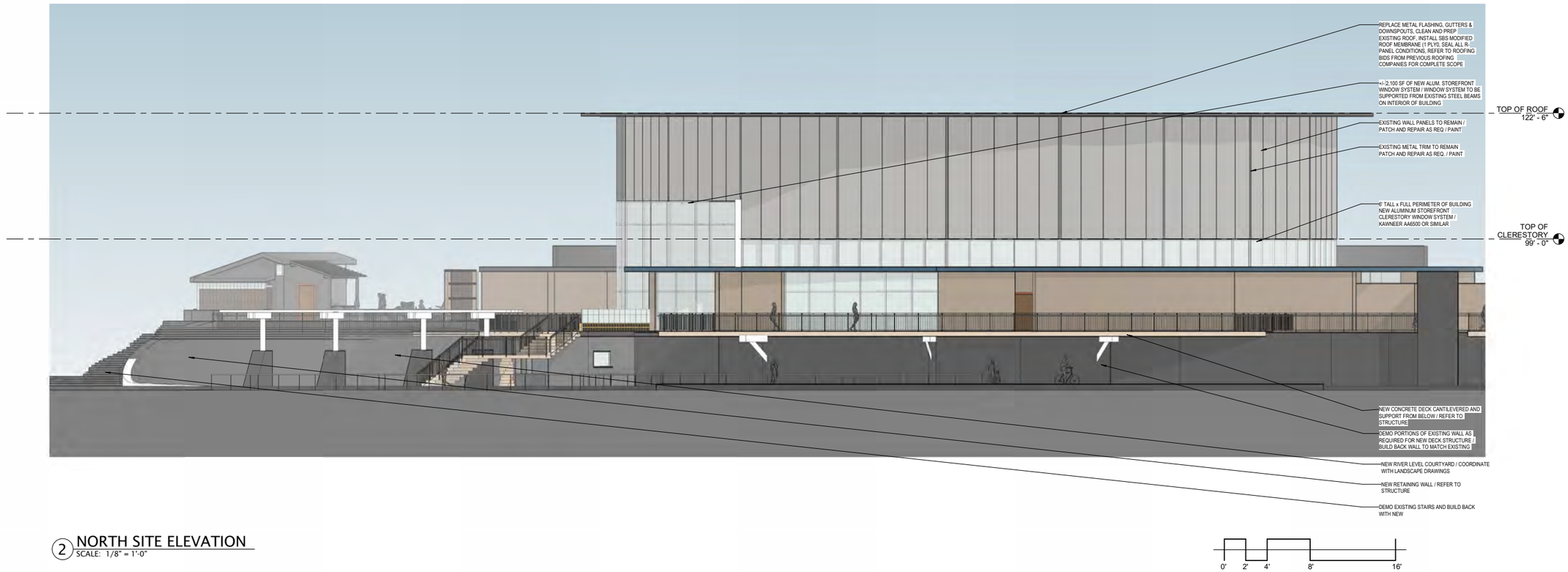
LA VILLITA | SECTION LOOKING EAST

MSA fpc dwg.

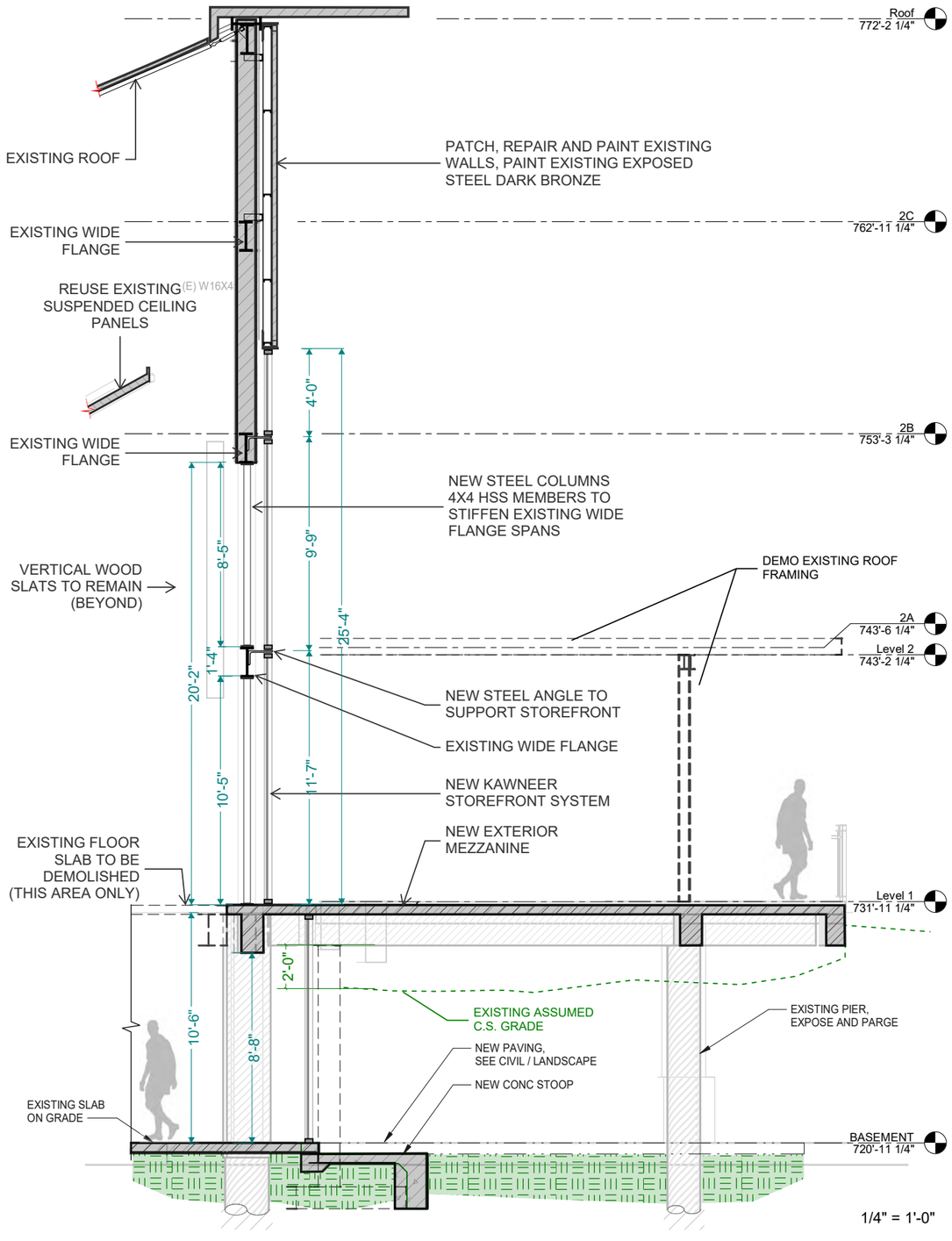

PROVIDE **BASE** LIGHTING SOLUTION: NEW EXTERIOR-RATED, COLOR-CHANGING LINEAR WALL WASHING STRIPS (1 PER PANEL x 20 PANELS) =APPROX. 480 LF TOTAL
PROVIDE **DEDUCT** ALTERNATE LIGHTING PRICE: NEW EXTERIOR-RATED, COLOR-CHANGING LED FLOOD LIGHTS, DECK MOUNTED-ASSUME TOTAL 40 (2 PER PANEL)
PROTECT EXIST'G WOOD CEILINGS DURING INSTALLATION OF NEW FIRE SPRINKLER SYSTEM, REF. MEP FOR EMERGENCY LIGHTING REQUIREMENTS.
NEW WROUGHT IRON GUARDRAIL & TILE FLOOR OVER CONCRETE DECK
15' approx
BROADENED CHANEL PROFILE
NEW CONCRETE STRUCTURE (BEHIND CHANEL WALL, REF STRUCTURAL)
SELECTIVE PATCH & REPAIR OF EXISTING WALL WHERE NEW COLUMNS ARE INSERTED. NEW SURFACE TO BE A PLASTER COAT ALONG ENTIRE LENGTH OF RIVER WALL.
LINE OF CURRENT RAMP (DEMOLISH)

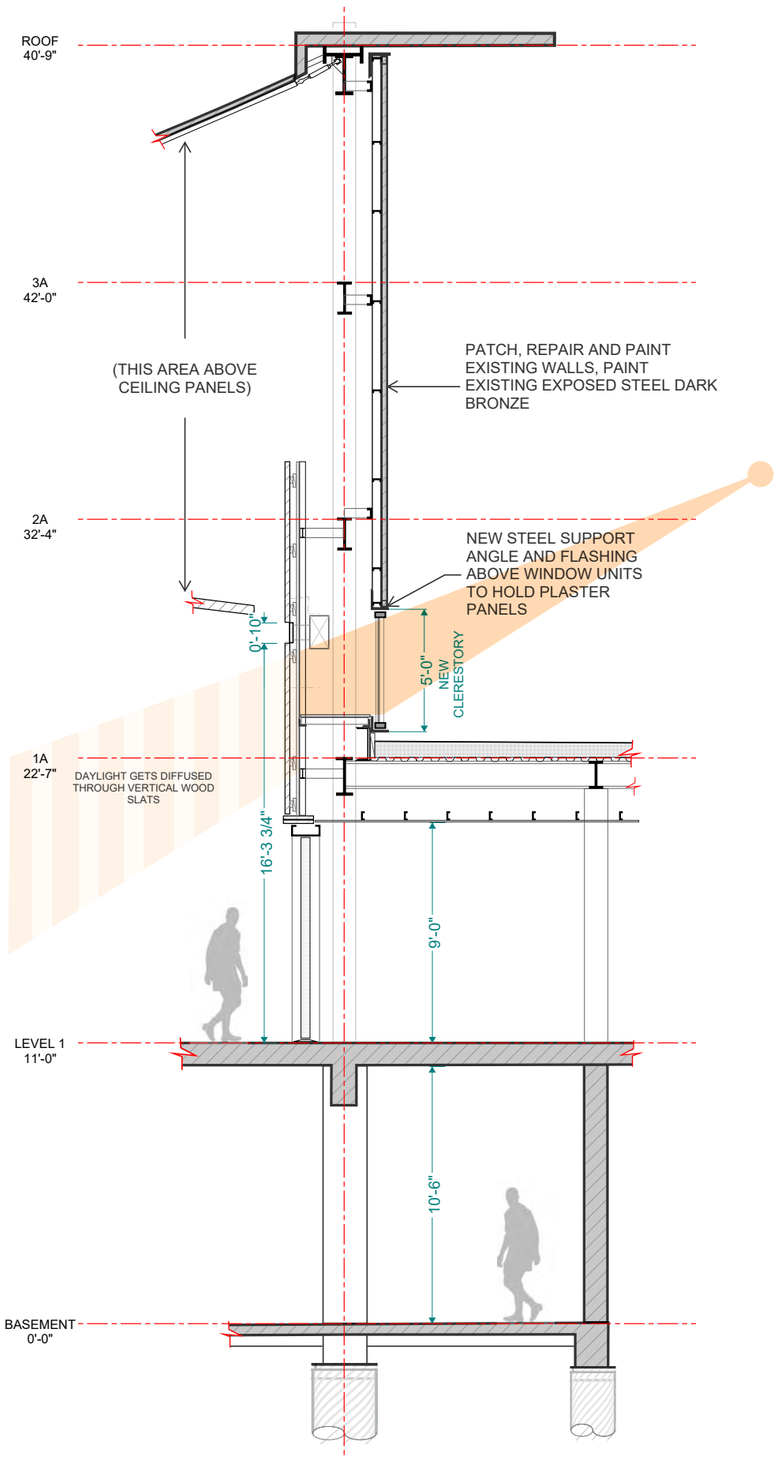


1 NORTHEAST SITE ELEVATION
SCALE: 1/8" = 1'-0"

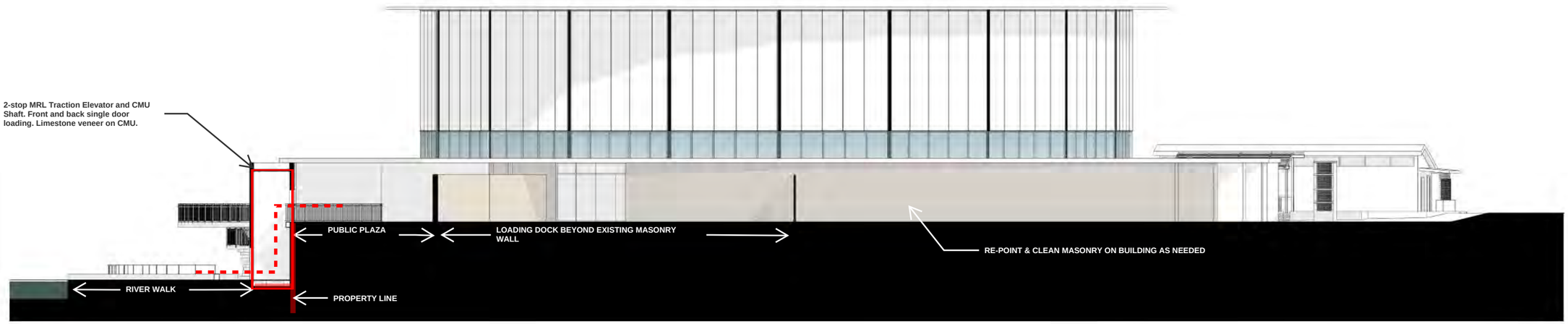


2 NORTH SITE ELEVATION
SCALE: 1/8" = 1'-0"


Roof
772'-2 1/4"
EXISTING ROOF
PATCH, REPAIR AND PAINT EXISTING WALLS, PAINT EXISTING EXPOSED STEEL DARK BRONZE
2C
762'-11 1/4"
EXISTING WIDE FLANGE
REUSE EXISTING SUSPENDED CEILING PANELS
(E) W16X4
2B
753'-3 1/4"
EXISTING WIDE FLANGE
4'-0"
NEW STEEL COLUMNS 4X4 HSS MEMBERS TO STIFFEN EXISTING WIDE FLANGE SPANS
VERTICAL WOOD SLATS TO REMAIN (BEYOND)
8'-5"
9'-0"
DEMO EXISTING ROOF FRAMING
2A
743'-6 1/4"
Level 2
743'-2 1/4"
25'-4"
20'-2"
1'-4"
NEW STEEL ANGLE TO SUPPORT STOREFRONT
EXISTING WIDE FLANGE
10'-5"
11'-7"
NEW KAWNEER STOREFRONT SYSTEM
NEW EXTERIOR MEZZANINE
EXISTING FLOOR SLAB TO BE DEMOLISHED (THIS AREA ONLY)
Level 1
731'-11 1/4"
2'-0"
EXISTING ASSUMED C.S. GRADE
EXISTING PIER, EXPOSE AND PARGE
10'-6"
8'-8"
NEW PAVING, SEE CIVIL / LANDSCAPE
NEW CONC STOOP
EXISTING SLAB ON GRADE
BASEMENT
720'-11 1/4"
1/4" = 1'-0"


ROOF
40'-9"
3A
42'-0"
(THIS AREA ABOVE CEILING PANELS)
PATCH, REPAIR AND PAINT EXISTING WALLS, PAINT EXISTING EXPOSED STEEL DARK BRONZE
2A
32'-4"
NEW STEEL SUPPORT ANGLE AND FLASHING ABOVE WINDOW UNITS TO HOLD PLASTER PANELS
0'-10"
5'-0"
NEW CLERESTORY
1A
22'-7"
DAYLIGHT GETS DIFFUSED THROUGH VERTICAL WOOD SLATS
16'-3 3/4"
9'-0"
LEVEL 1
11'-0"
10'-6"
BASEMENT
0'-0"

MSA fpc dwg.



1 Section 6
SCALE: 1/8" = 1'-0"

FORD POWELL CARSON
420 BROADWAY, SUITE 100 SAN ANTONIO TX 78205
210.226.1246 www.fpcarch.com

MLSA Ventures
Villita Assembly Hall Renovation
[illegible] San Antonio, TX 78205

MSA

Architect: Adam Read

Revisions
Mark Date Description

LA VILLITA | AERIAL LOOKING NORTH

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LA VILLITA | RIVER LANDING LOOKING SOUTH

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LA VILLITA | INTERIOR AT RIVER LEVEL LOOKING SOUTH

MSA fpc dwg.

LA VILLITA | INTERIOR VIEW THROUGH CUT SLAB

MSA fpc dwg.


BUILDING IS CURRENTLY HIDDEN AND INACCESSIBLE AT RIVER LEVEL DUE TO THE LARGE RETAINING WALL BEYOND THE VIP BOXES

LA VILLITA | APPROACH FROM ARNESON RIVER THEATRE

MSA fpc dwg.

LA VILLITA | VIEW FROM RIVERWALK

MSA fpc dwg.

LA VILLITA | VIEW FROM RIVERWALK

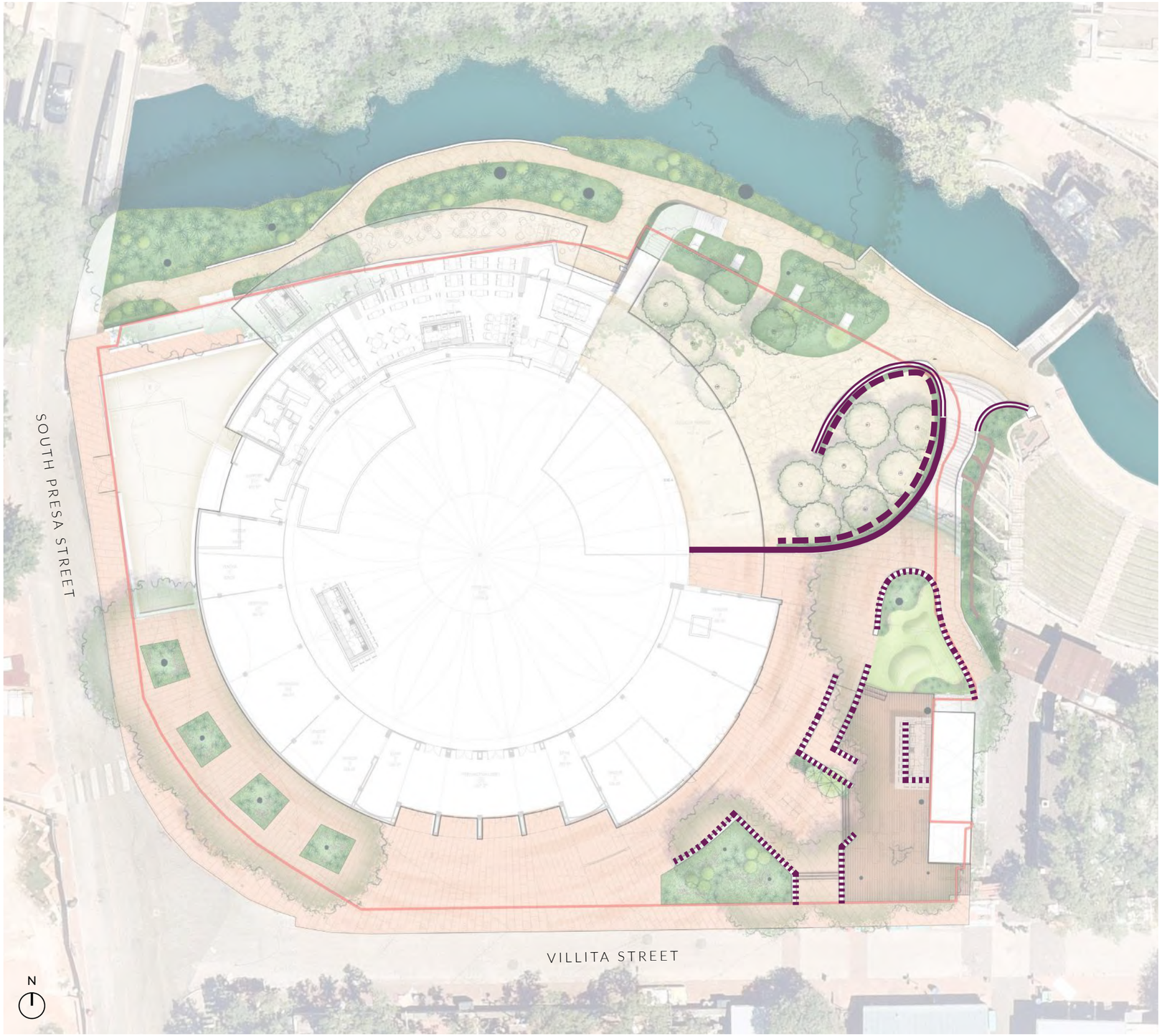
MSA fpc dwg.

LA VILLITA | LOOKING EAST ALONG RIVERWALK

MSA fpc dwg.

LA VILLITA | RIVER TERRACE LOOKING EAST

MSA fpc dwg.



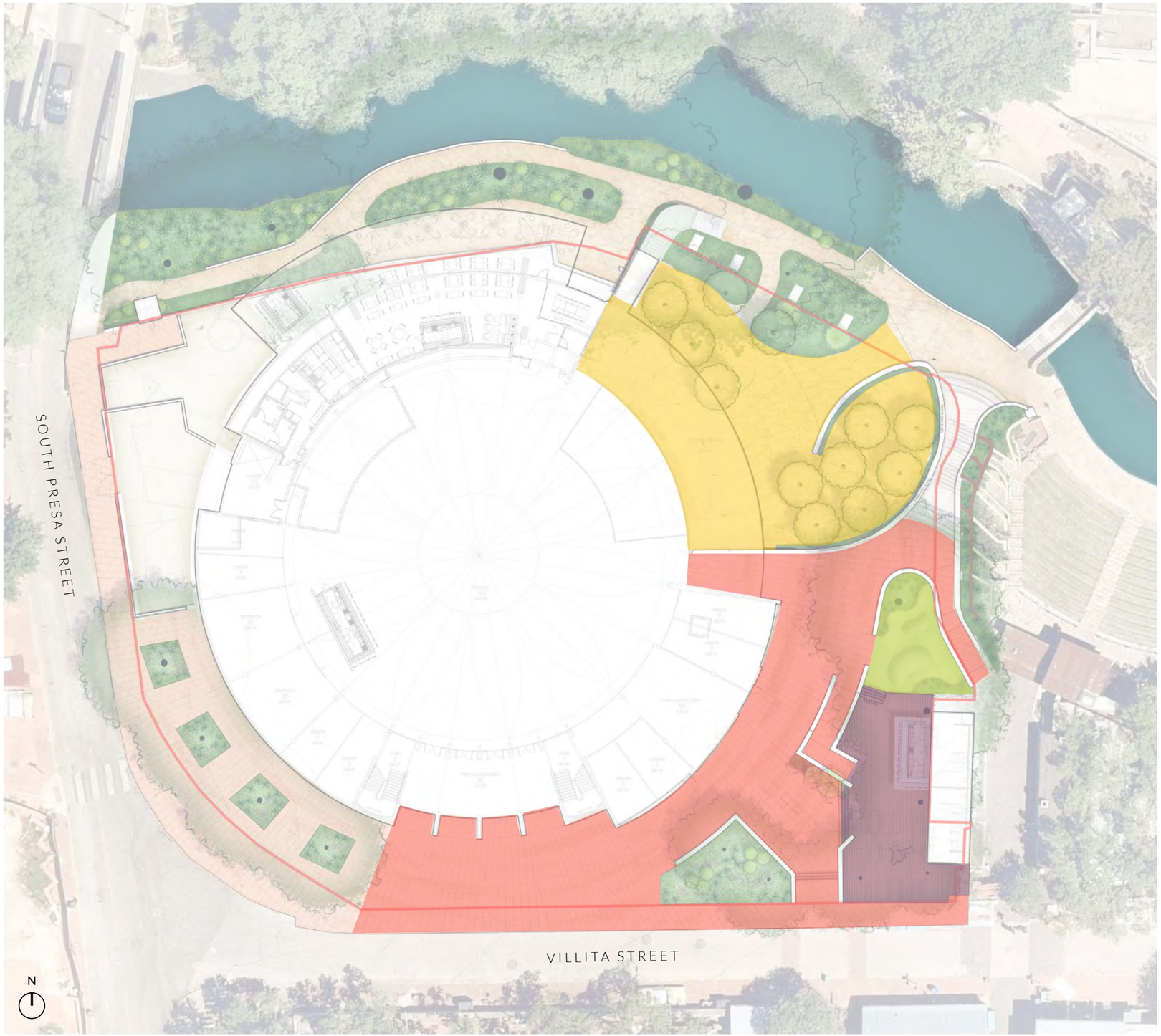
planted gabion

breeze block seat wall

low wall

retaining wall

MSA fpc dwg.

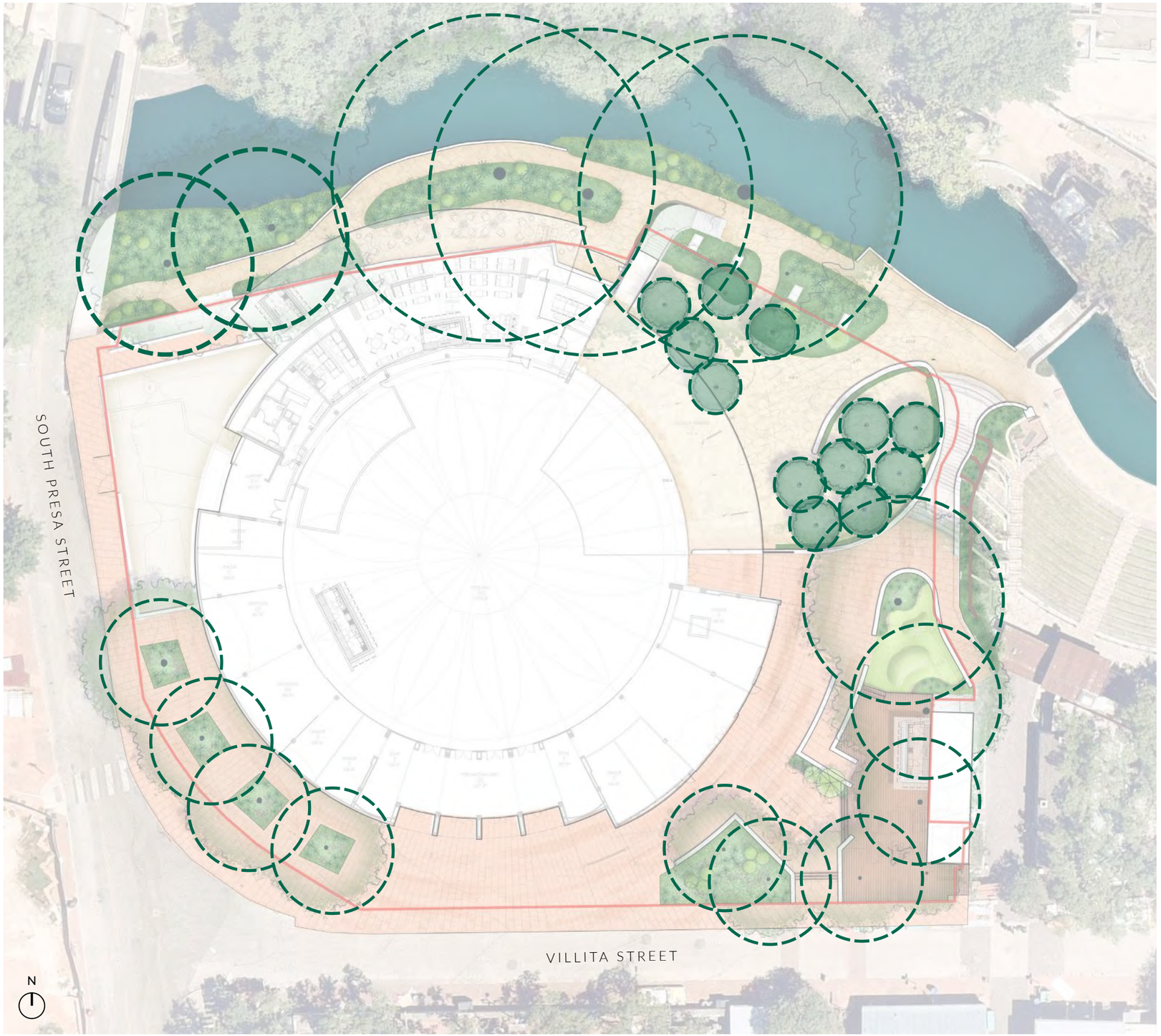


flagstone

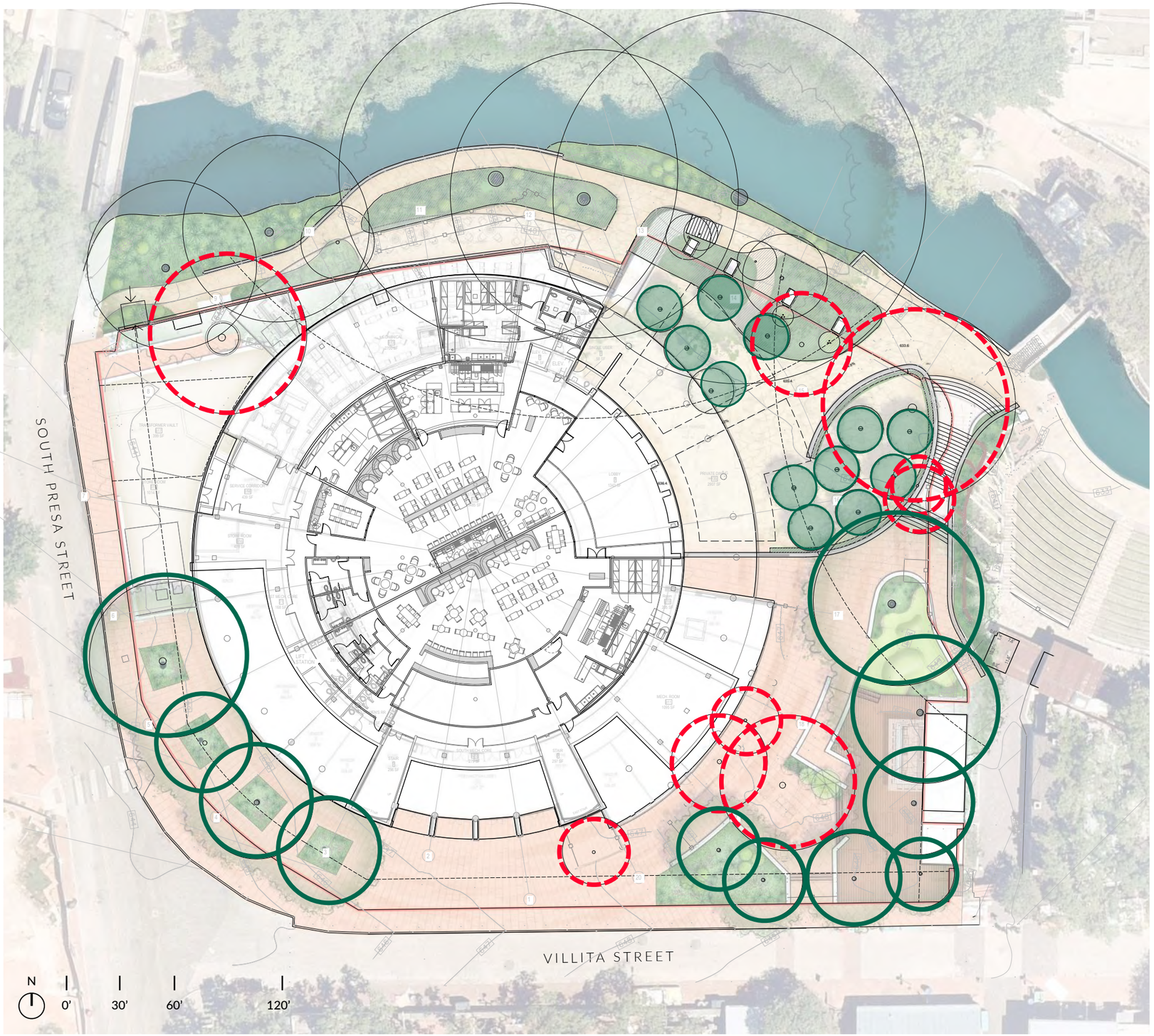
brick pavers and concrete

Wood Deck

syn lawn



proposed trees



24_014 La Villita - Tree Calculations: In Property Line

Existing Tree Survey		Significant Trees						Heritage Trees				Additional Preservation	
		Understory Species 6" DBH		All Species 6-23.5" DBH		Select Species 10-23.5" DBH		Understory Species 12"+ DBH		All Species 24"+ DBH			
Tag #	*Caliper / Species*	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
1277	24" OAK									24			
1278	14" OAK				14								
1279	14" OAK				14								
1280	16" OAK				16								
1281	12" OAK				12								
1282	26" OAK										26		
1283	19" OAK				19								
1284	30" OAK										30		
1285	12" OAK			12									
1286	10" OAK			10									
1287	34" OAK									34			
1288	18" OAK			18									
1289	12" PALM			12									
1290	17" PALM			17									
1291	28" OAK									28			
1292	18" OAK				18								
1293	20" OAK				20								
1294	17" OAK				17								
1295	28" OAK										28		
1296	12" PALM			12									
Total Inches		0	0	81	130	0	0	0	0	86	84	0	0
Total Inches by Category		0		211		0		0		170		0	
Total Required Inches to be Preserved or Mitigated		0		84.4		0		0		170		0	
Required Mitigation Inches		**0**		**0**		**0**		**0**		**258**		**0**	

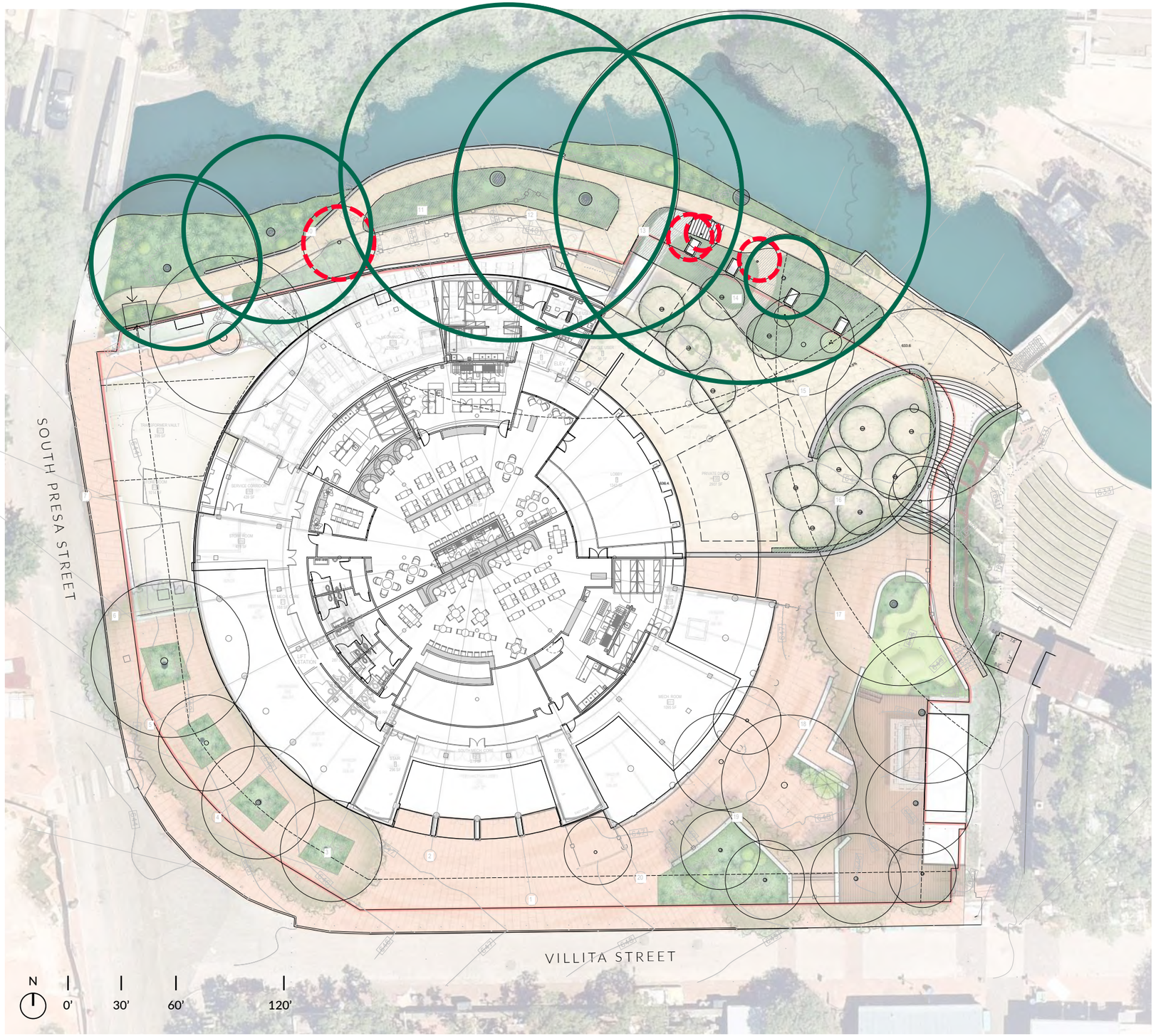
trees to remain

trees to be removed

proposed trees

LA VILLITA | SITE PLAN | MITIGATION

MSA fpc dwg.



24_014 La Villita - Tree Calculations: Outside Property Line

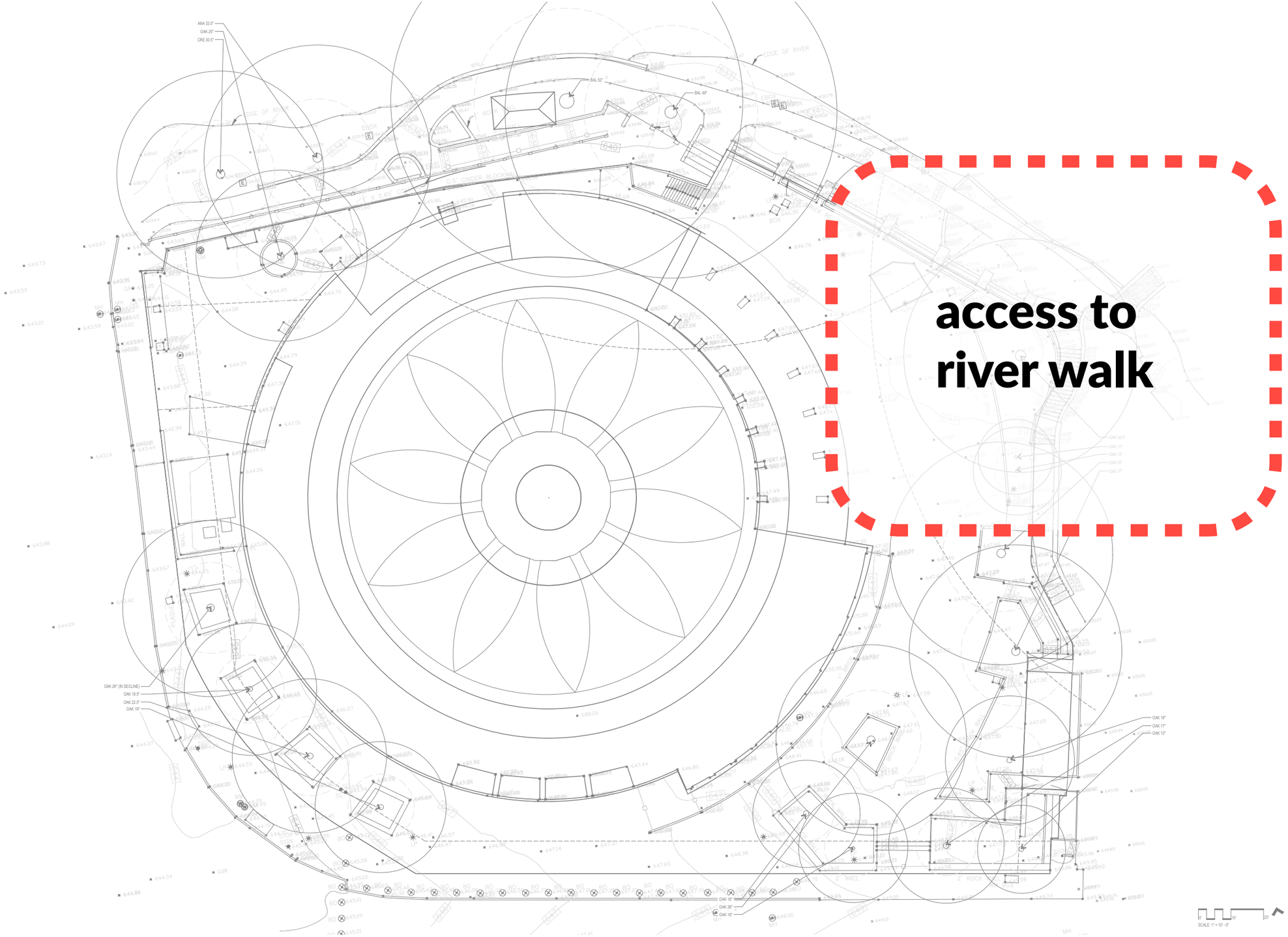
Existing Tree Survey		Significant Trees						Heritage Trees				Additional Preservation	
		Understory Species 6" DBH		All Species 6-23.5" DBH		Select Species 10-23.5" DBH		Understory Species 12"+ DBH		All Species 24"+ DBH			
Tag #	*Caliper / Species*	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
1266	15" XXX				15								
1267	7" XXX			7									
1268	66" CYPRESS										66		
1269	8" M LAUREL			8									
1270	6" XXX			6									
1271	51" CYPRESS										51		
1272	60" CYPRESS										60		
1273	13" CREPE MYRTLE			13									
1274	33" ANAQUA										33		
1275	30" CREPE MYRTLE										30		
Total Inches		0	0	34	15	0	0	0	0	0	240	0	0
Total Inches by Category		0		49		0		0		240		0	
Total Required Inches to be Preserved or Mitigated		0		19.6		0		0		240		0	
Required Mitigation Inches		**0**		**5**		**0**		**0**		**0**		**0**	

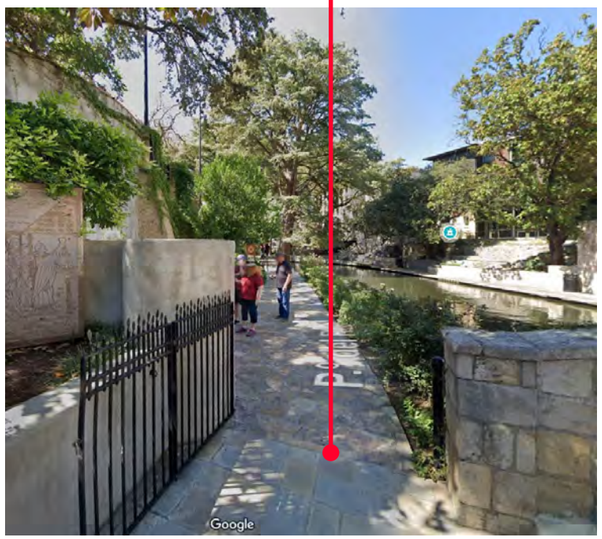
trees to remain

trees to be removed

LA VILLITA | SITE PLAN | MITIGATION

MSA fpc dwg.


access to
river walk



SITE CHALLENGES

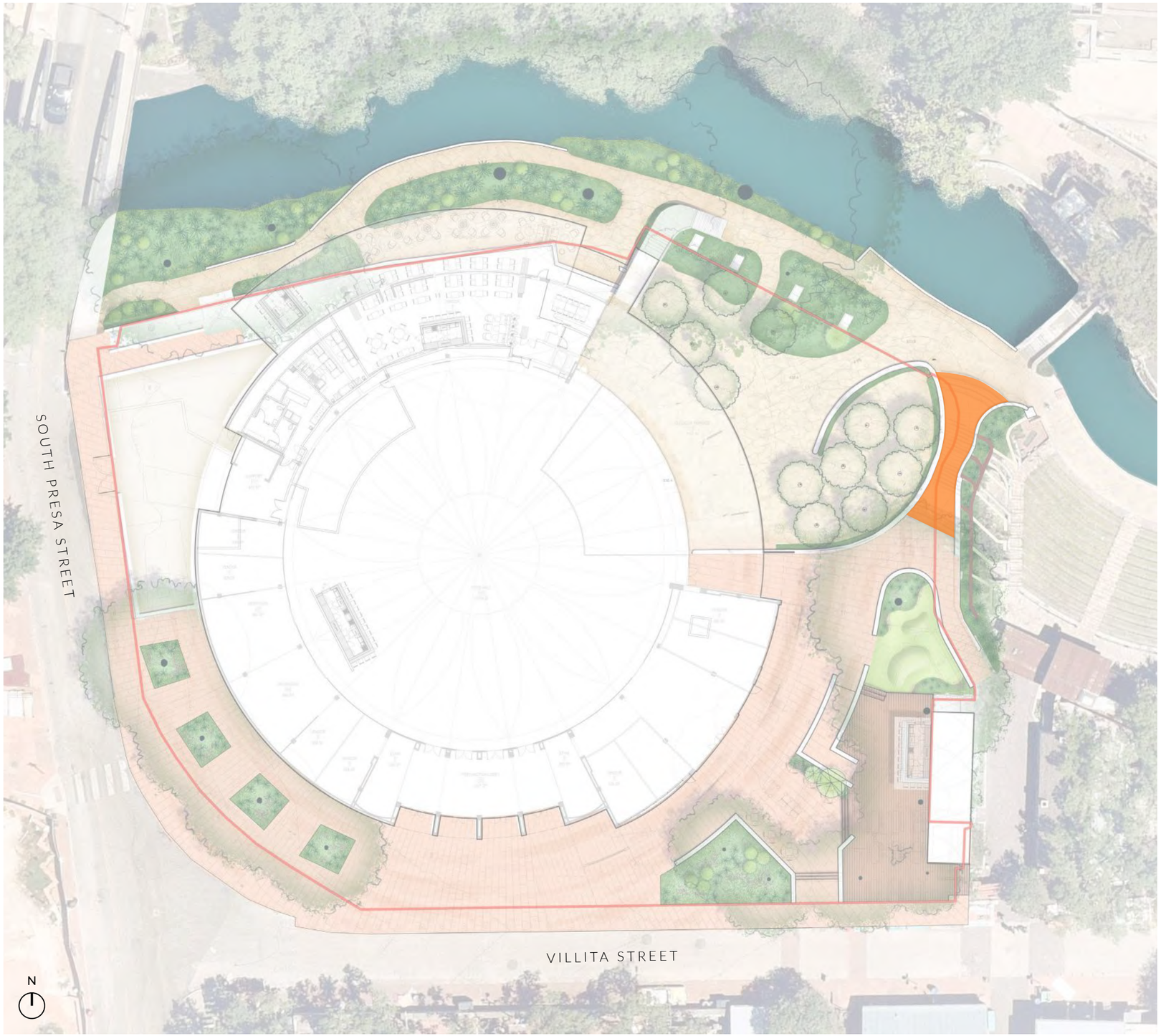
many layers of wall and barrier

bottlenecks to pedestrian flow

unsettling blind corners

too dark and enclosed especially at night

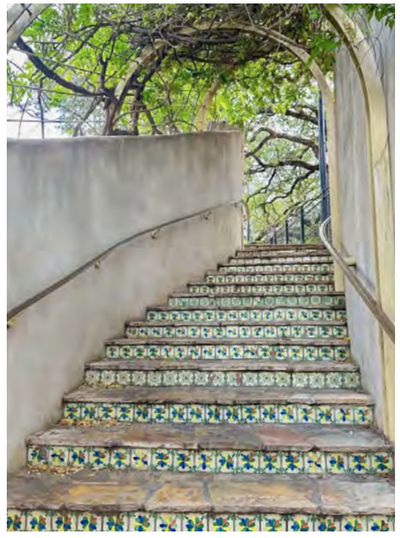
lack of clear circulation connection to street level



focal stair case

COMMUNITY PROJECT

evelNam, sequi doluptaerro dolenimpos endignia cupit iunt enem doluptatet debis vollorem quam, solor soluptibus susamenimus non nesequasimus andi nobitia cus endaeratiunt ut qui utate ipsunt aborerum entia is ent.






LESSONS LEARNED

meandering layout creates wonder and interest

filtered trellis marks entrance and gateway

vegetation softens and enhances seasonality

understand the balance between enclosure and safety

material and texture is essential

STAIRCASE

prioritize the pedestrian experience

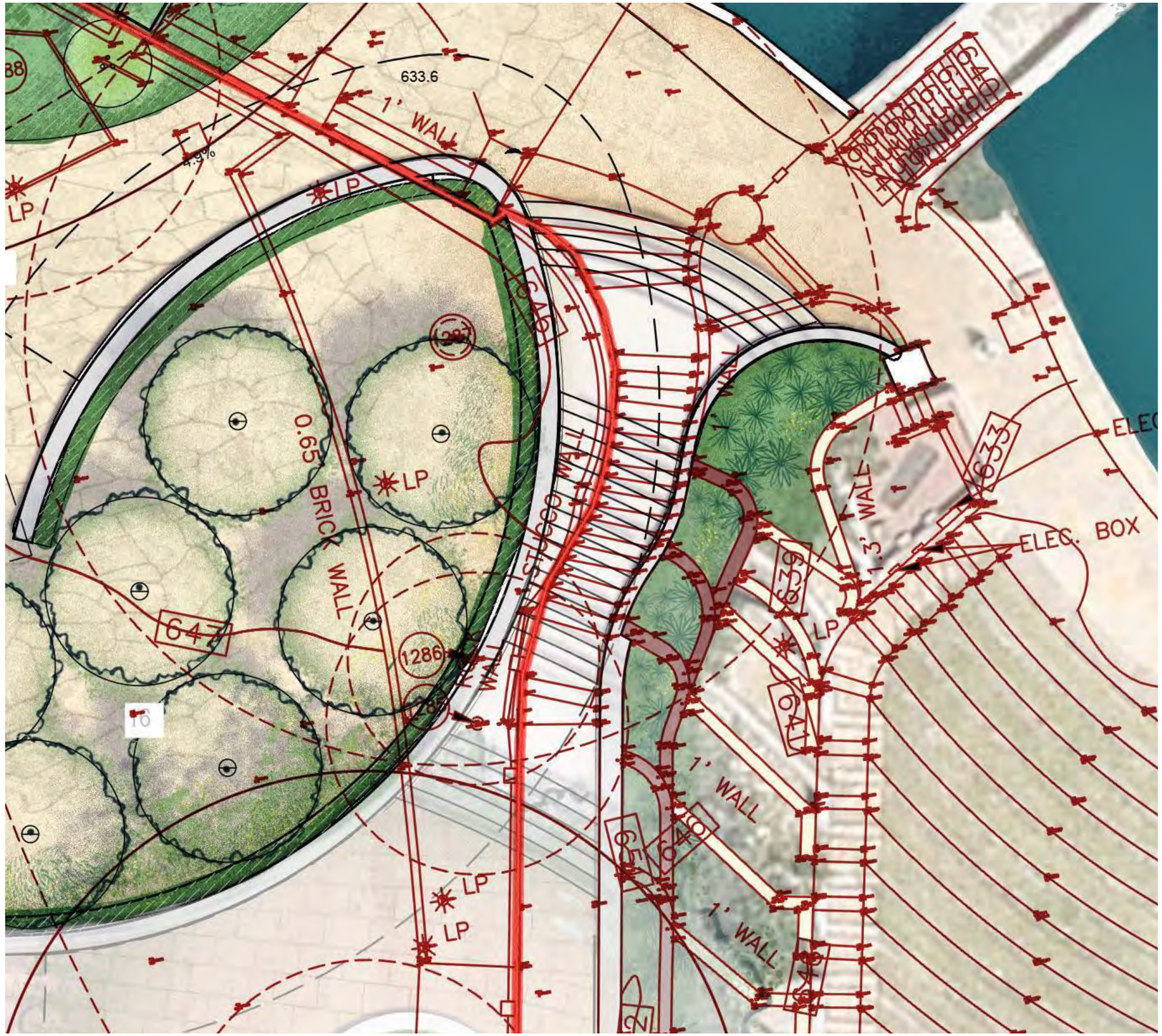
clarify connection to street level

minimize impact on neighboring site

soften and enhance aesthetics

ensure safe feeling access both day and night

honor and extent existing visual character



MSA fpc dwg.


property line
existing upper plaza
existing
stair
arneson
planters
seating
boxes
aisle
lawn
terraces

EXISTING


property line
lower plaza patio dining
planted gabion
wall
12’ max height
proposed stair
arneson
planters
seating
boxes
aisle
lawn
terraces

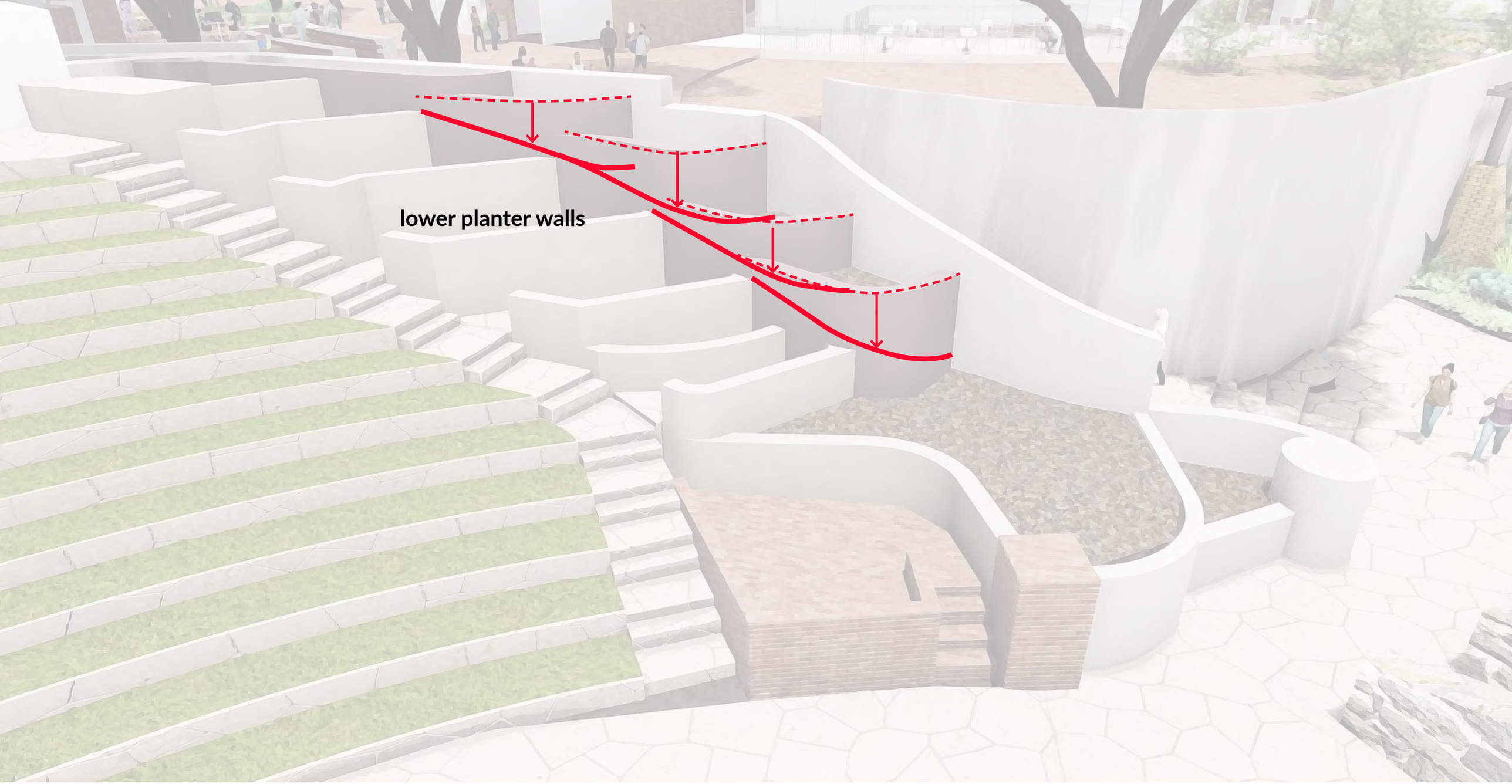
PROPOSED

LA VILLITA | VIEW FROM TOP OF STAIRS

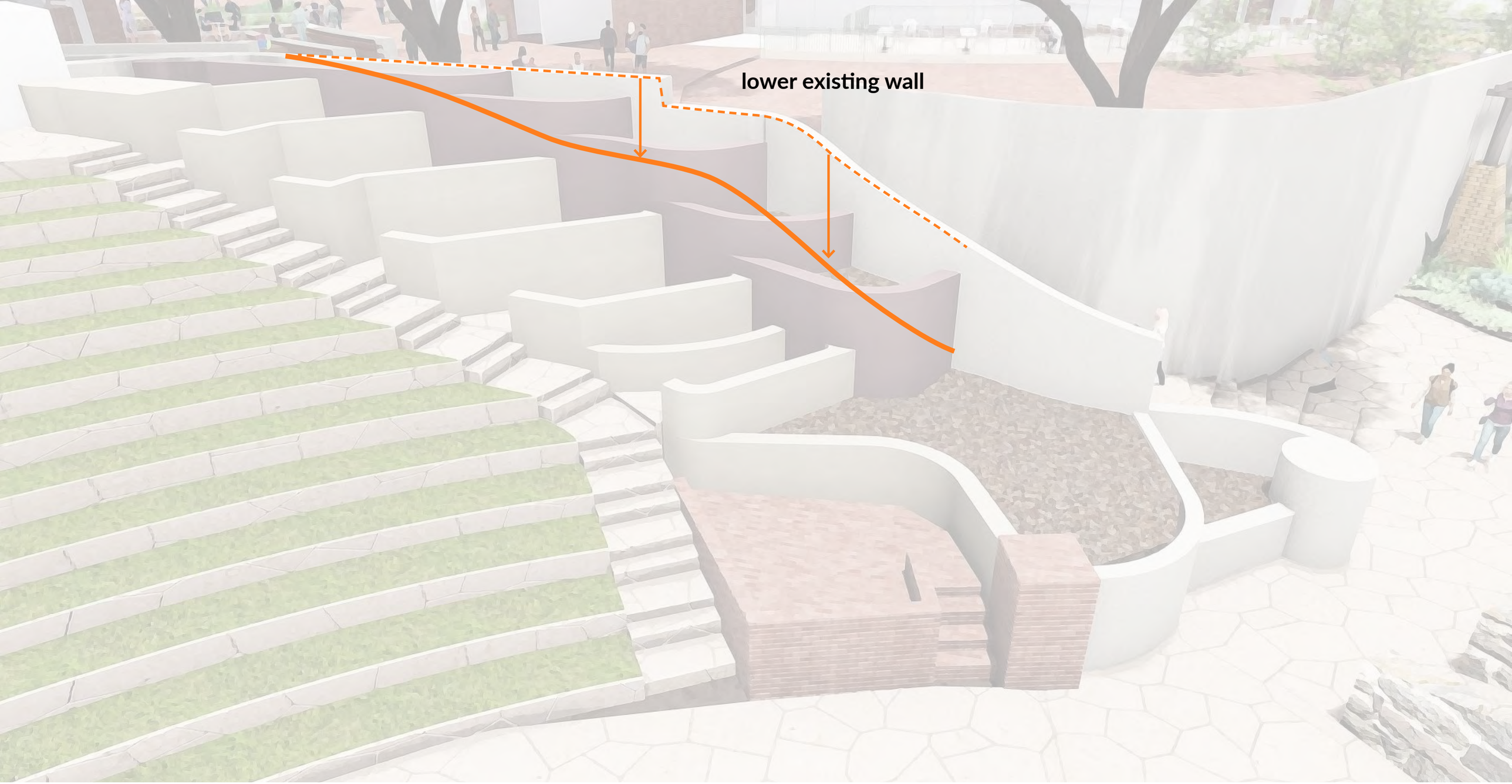
MSA fpc dwg.

EXISTING

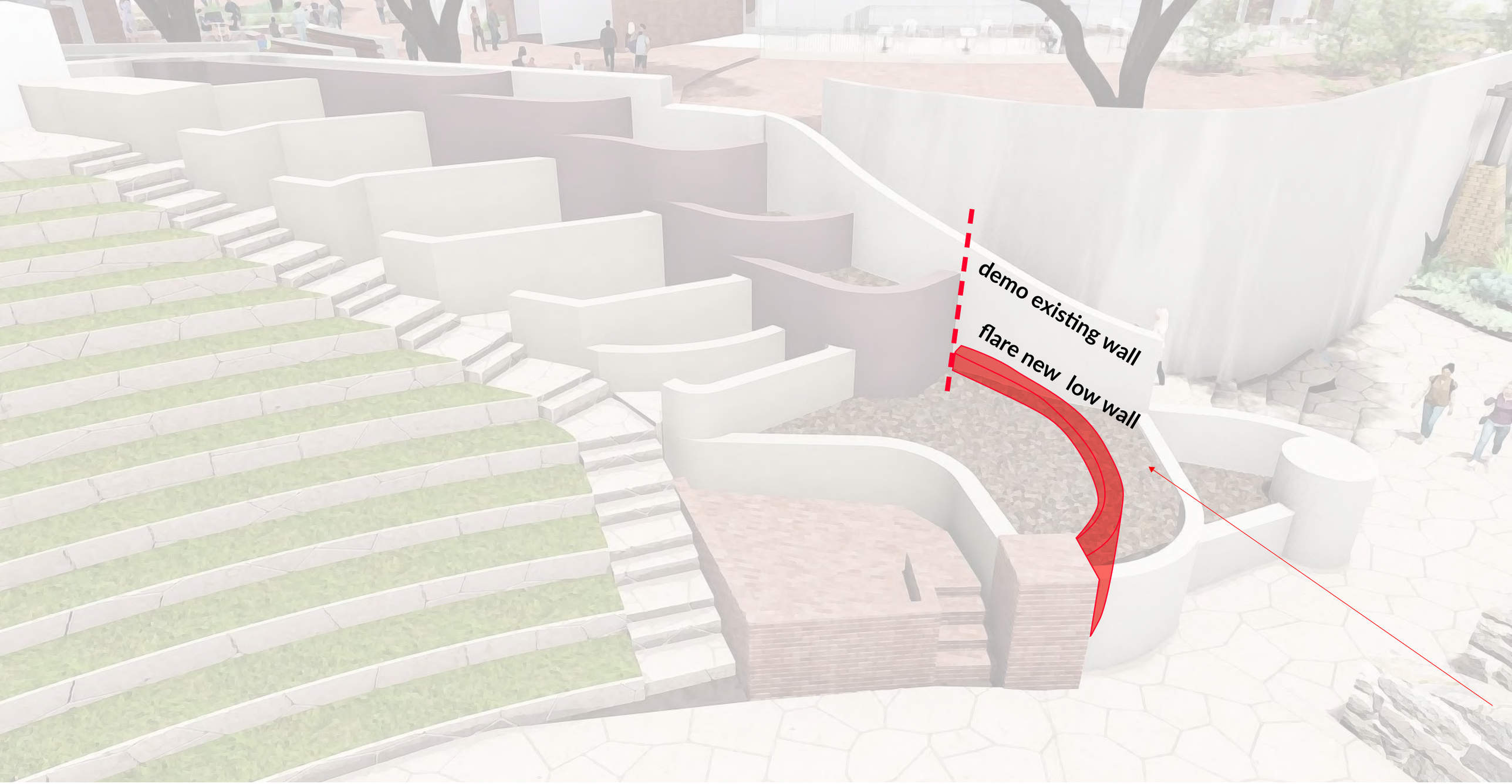
PROPOSED



EXISTING



EXISTING



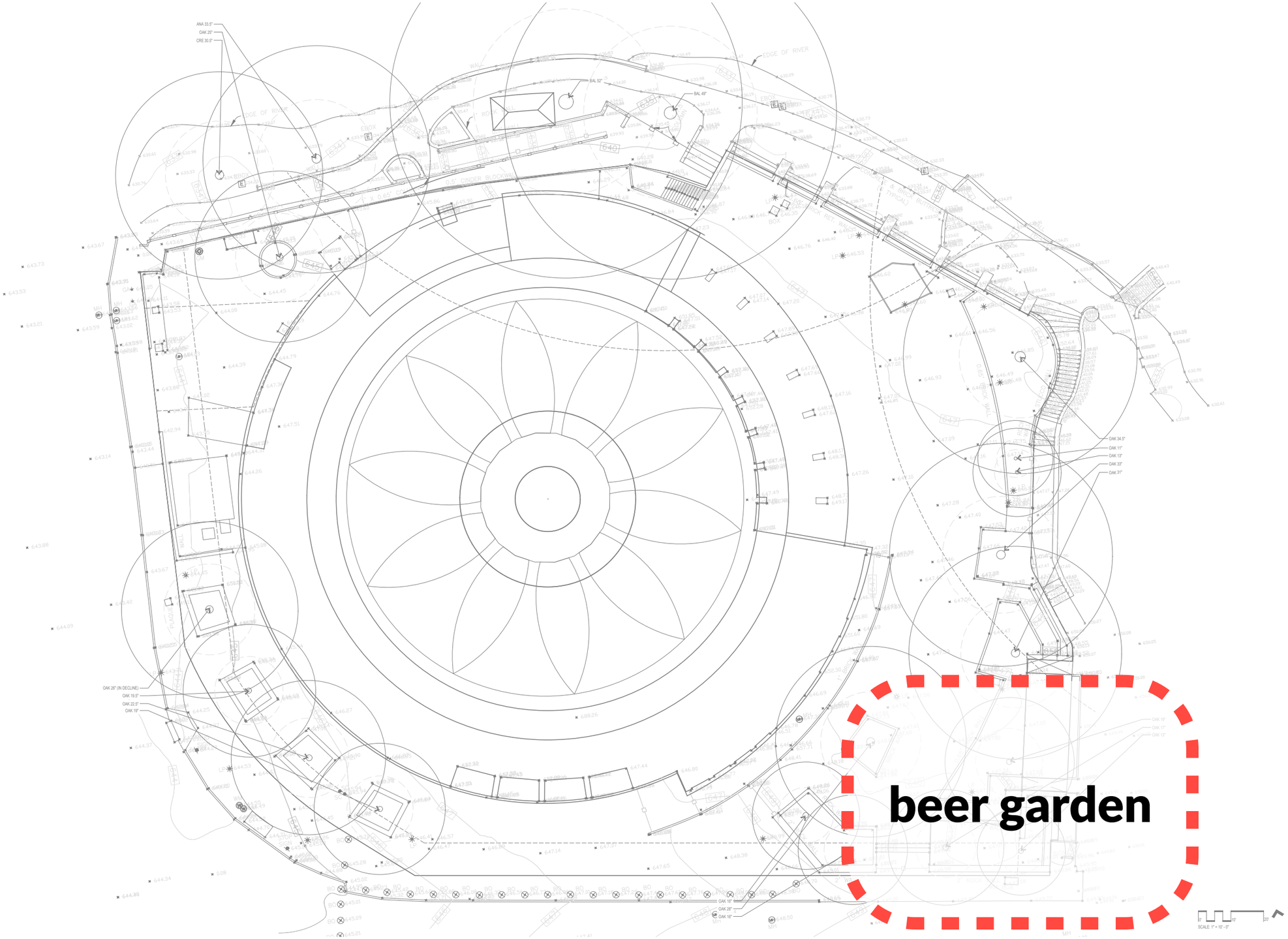
EXISTING

EXISTING

hidden and confusing circulation disconnects
the roundhouse from the riverwalk user

PROPOSED

open and engaging sight-lines activates the space and integrating the roundhouse into the riverwalk experience


beer garden

BEER GARDEN

prioritize the pedestrian experience

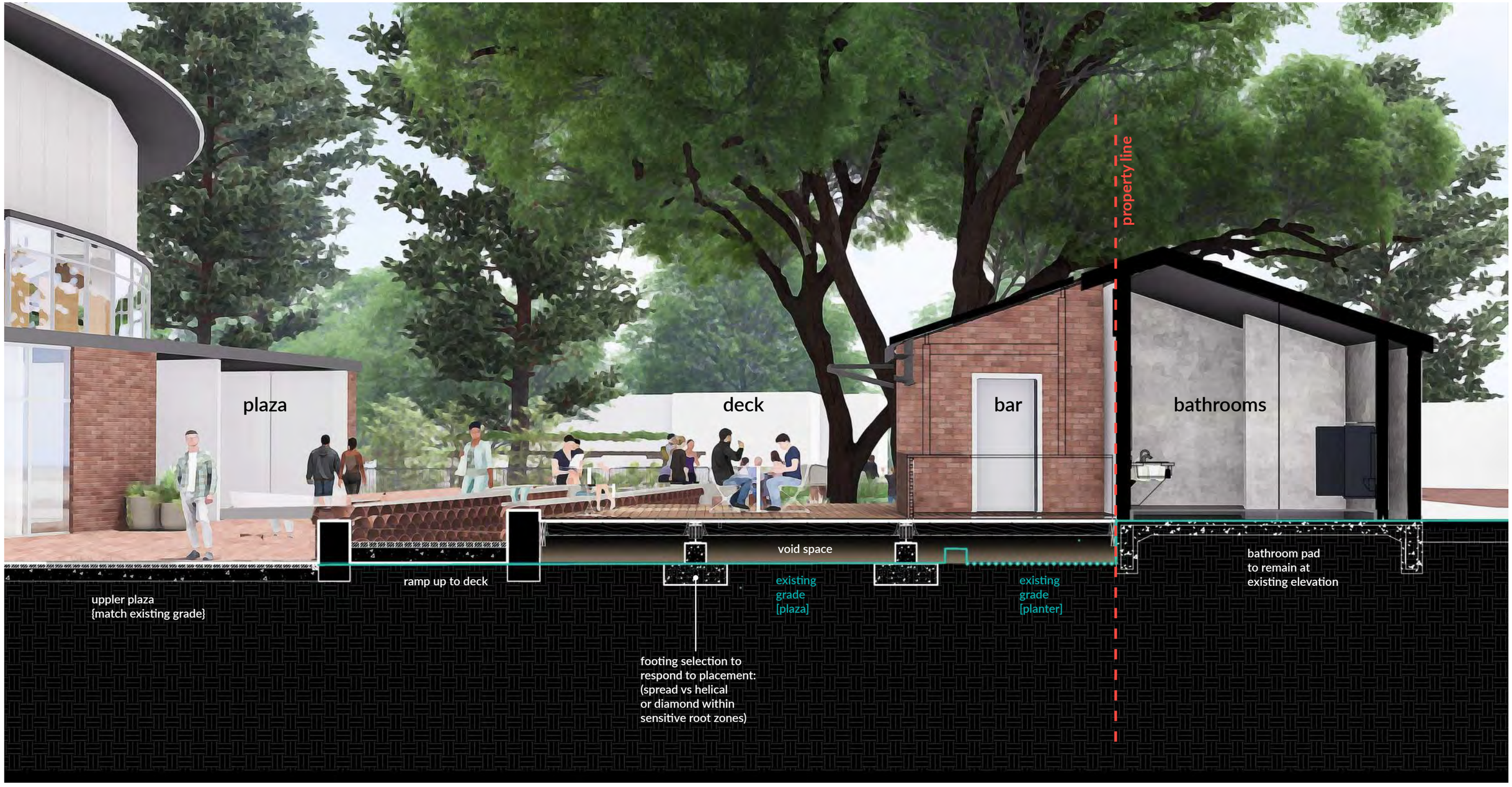
activate la villita street level with F+B program

upgrade accessibility of public bathroom

honor and extent existing visual character

leverage shade under trees while not impacting root zones

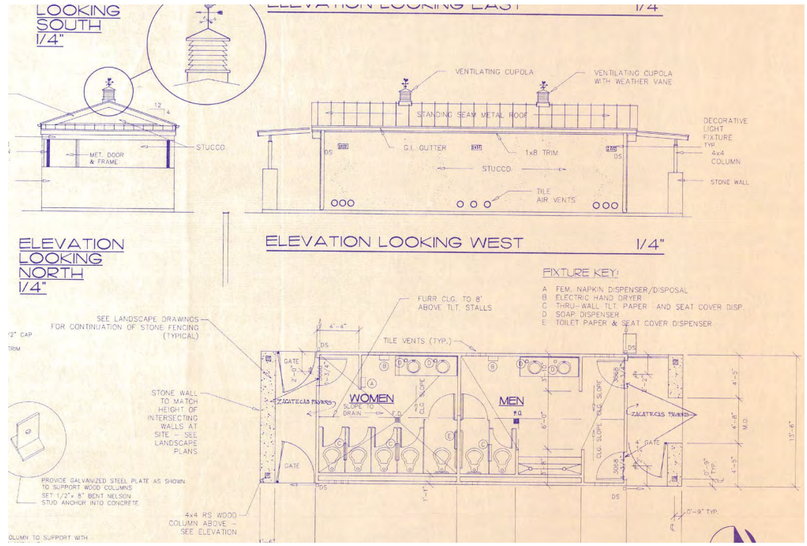
MSA fpc dwg.


plaza
deck
bar
bathrooms
property line
void space
ramp up to deck
uppler plaza
{match existing grade}
existing
grade
[plaza]
existing
grade
[planter]
bathroom pad
to remain at
existing elevation
footing selection to
respond to placement:
(spread vs helical
or diamond within
sensitive root zones)

PROPOSED

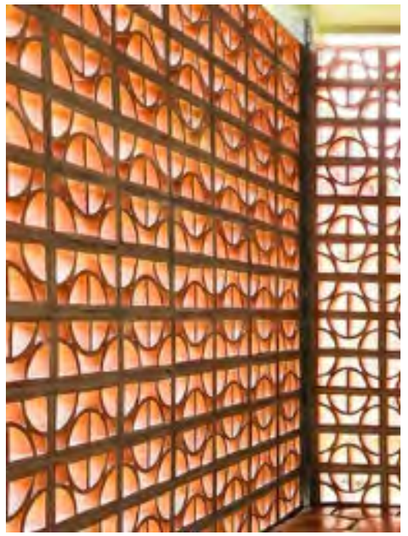
LA VILLITA | APPROACH TO LA VILLITA ASSEMBLY HALL PLAZA (RESTROOM & BAR IN BACKGROUND)

MSA fpc dwg.



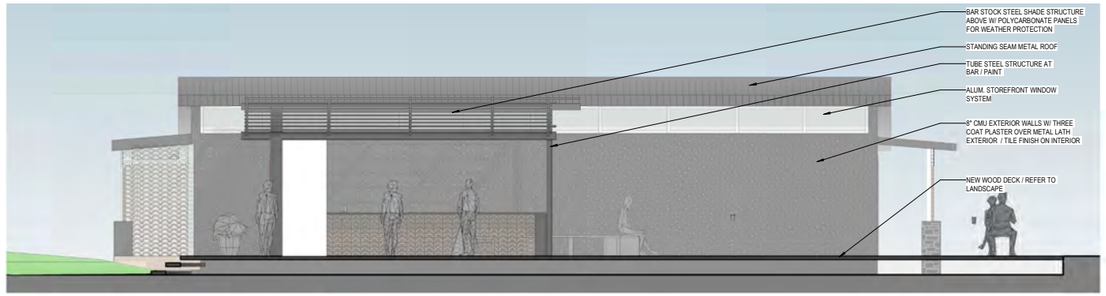
CONDITION OF RESTROOMS

The restroom building gets heavy temporal use and is generally austere on the interior. Capacity is an issue, and the expansion or re-purposing of this building would require heavy and comprimising altrations to the slab, roof structure, and plaster walls.



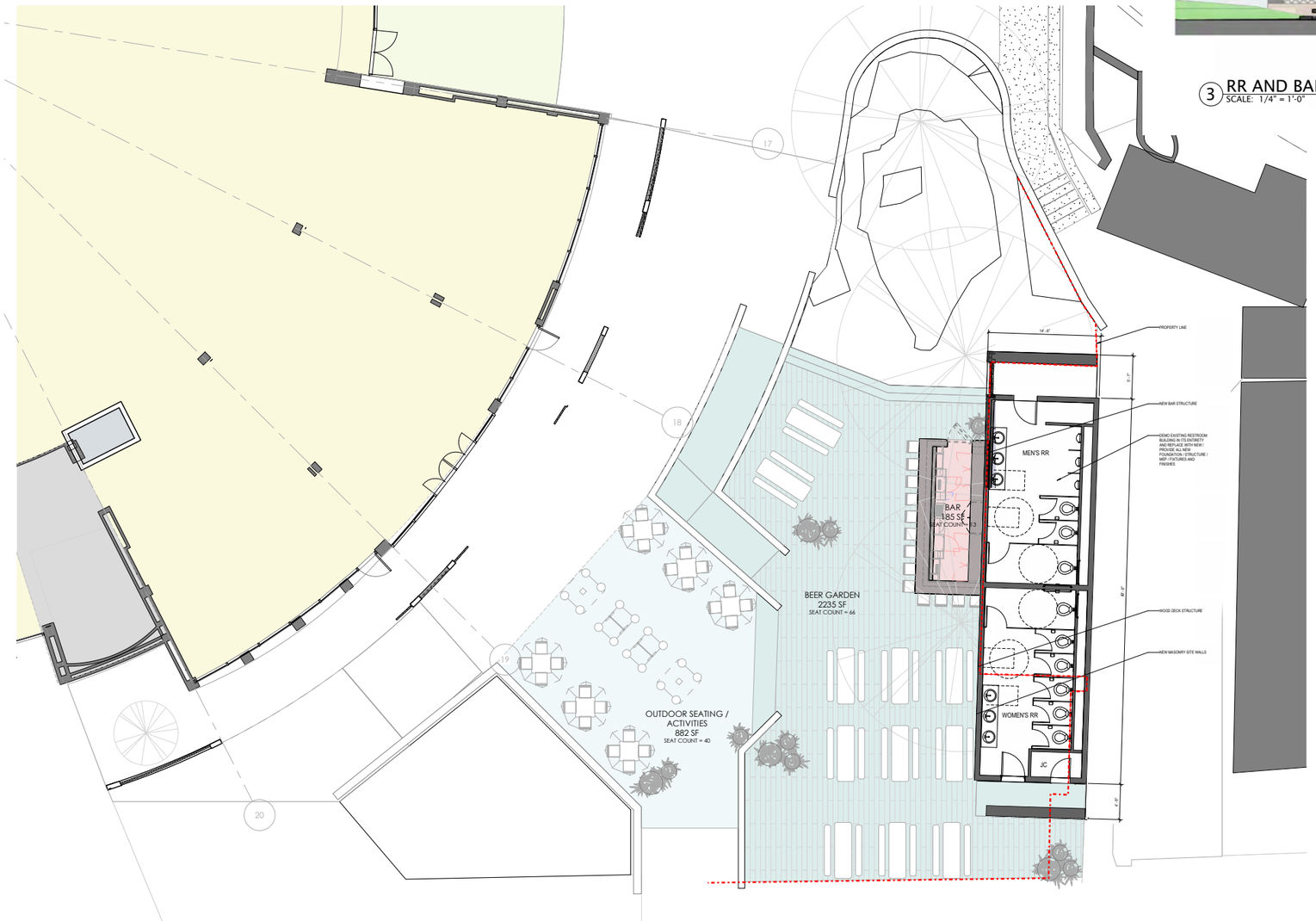
MATERIALITY & CONTEXTUAL SENSITIVITY

The 1989 restroom building has a charm and intimacy that can be re-imagined with warm use of masonry and terracotta elements. Porches and screen walls can help provide more intentional short ends, and protected entry into the building. Details and humble forms can allow for an expanded footprint while being subservient to its adjacent structures

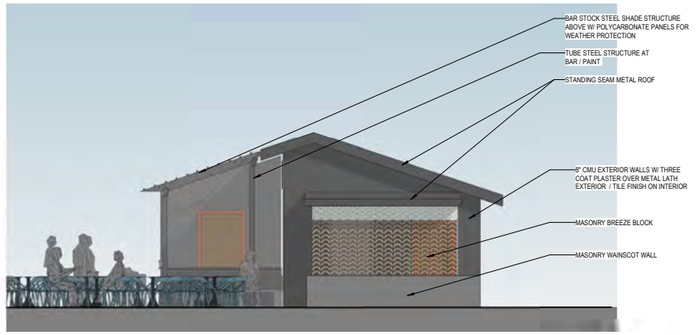


3 RR AND BAR - WEST ELEVATION
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'



1 RESTROOM / BAR PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 RR AND BAR - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

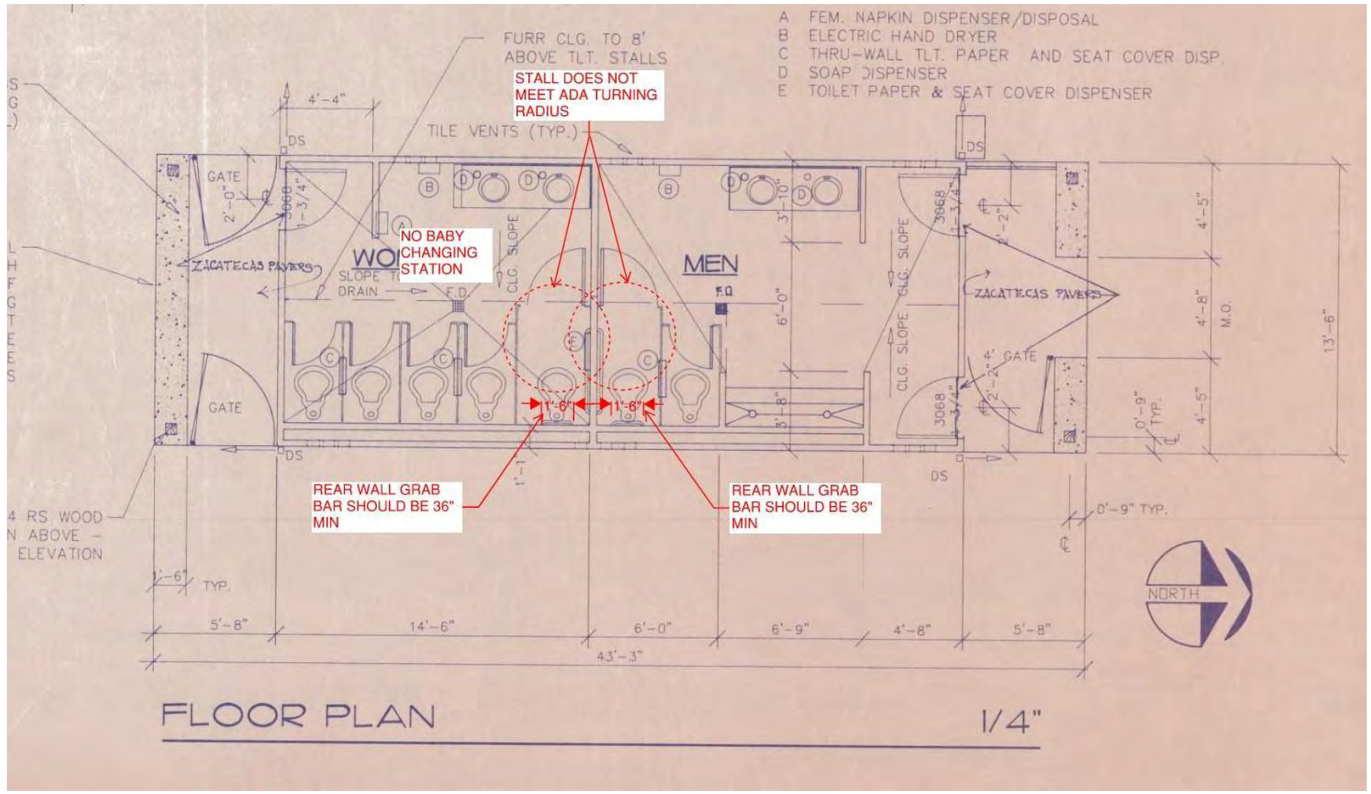
- OUTDOOR DINING
- BEER GARDEN
- BALCONY
- RETAIL TENANT 1
- BAR
- RESTROOMS
- UTILITY
- VERTICAL CIRCULATION

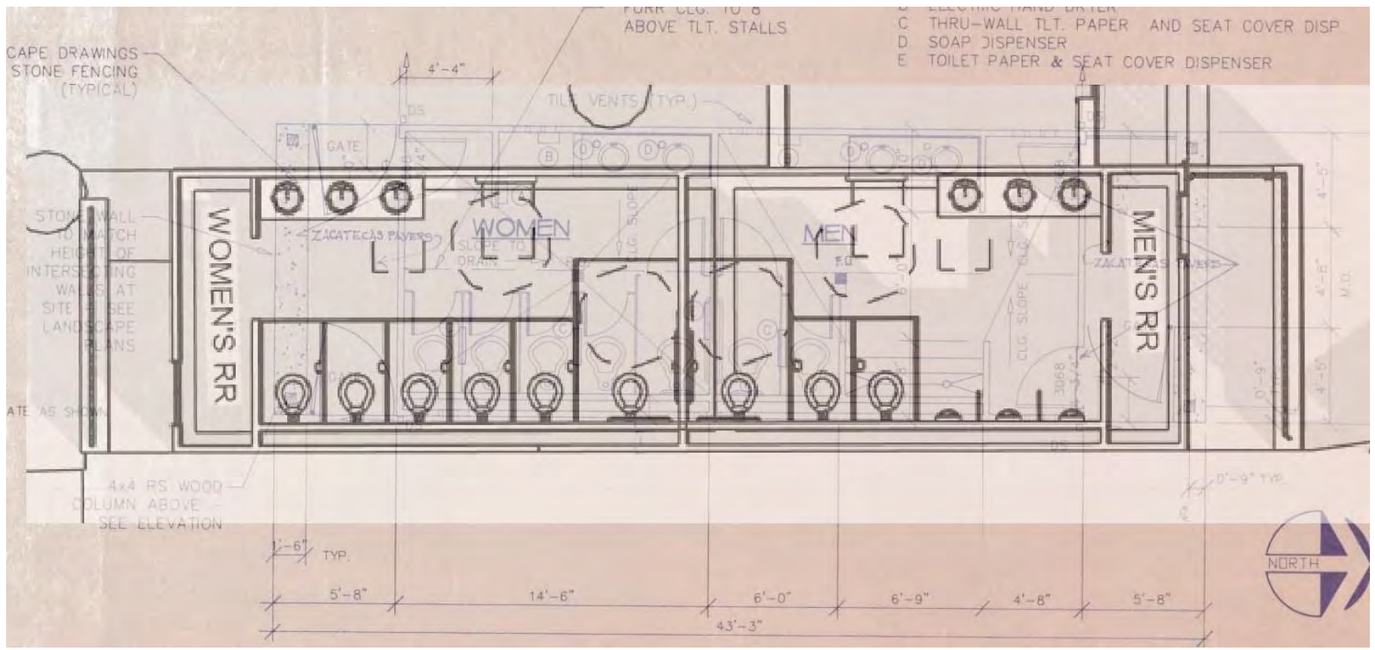
AREA ANALYSIS - DOWNTOWN LEVEL - BEER GARDEN

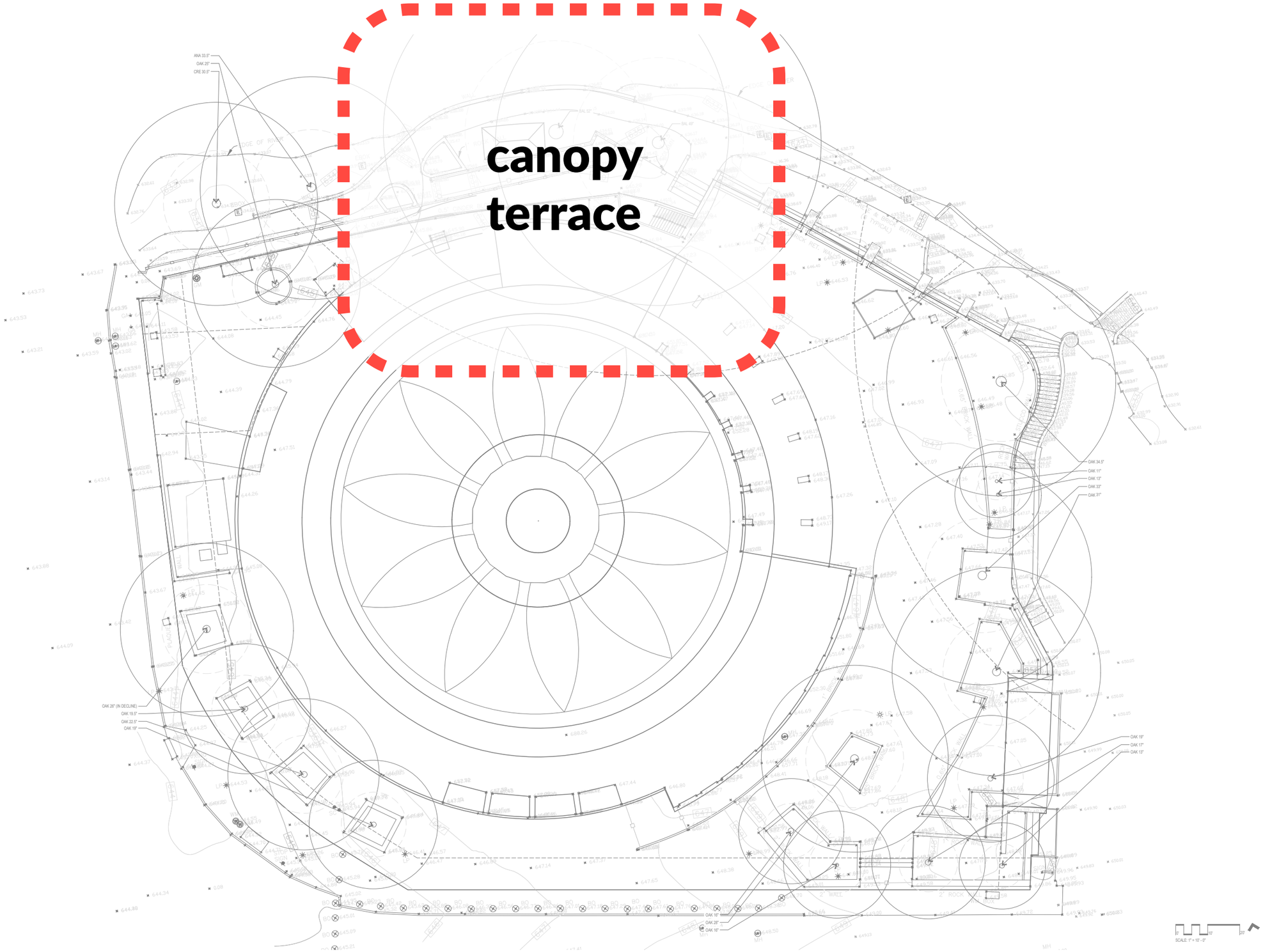
BEER GARDEN		
BAR	185 SF	6%
BEER GARDEN	2235 SF	68%
OUTDOOR DINING	882 SF	27%
TOTAL AREA	**3303 SF**	**100%**

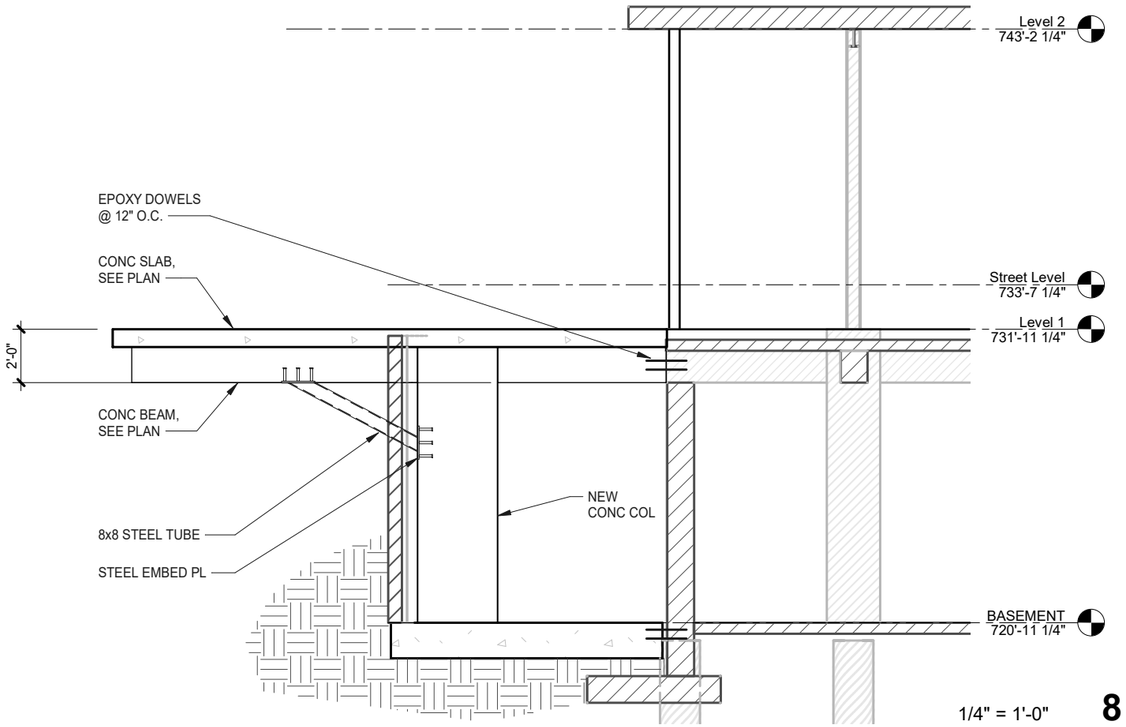
SEAT COUNT OUTDOOR - DOWNTOWN LEVEL - BEER GARDEN

BEER GARDEN	
BAR	13
BEER GARDEN	66
OUTDOOR SEATING / ACTIVITIES	40
TOTAL	**119**


A FEM. NAPKIN DISPENSER/DISPOSAL
B ELECTRIC HAND DRYER
C THRU-WALL TLT. PAPER AND SEAT COVER DISP.
D SOAP DISPENSER
E TOILET PAPER & SEAT COVER DISPENSER
FURR CLG. TO 8' ABOVE TLT. STALLS
STALL DOES NOT MEET ADA TURNING RADIUS
TILE VENTS (TYP.)
NO BABY CHANGING STATION
REAR WALL GRAB BAR SHOULD BE 36" MIN
REAR WALL GRAB BAR SHOULD BE 36" MIN
ZACATECAS PAVERS
GATE
MEN
NORTH
FLOOR PLAN
1/4"

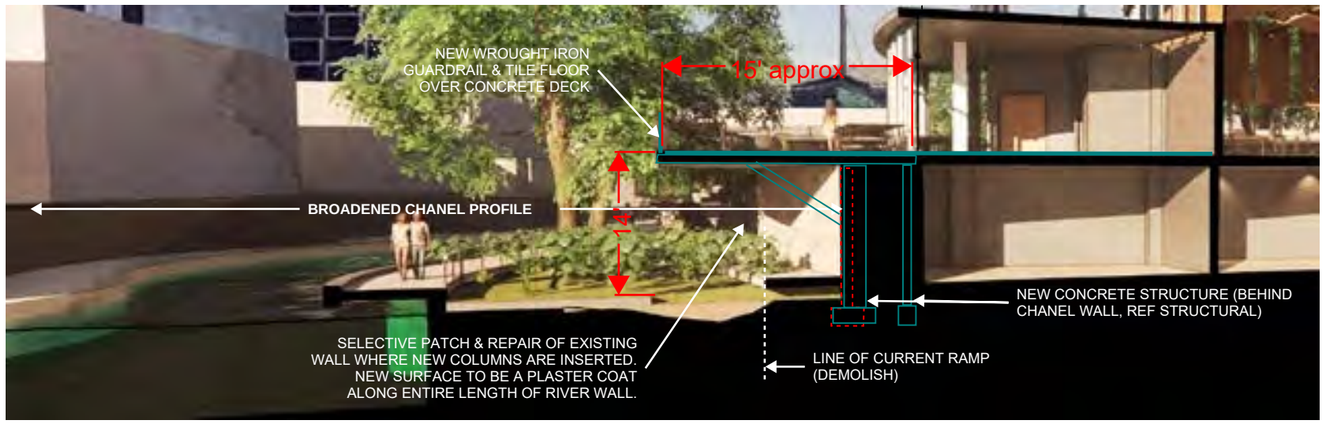

WOMEN'S RR
MEN'S RR
WOMEN
MEN
ZACATECAS PAVERS
NORTH

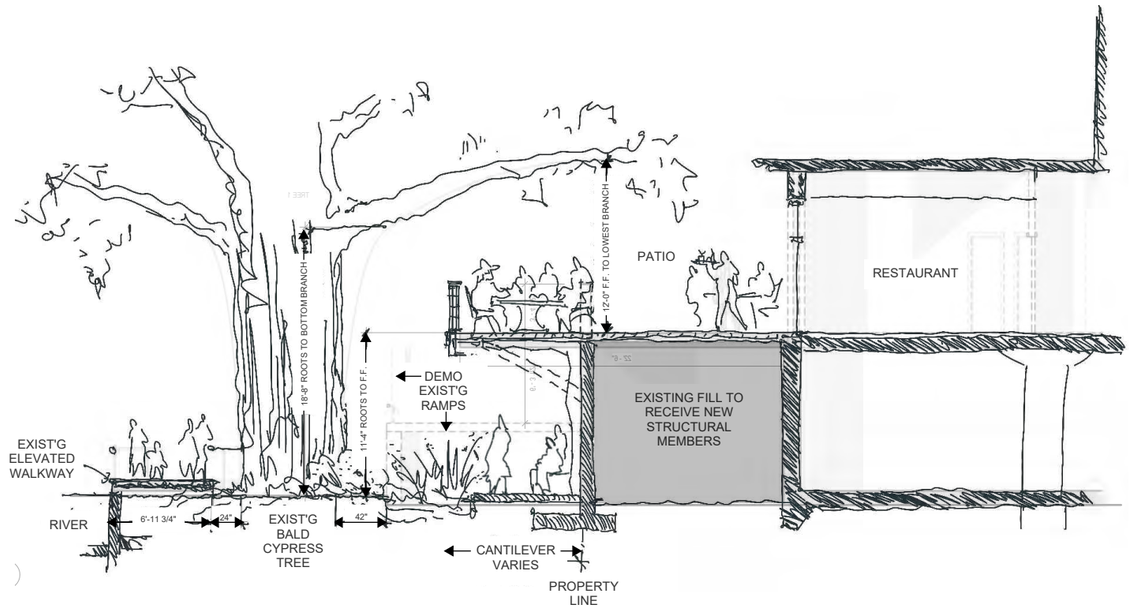

canopy
terrace



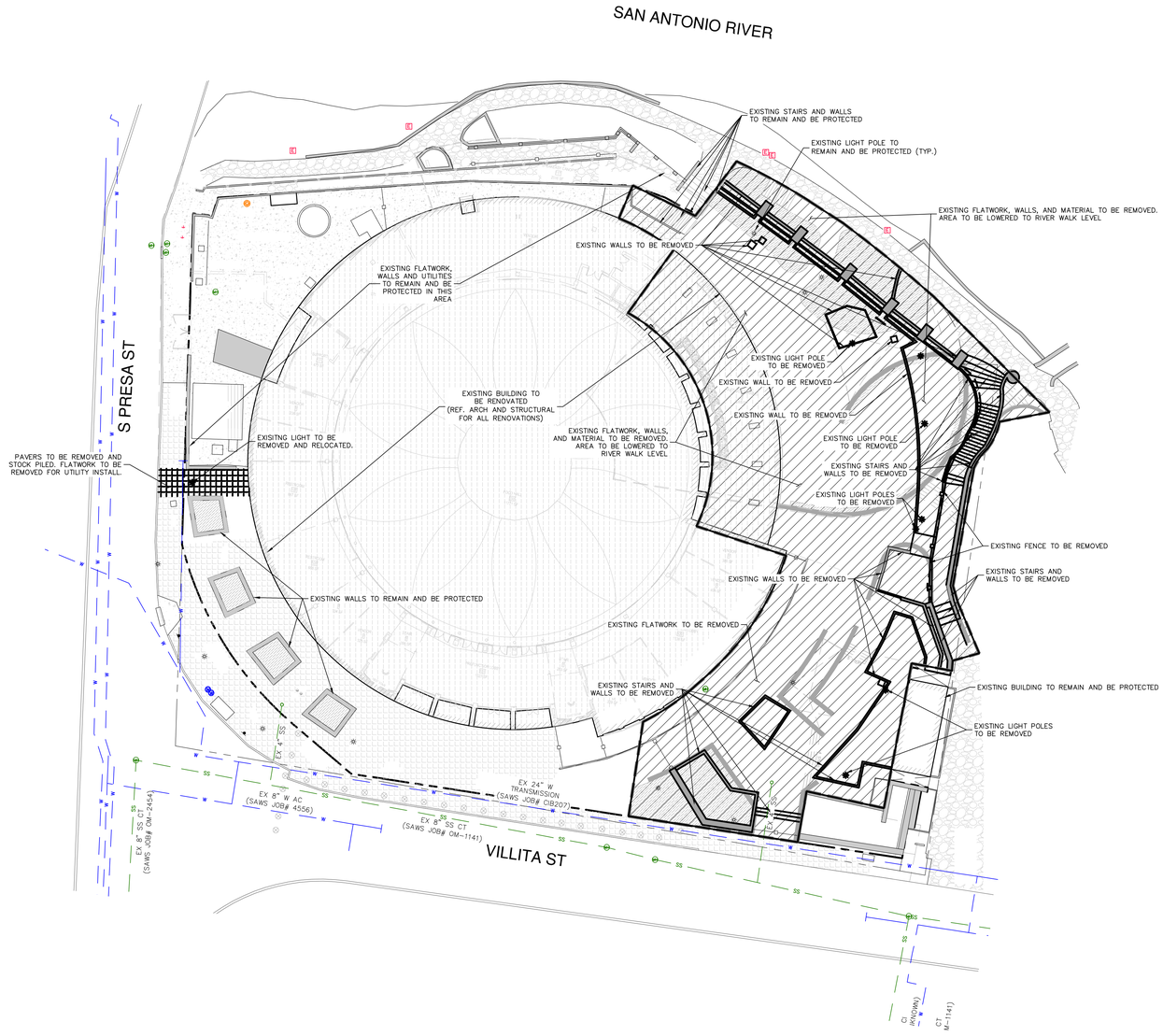
1/4" = 1'-0"

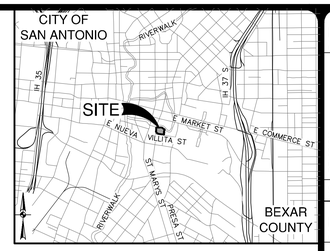
8





MSA fpc dwg.





LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION: LOT 2, BLOCK 8, NCB 14014

ADDRESS: 418 VILLITA ST SAN ANTONIO, TX

SCALE: 1"= 20'

0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- PROJECT LIMITS
- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- SS — EXISTING SANITARY SEWER (FLOW, MANHOLE)
- CURB INLET, JUNCTION BOX, WITH GRATE — EXISTING STORM DRAINAGE
- EXISTING SIDEWALKS, PAVEMENT, STRUCTURES, CURB, ETC., TO BE DEMOLISHED PRIOR TO CONSTRUCTION
- TREES TO REMAIN
- TREES TO BE REMOVED
- EXISTING BUILDING
- CROSS SECTION DETAIL

NOTE

REFERENCE LS ARCH FOR TREE REMOVAL, PROTECTION, MITIGATION, AND PRESERVATION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE. UNLESS SHOWN OTHERWISE, CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

NO.	REVISION	DATE

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PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

LA VILLITA ASSEMBLY HALL - RENOVATION

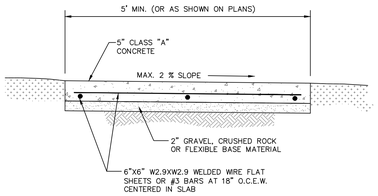
SAN ANTONIO, TEXAS

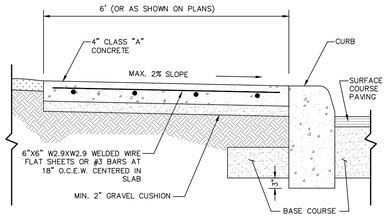
DEMOLITION PLAN

PLAT NO.
JOB NO. 13296-01
DATE JUNE, 2024
DESIGNER FK
CHECKED EK DRAWN FK
SHEET C3.00

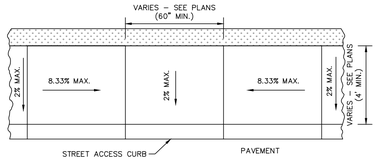
Date: June 13, 2024, 1:28 PM - User ID: RHughen
File: P:\132\96\01\Design\Civil\DM-13296101.dwg

NOTE:
TOOL FORMED CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF EVERY 5' ALONG ENTIRE LENGTH OF SIDEWAK.

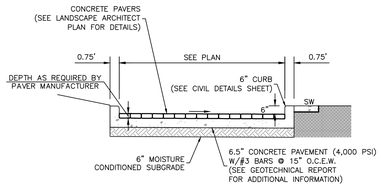




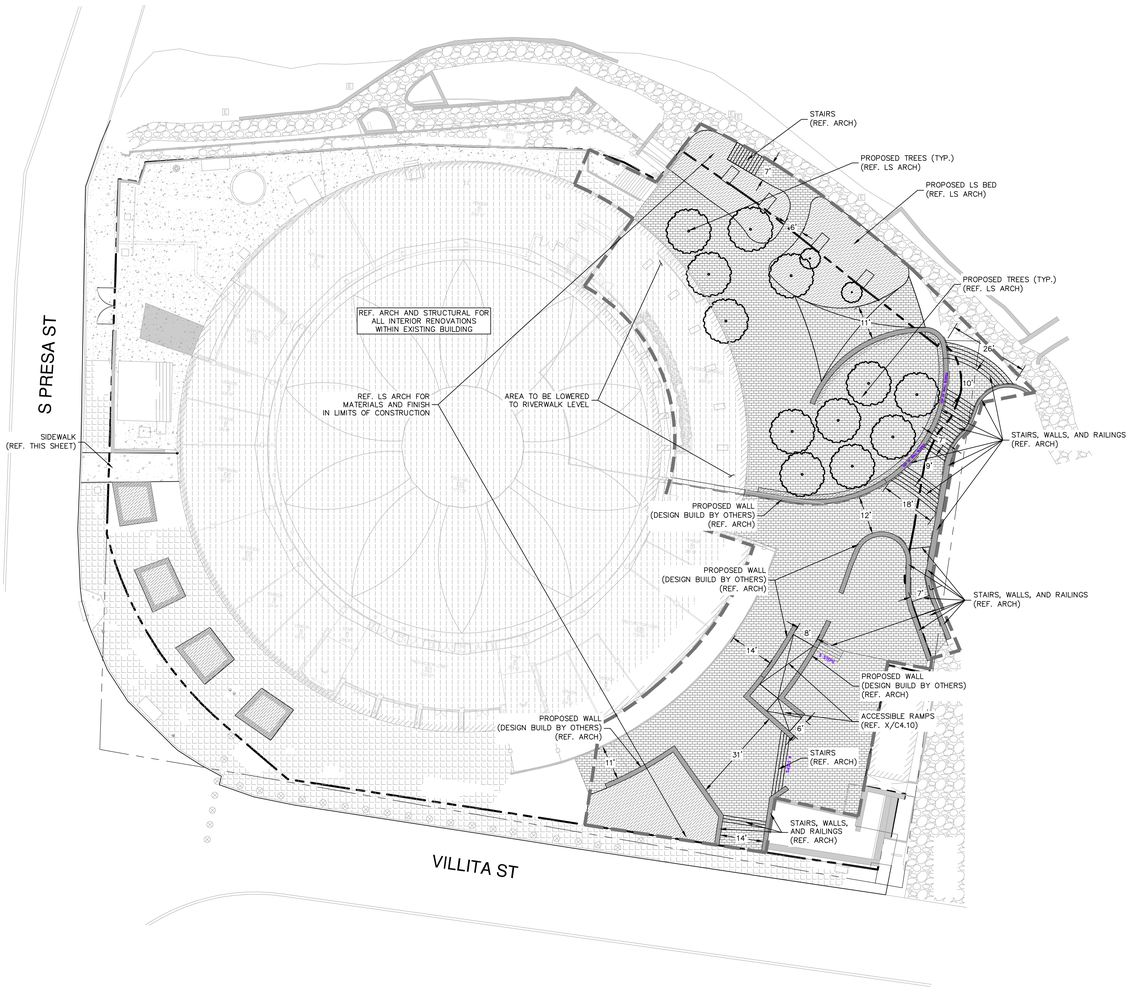
SIDEWALK DETAIL
NOT-TO-SCALE

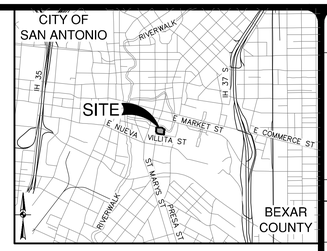


CURB RAMP TYPE "A"
NOT-TO-SCALE



CONCRETE PAVER DETAIL
NOT-TO-SCALE





LOCATION MAP
NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 2, BLOCK 8, NCB 14014

ADDRESS:
418 VILLITA ST
SAN ANTONIO, TX

SCALE: 1" = 20'

0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB
- PROPOSED CURB
- HEADER CURB
- PROPOSED WALL
- EXISTING WALL
- PROPOSED TREES (REF. LS ARCH)
- PAVERS ON 5" CONCRETE (REF. THIS SHEET)
- SIDEWALK (REF. THIS SHEET)

ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE TRAVERSE CONTROL POINTS FOR HORIZONTAL CONTROL POINTS. IF TRAVERSE CONTROL POINTS ARE NOT PROVIDED, THE CONTRACTOR MAY USE PROPERTY CORNER PINS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND 83(96) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY. (THE SURFACE ADJUSTMENT FACTOR FOR BEXAR COUNTY IS 1.00017. OTHER COUNTIES WILL HAVE A DIFFERENT FACTOR; CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEXAR COUNTY.)
7. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL AT THE BOTTOM TOE OF SLOPE, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
9. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. REFER TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
11. THE CONTRACTOR SHALL RELY ON THE INFORMATION PROVIDED ON THE SIGNED AND SEALED CONSTRUCTION DRAWINGS. SUBJECT TO A SIGNED RELEASE AGREEMENT, CAD FILES MAY BE OBTAINED FROM THE ENGINEER FOR THE CONVENIENCE AND USE OF THE CONTRACTOR.

PAVEMENT & STRIPING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
10. ALL CURBS SHALL BE 6" UNLESS OTHERWISE NOTED.
11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' X 18' AND COMPACT PARKING STALLS ARE 8' X 16' UNLESS DIMENSIONED OTHERWISE.

NO.	REVISION	DATE

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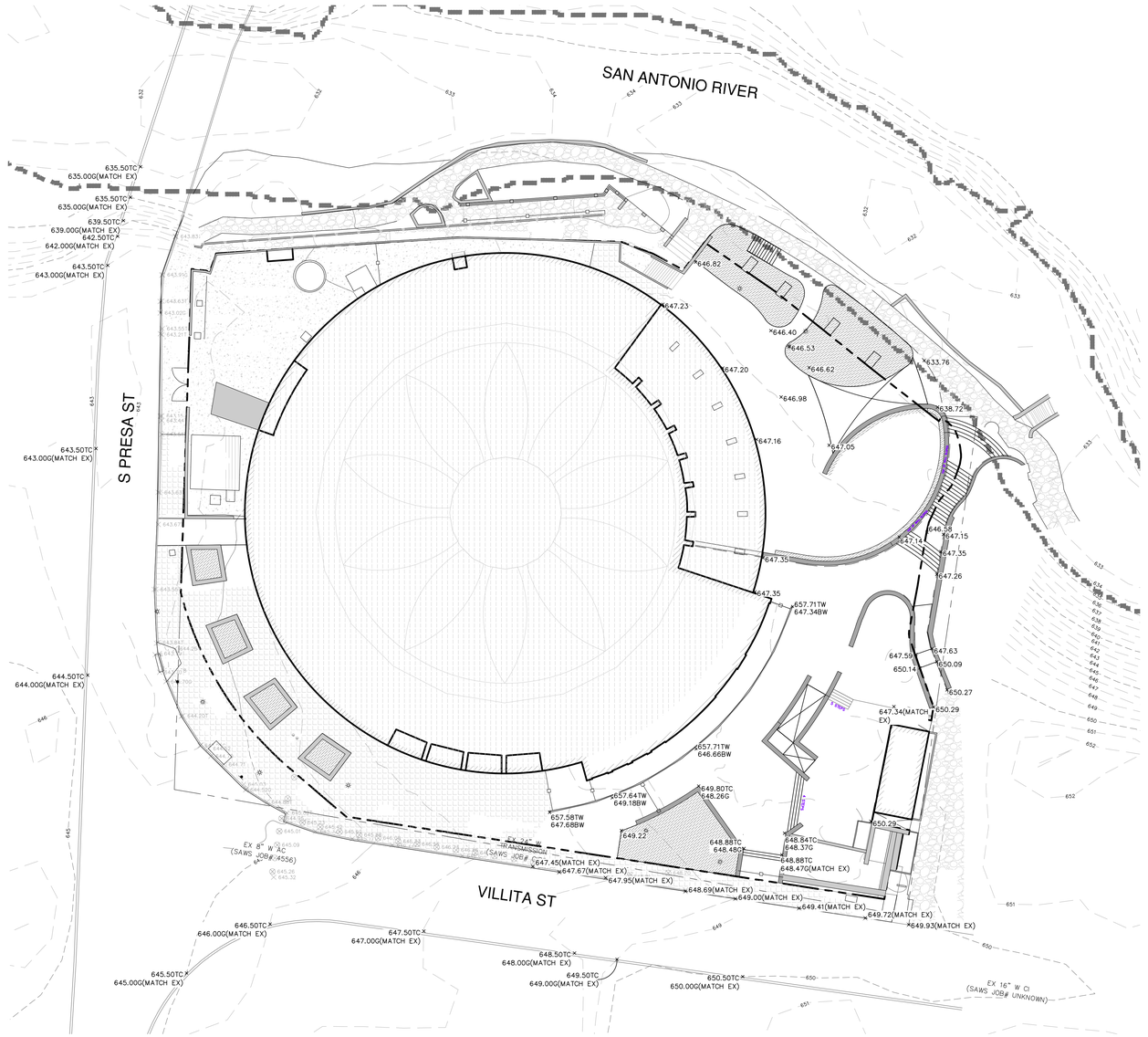
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

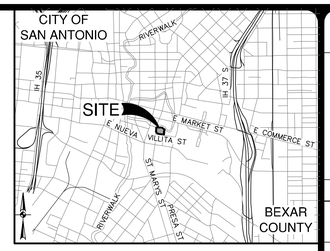
LA VILLITA ASSEMBLY HALL - RENOVATION
SAN ANTONIO, TEXAS

DIMENSIONAL CONTROL & PAVEMENT PLAN

PLAT NO. ____
JOB NO. 13296-01
DATE JUNE, 2024
DESIGNER FK
CHECKED EK DRAWN FK
SHEET C4.00

Date: June 13, 2024, 1:51 PM - User ID: RHughen
File: P:\132\96\01\Design\Civil\DC-1329601.dwg





LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 2, BLOCK 8, NCB 14014

ADDRESS:
418 VILLITA ST
SAN ANTONIO, TX

SCALE: 1" = 20'

0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- 645 EXISTING CONTOURS MAJOR
- 645 EXISTING CONTOURS MINOR
- 645 PROPOSED CONTOURS
- 100YR FLOODPLAIN
- GRATE INLET
- CURB INLET
- JUNCTION BOX
- x645.00 PROPOSED SPOT ELEVATION
- x645.00 EXISTING SPOT ELEVATION
- EXISTING TREES TO REMAIN (SEE TREE PRESERVATION PLAN & COORDINATE WITH LANDSCAPE ARCHITECT)
- FF = XXXX.XX FINISHED FLOOR ELEVATION
- PROPOSED FLOW ARROWS

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE. THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICHWASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/– ONE–TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT–OF–WAY WITHOUT A PERMIT.

NO.	REVISION	DATE

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

LA VILLITA ASSEMBLY HALL - RENOVATION

SAN ANTONIO, TEXAS

GRADING PLAN

PLAT NO. _____
JOB NO. 13296-01
DATE JUNE, 2024
DESIGNER FK
CHECKED EK DRAWN FK
SHEET C5.00

Date: June 13, 2024, 2:37 PM – User ID: RHughen
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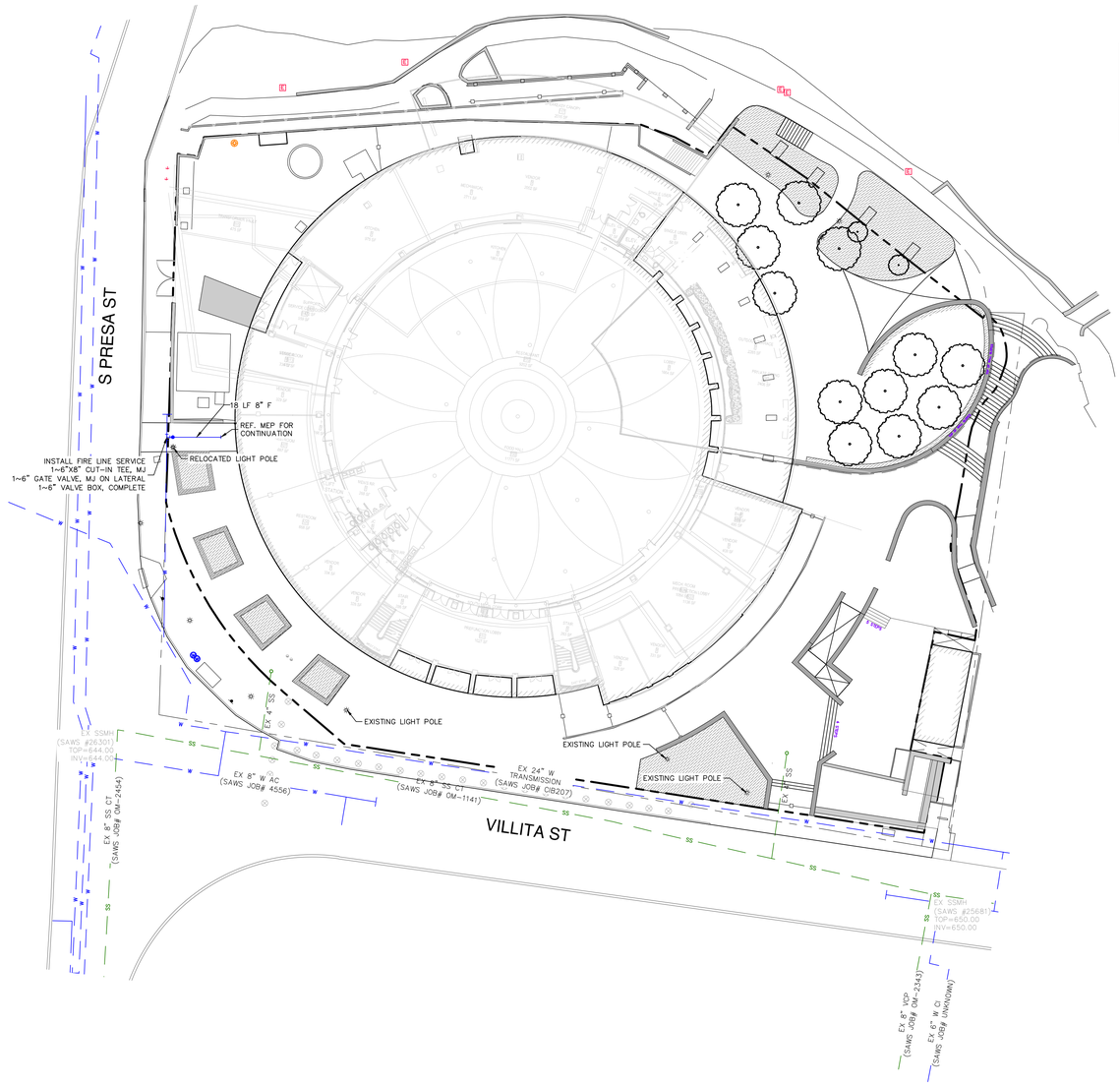
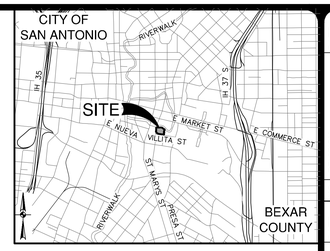


CAUTION!!!

ALL EXISTING UTILITIES TO BE FIELD LOCATED PRIOR TO CONSTRUCTION. TAPS, LATERALS, AND UTILITIES TO BE FIELD VERIFIED FOR WORKING CONDITION.



LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 2, BLOCK 8, NCB 14014

ADDRESS:
418 VILLITA ST
SAN ANTONIO, TX

SCALE: 1"= 20'

0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LOT LINE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- GAS — EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- SS — EXISTING SANITARY SEWER
- FLOW — MANHOLE — PROPOSED SANITARY SEWER
- EXISTING STORM DRAINAGE
- CURB INLET — JUNCTION BOX WITH GRATE — PROPOSED STORM DRAINAGE

SITE UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO INSTALLATION OF ANY NEW LINES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
   - A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATION FOR CONSTRUCTION"
   - B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
   - C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
   - D. CURRENT TxDOT "STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
   - E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV TO BE IN THE SAME TRENCH AS UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AND SIZE OF CONDUITS NEEDED FOR UTILITY SERVICE TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

NO.	REVISION	DATE

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LA VILLITA ASSEMBLY HALL - RENOVATION

SAN ANTONIO, TEXAS

UTILITY PLAN

PLAT NO.
JOB NO. 13296-01
DATE JUNE, 2024
DESIGNER FK
CHECKED EK DRAWN FK
SHEET C6.00

Date: June 13, 2024, 2:29 PM - User ID: RHughen
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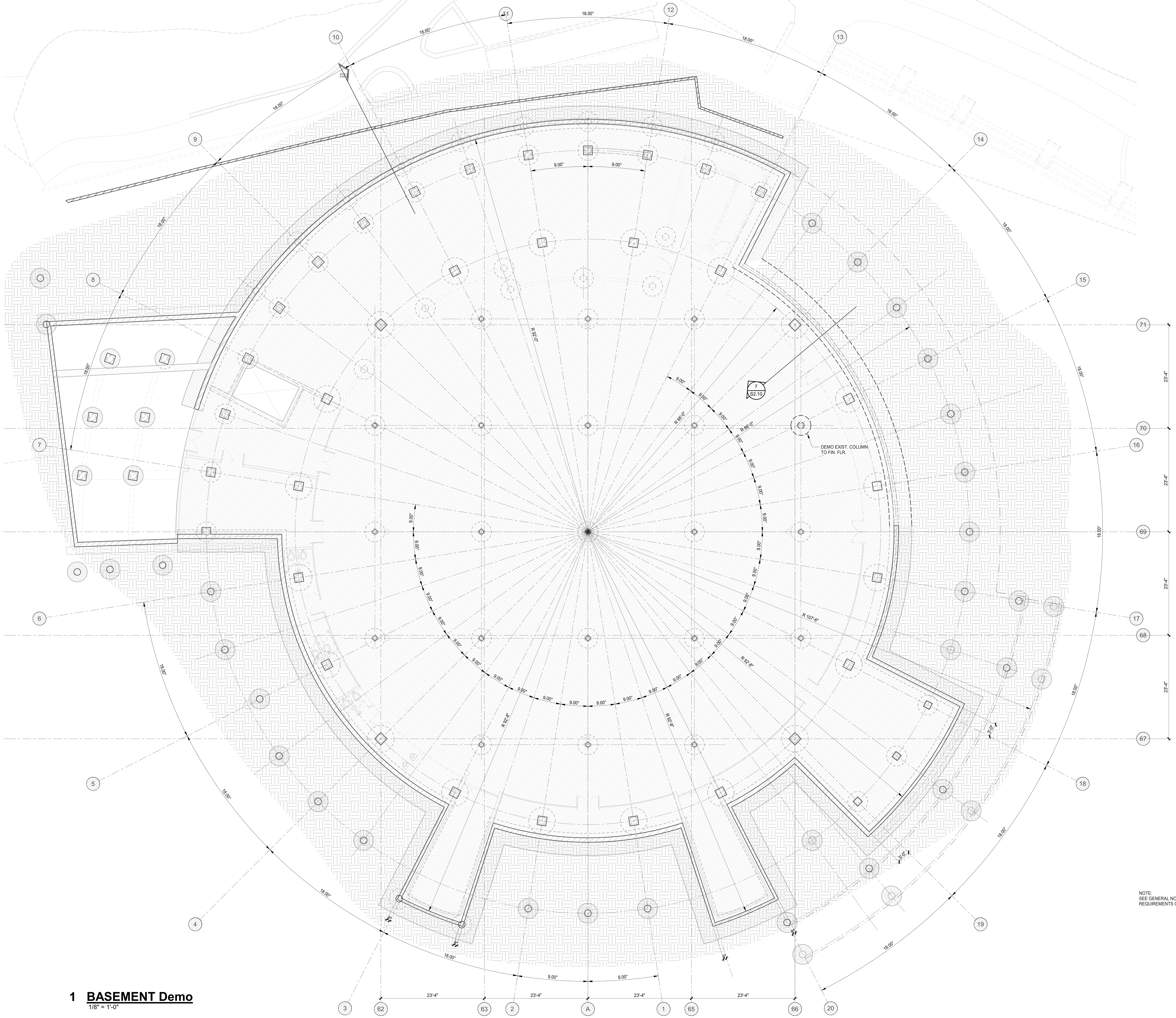

1 **BASEMENT Demo**
1/8" = 1'-0"

NOTE:
SEE GENERAL NOTES FOR VERIFICATION
REQUIREMENTS OF EXISTING STRUCTURES

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MLSA Ventures
La Villita Assembly Hall
LaVillita Proof of Concept
401 Villita, San Antonio, TX 78205

Architect: Principal in Charge

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Revisions

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Author	Approver
Project Number:	Project Issue Date:
Project Number	Issue Date

BASEMENT DEMOLITION FRAMING PLAN

Project Status

SHEET
S2.01

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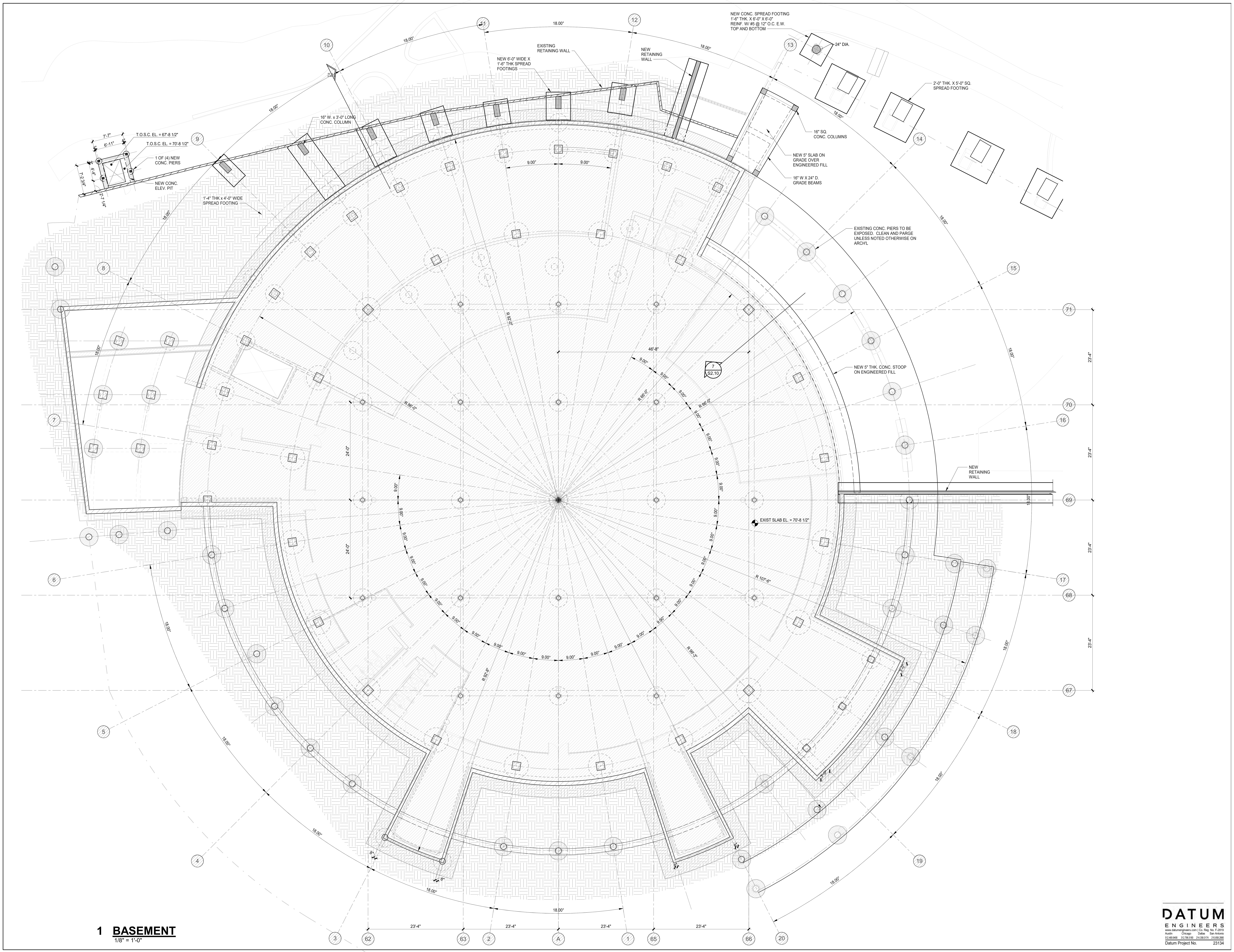

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PROPOSED BASEMENT FRAMING PLAN

Project Status

SHEET

S2.02

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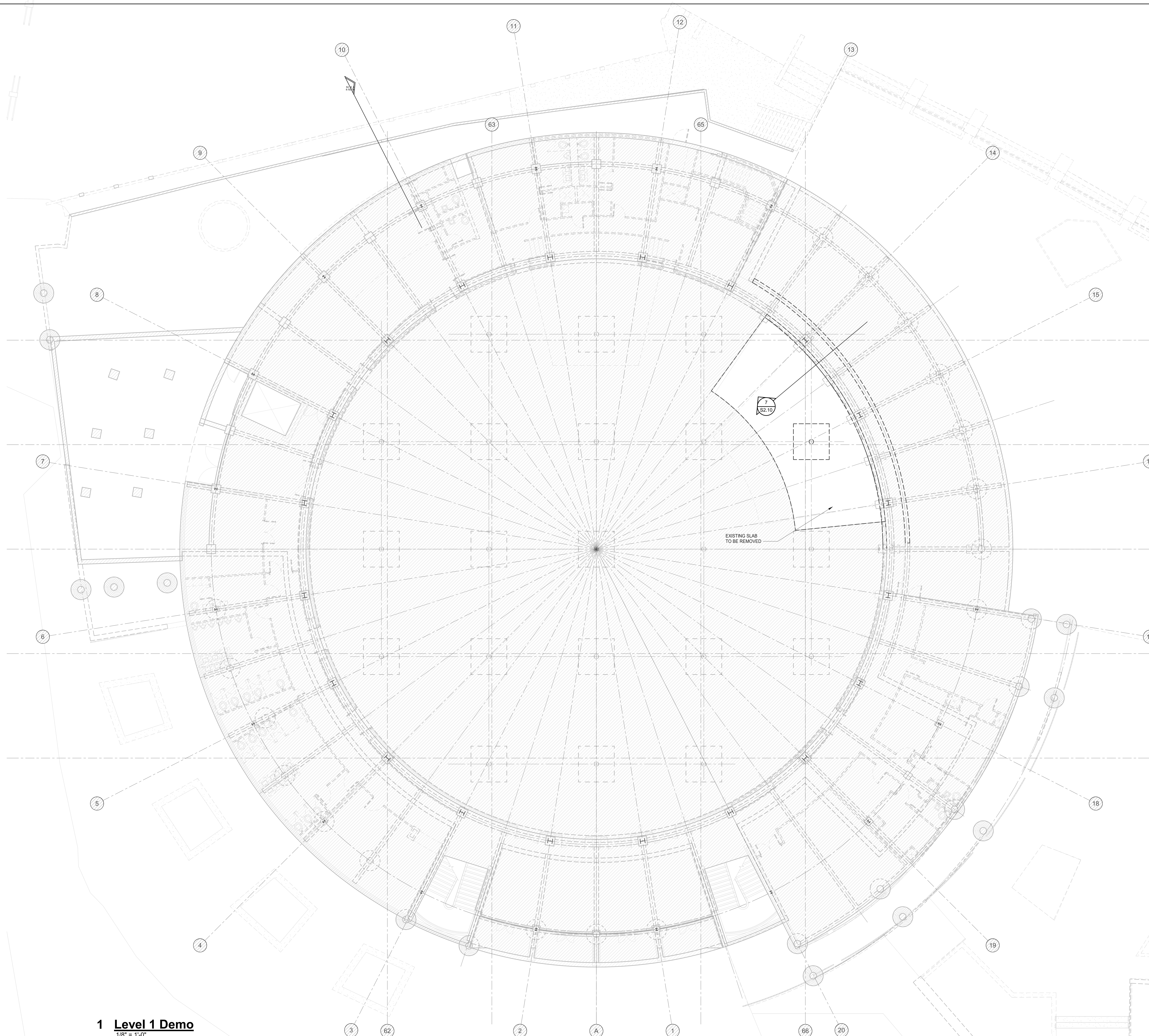

1 Level 1 Demo
1/8" = 1'-0"

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Project Number	Issue Date

LEVEL 1 DEMOLITION PLAN

Project Status

SHEET

S2.03

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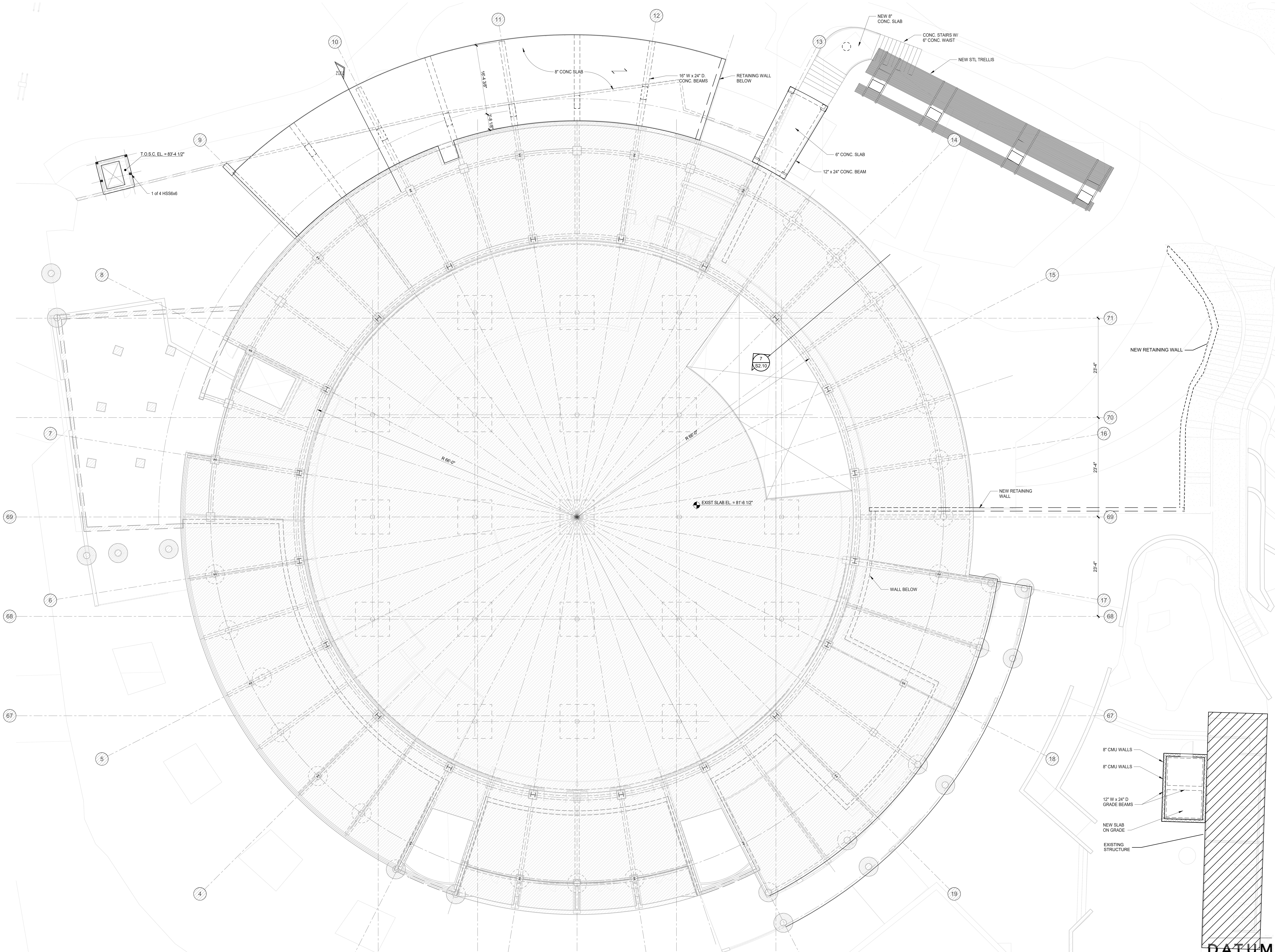

1 Level 1
1/8" = 1'-0"

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PROPOSED LEVEL 1 FRAMING PLAN

Project Status

SHEET
S2.04

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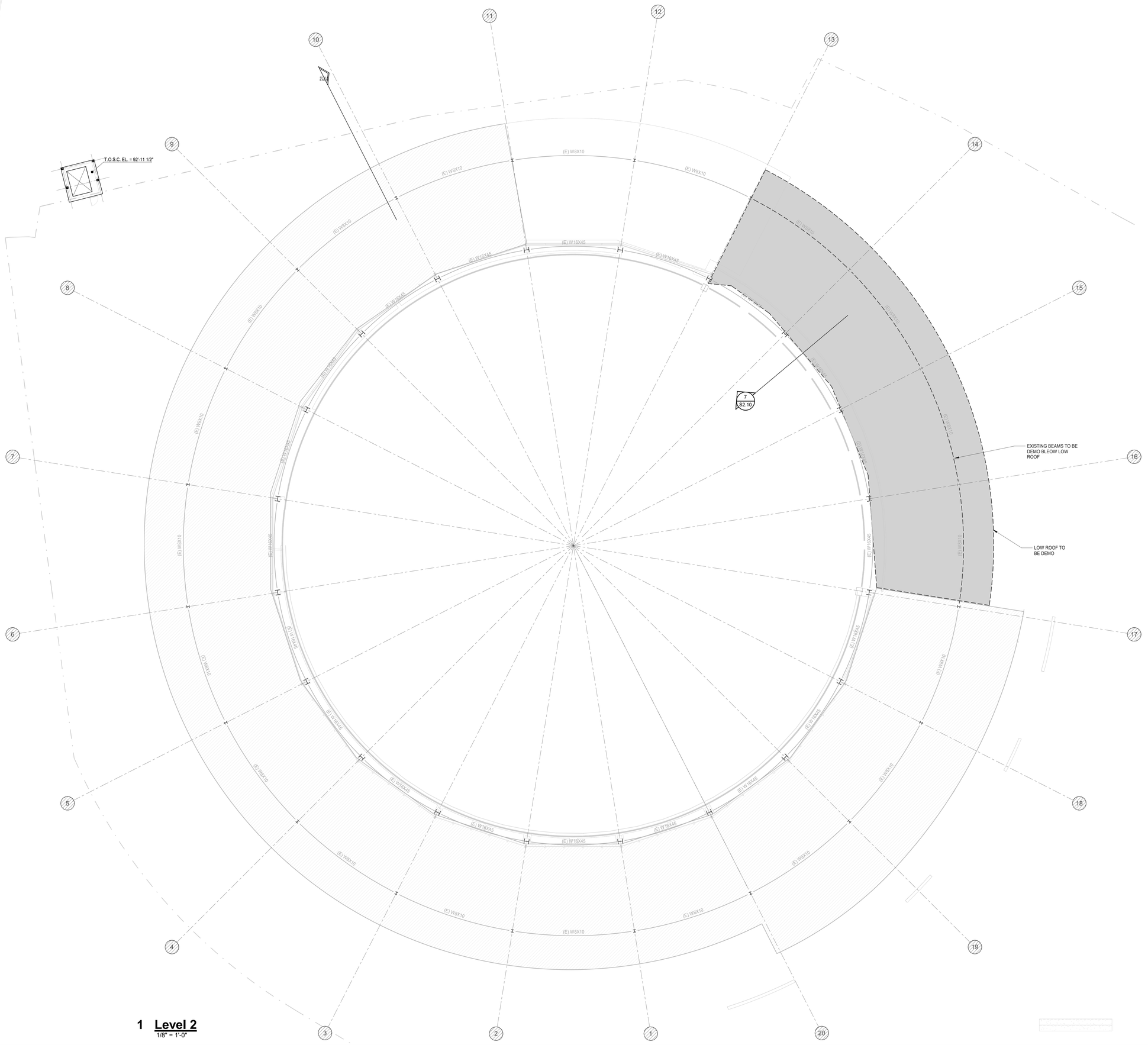

1 Level 2
1/8" = 1'-0"

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MSA

Architect: Principal in Charge

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Project Number	Issue Date

LEVEL 2 FRAMING PLAN

Project Status

SHEET
S2.05

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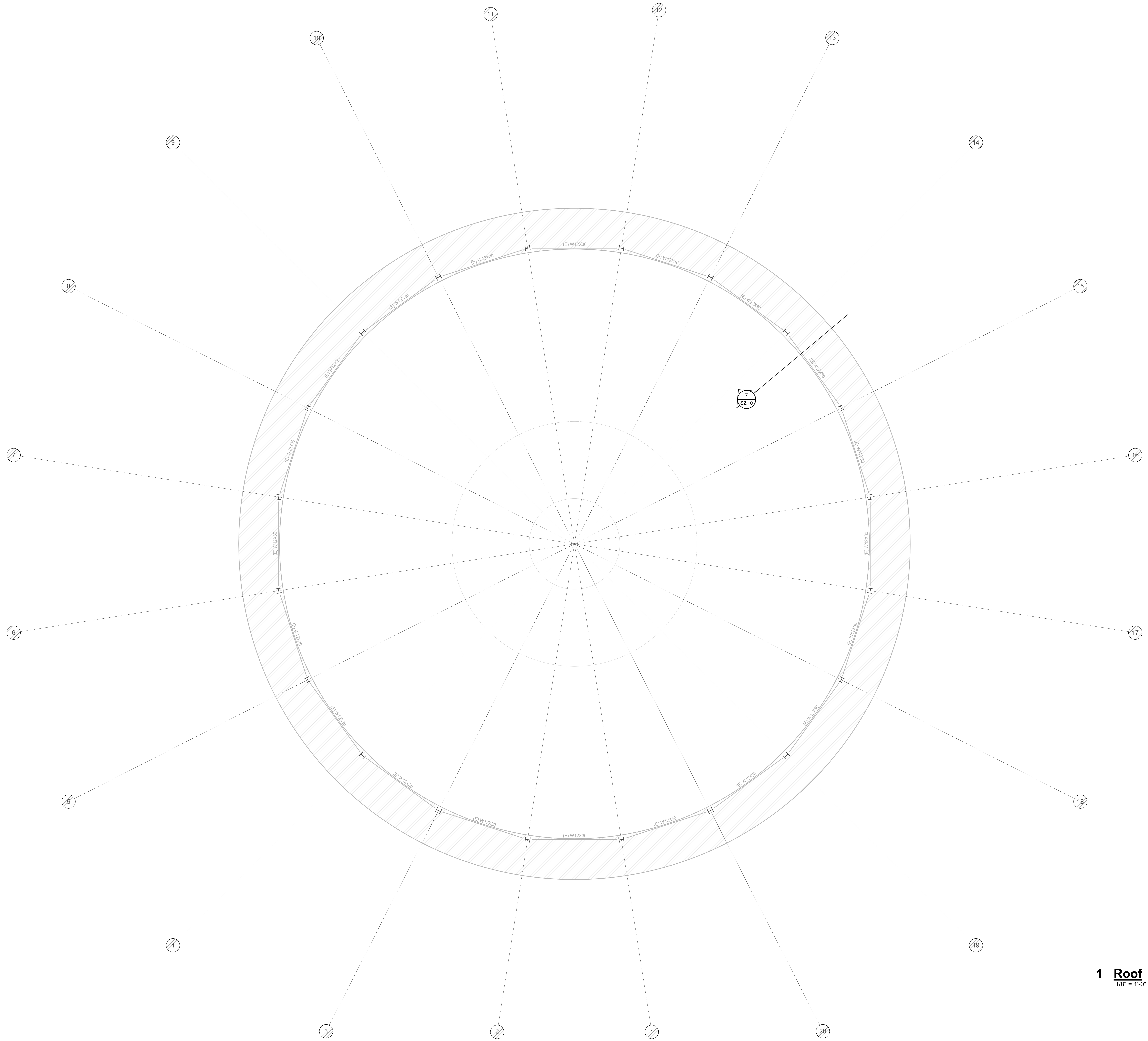

1 **Roof**
1/8" = 1'-0"

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MLSA

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LaVillita Proof of Concept
401 Villita, San Antonio, TX 78205

Architect: Principal in Charge

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ROOF

Project Status

SHEET

S2.06

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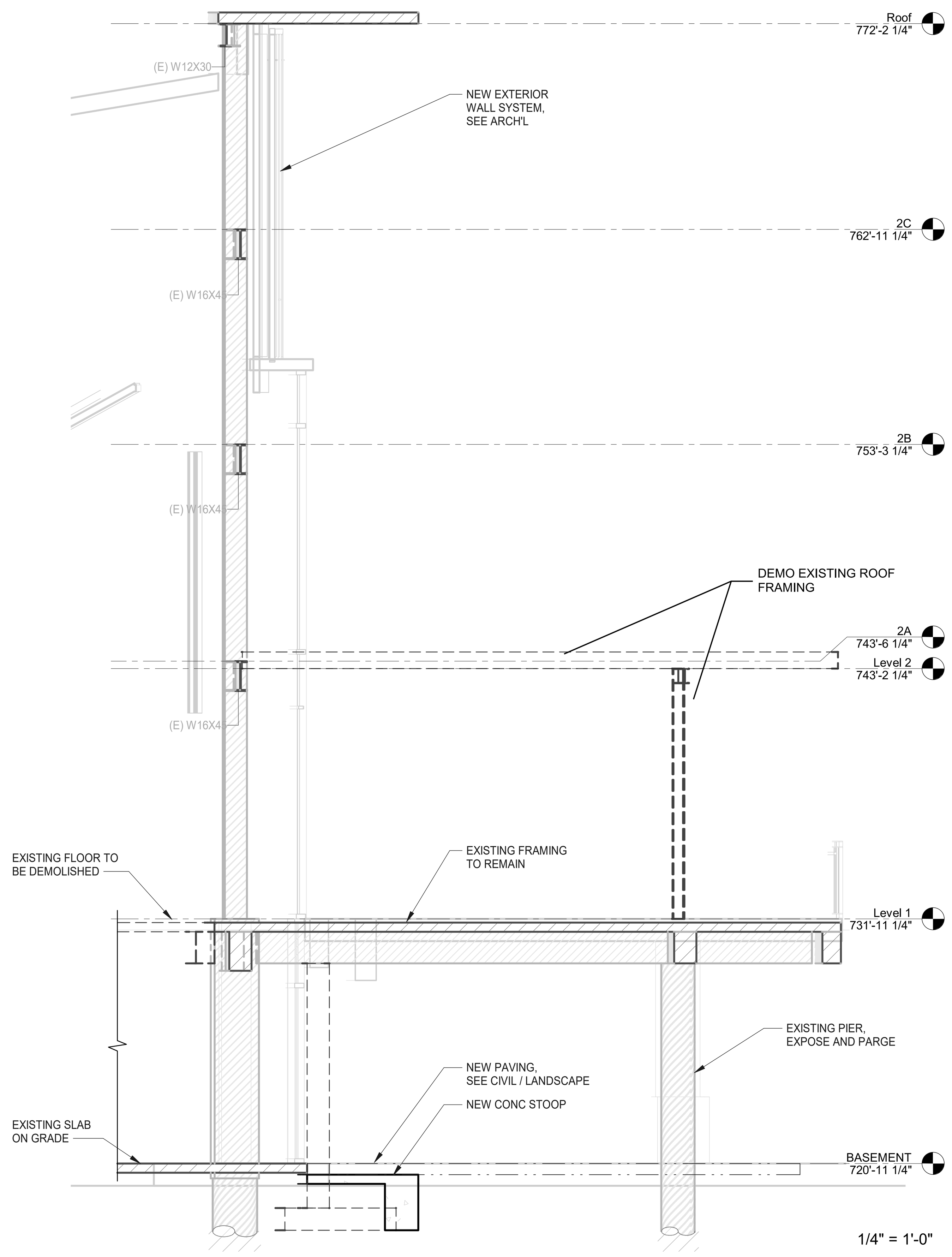
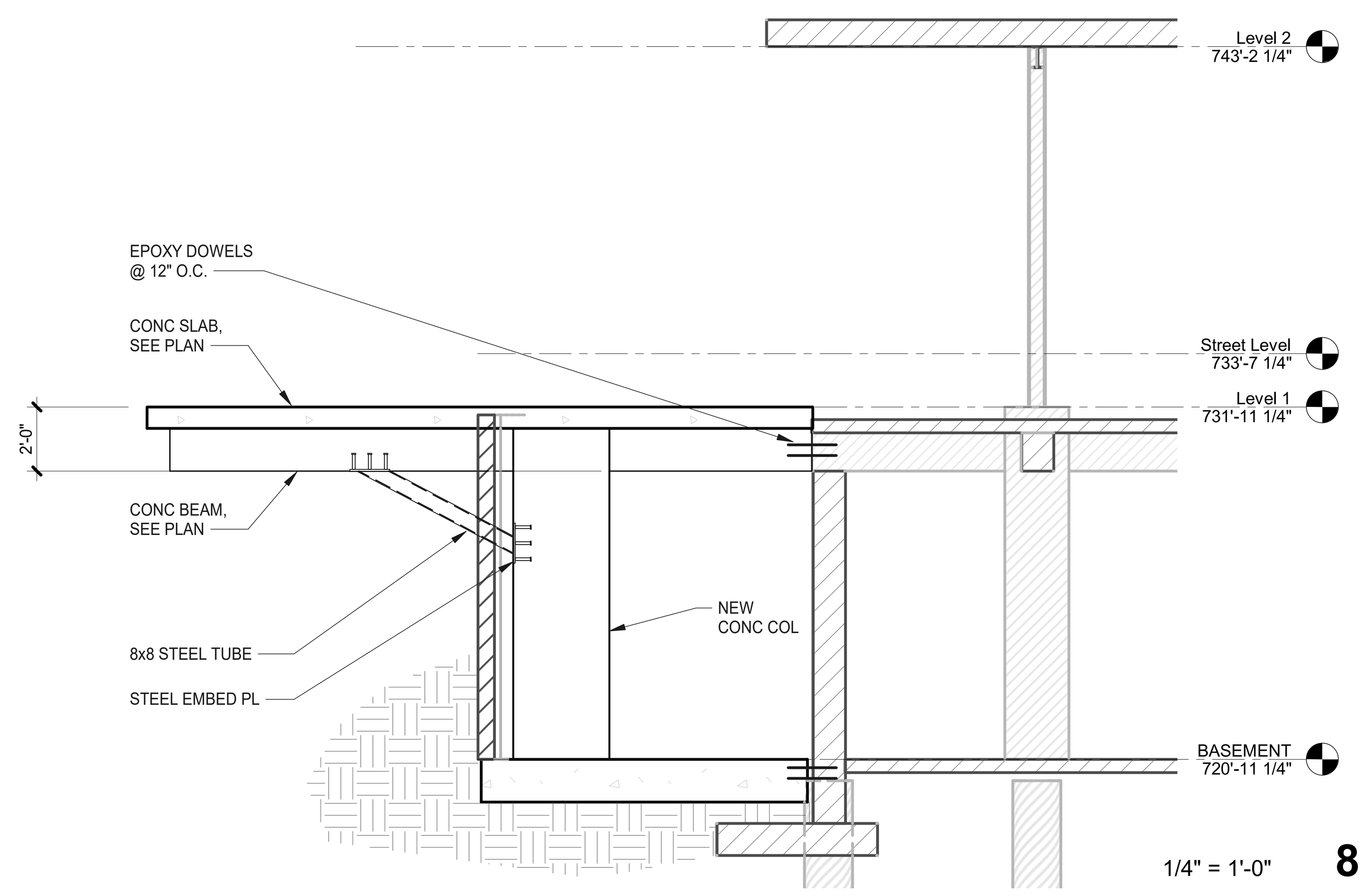


1/4" = 1'-0" **7**



1/4" = 1'-0" **8**

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FULL HT BLDG SECTION

Project Status

SHEET

S2.10

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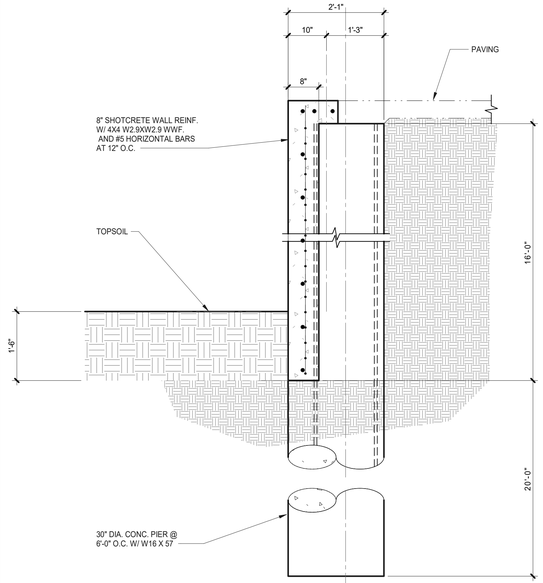
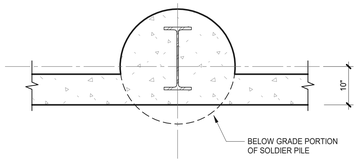
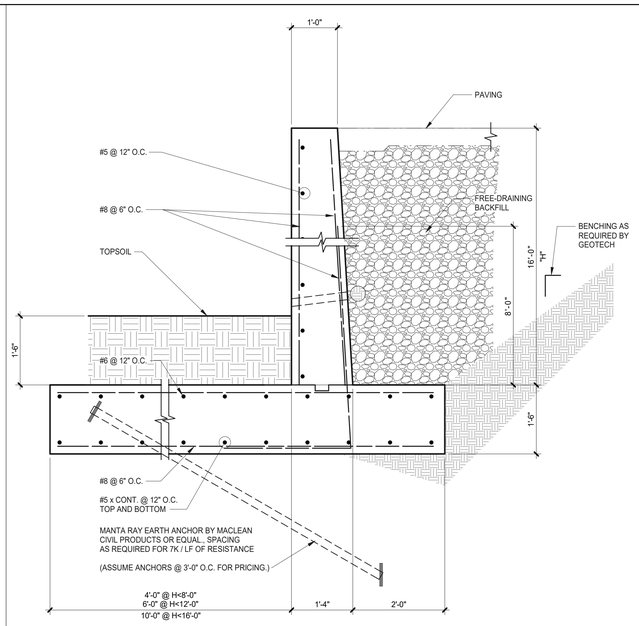


SOLDIER PILE SITE WALL



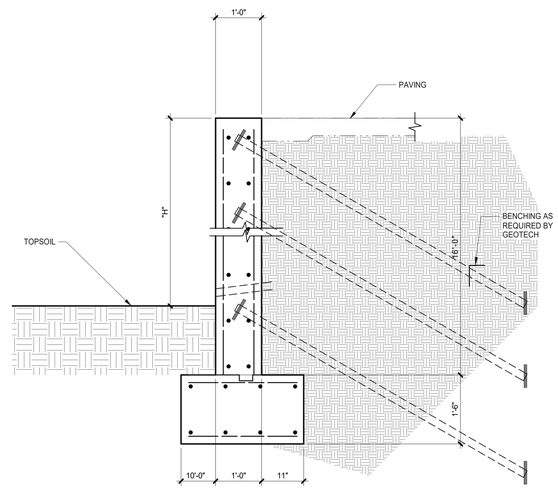
SOLDIER PILE PLAN DETAIL

3/4" = 1'-0" **6**



CAST-IN-PLACE CONCRETE RETAINING WALL

3/4" = 1'-0" **7**



SOIL-NAIL RETAINING WALL

3/4" = 1'-0" **9**

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Project Number:	Project Issue Date:
Project Number	Issue Date

TYPICAL DETAILS

Project Status

SHEET

S3.01

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La Villita Tenants Association
418 La Villita St.
San Antonio, TX 78205

Friday, June 28, 2024

To: **Members of the Historic & Design Review Commission Board**
Ms. Monica Savino
Mrs. Lorraine Roxanne Guzman Castillo
Mr. Gabriel Q. Velasquez
Mr. Hillary Drew Galloway
Mr. Roland Garcia Mazuca
Dr. Homer Guevara Jr.
Ms. Anne-Marie Grube
Mr. James H. Cervantes
Mr. Jeffrey Fetzer FAIA
Mr. Andrew Holland
Mr. Journal Maurice Gibbs

Re: La Villita Assembly Hall Renovations

Dear Members of the Historic & Design Review Commission Board,

We are writing to express our enthusiastic support for the proposed renovations of the La Villita Assembly Hall as proposed by MLSA Ventures. We are a group of deeply invested individuals, business people, and artisans deeply invested in our city's historical preservation and cultural heritage. We believe these renovations represent a thoughtful and respectful approach to maintaining the integrity of this iconic and historical building while ensuring its continued relevance and functionality for future generations.

The La Villita Assembly Hall holds a special place in our community's history, serving as a cornerstone of our cultural identity since 1958. Its architectural significance and historical value are undeniable, and we commend the efforts to preserve its unique character while making necessary updates to enhance its utility and encourage visitors.

The proposed renovations, which include updating some interior spaces and carefully modifying portions of the exterior facades, are crucial steps towards ensuring that the La Villita Assembly Hall is restored to being a vibrant hub of community life. By embracing modern amenities while preserving the building's historic charm, we can create a space that honors its past while meeting the needs of today's community.

We firmly believe that these renovations are in the best interest of the La Villita community and Downtown San Antonio and will contribute positively to our city's cultural landscape. The commitment to maintaining the historical authenticity of the Assembly Hall demonstrates a responsible stewardship of our heritage, ensuring that future generations can continue to appreciate and enjoy this beloved O'Neil Ford landmark.

In conclusion, we urge the Historic & Design Review Commission Board to approve the proposed renovations to the La Villita Assembly Hall. This decision will not only preserve our city's rich history but also pave the way for a sustainable and vibrant future for this treasured building.

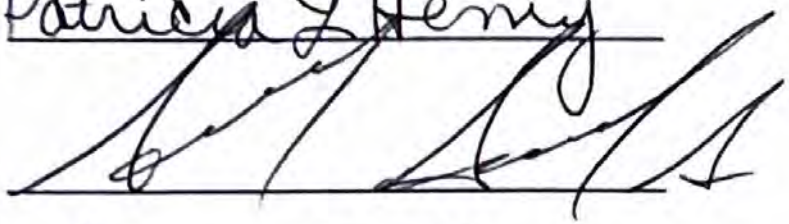
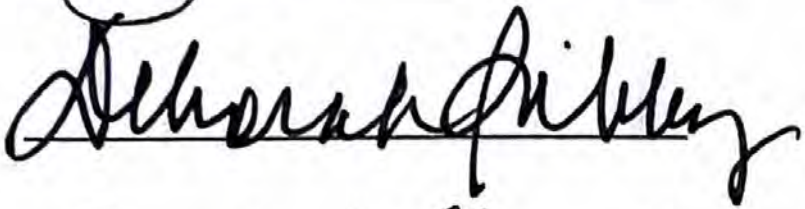
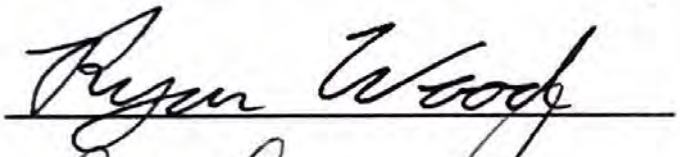
Thank you for your time and consideration.

Sincerely,

La Villita Tenants Association

Patricia Henry, Casa Manos Alegres
Alejandro Sifuentes, Sifuentes Metalsmith
Alex Calvillo Cerna, Yolix Luna Fine Art
Deborah Sibley, Capistrano Soap Co.
Sarah Kellar Sifuentes, Equinox Gallery
Ryan Wood, Maddogs Group
Ana Gamez, Plaza Taxco
Henry Cardenas, Little Studio Gallery

Signees:

1. Patricia Y Henry
2. 
3. 
4. 
5. Sarah Kellar-Siguentes
6. 
7. 
8. 

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418 La Villita St.
San Antonio, TX 78205

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Mr. Hillary Drew Galloway
Mr. Roland Garcia Mazuca
Dr. Homer Guevara Jr.
Ms. Anne-Marie Grube
Mr. James H. Cervantes
Mr. Jeffrey Fetzer FAIA
Mr. Andrew Holland
Mr. Journal Maurice Gibbs

Re: La Villita Assembly Hall Renovations

Dear Members of the Historic & Design Review Commission Board,

We are writing to express our enthusiastic support for the proposed renovations of the La Villita Assembly Hall as proposed by MLSA Ventures. We are a group of deeply invested individuals, business people, and artisans deeply invested in our city's historical preservation and cultural heritage. We believe these renovations represent a thoughtful and respectful approach to maintaining the integrity of this iconic and historical building while ensuring its continued relevance and functionality for future generations.

The La Villita Assembly Hall holds a special place in our community's history, serving as a cornerstone of our cultural identity since 1958. Its architectural significance and historical value are undeniable, and we commend the efforts to preserve its unique character while making necessary updates to enhance its utility and encourage visitors.

The proposed renovations, which include updating some interior spaces and carefully modifying portions of the exterior facades, are crucial steps towards ensuring that the La Villita Assembly Hall is restored to being a vibrant hub of community life. By embracing modern amenities while preserving the building's historic charm, we can create a space that honors its past while meeting the needs of today's community.

We firmly believe that these renovations are in the best interest of the La Villita community and Downtown San Antonio and will contribute positively to our city's cultural landscape. The commitment to maintaining the historical authenticity of the Assembly Hall demonstrates a responsible stewardship of our heritage, ensuring that future generations can continue to appreciate and enjoy this beloved O'Neil Ford landmark.

In conclusion, we urge the Historic & Design Review Commission Board to approve the proposed renovations to the La Villita Assembly Hall. This decision will not only preserve our city's rich history but also pave the way for a sustainable and vibrant future for this treasured building.

Thank you for your time and consideration.

Sincerely,
Bobby and Claudia Brown, Villa Tesoros