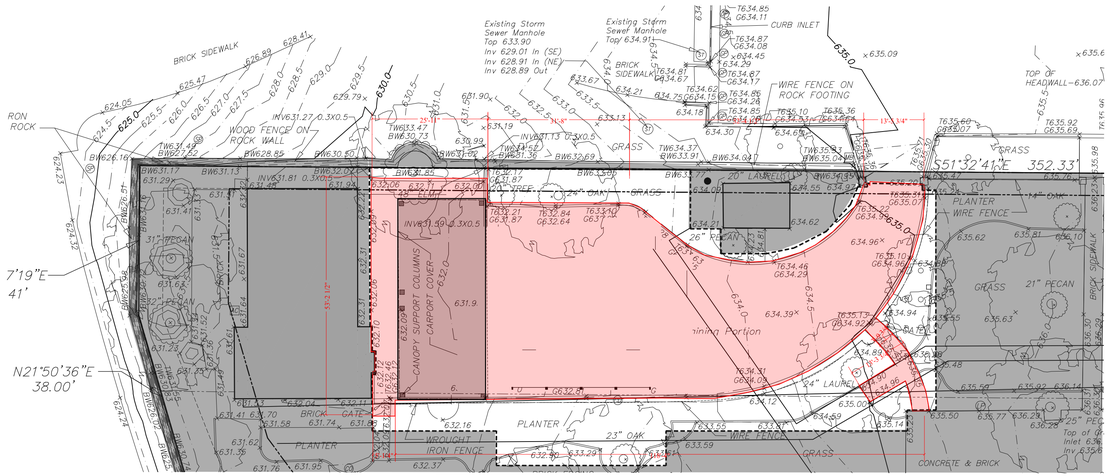


2 EXISTING SITE PLAN

1/16"=1'-0"

SQUARE FOOTAGE – EXISTING

MAIN LEVEL	
COVERED (CARPORT – TO BE ELIMINATED AND SALVAGED)	895 sq. ft.
EXISTING MAIN HOUSE	6,057 sq. ft.
EXISTING CARRIAGE HOUSE	1,303 sq. ft.
EXISTING TOOL SHED	150 sq. ft.
TOTAL PROPERTY AREA	1.159 ACRES
AREA OF LIMITS OF CONSTRUCTION	0.16 ACRES (7022 sq. ft.)
EXISTING IMPERVIOUS COVER TO BE REMOVED (WITHIN ZONE OF CONSTRUCTION)	4,762 sq. ft.

1

SQUARE FOOTAGE – PROPOSED

MAIN LEVEL OF PROPOSED VISITORS' CENTER	
CONDITIONED	1,613 sq. ft.
COVERED	280 sq. ft.
GROSS AREA	1,893 sq. ft.
PROPOSED PAVED/HARD SURFACED WALKS, ETC.	2700 sq. ft.
PROPOSED IMPERVIOUS COVER (WITHIN ZONE OF CONSTRUCTION)	4,593 sq. ft.

PROPERTY USE

The property is currently owned by the National Trust and zoned with a special use authorization to allow the historic mansion to function as a public museum. The new Visitors' Center will support that mission, allowing adequate space that is currently lacking for ticketing, offices, restroom facilities, and museum display space.

I, National Trust for Historic Preservation, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

Additional information required under Table B101-1 may be found through various Development Service Department records including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

Zoning
From: R-6 S Residential Single-Family District with a Specific Use for a Museum
To: R-6 s IDZ Residential Single-Family Infill Development Zone District with a Specific Use for a Museum

1

LEGEND

EXISTING IMPERVIOUS COVER

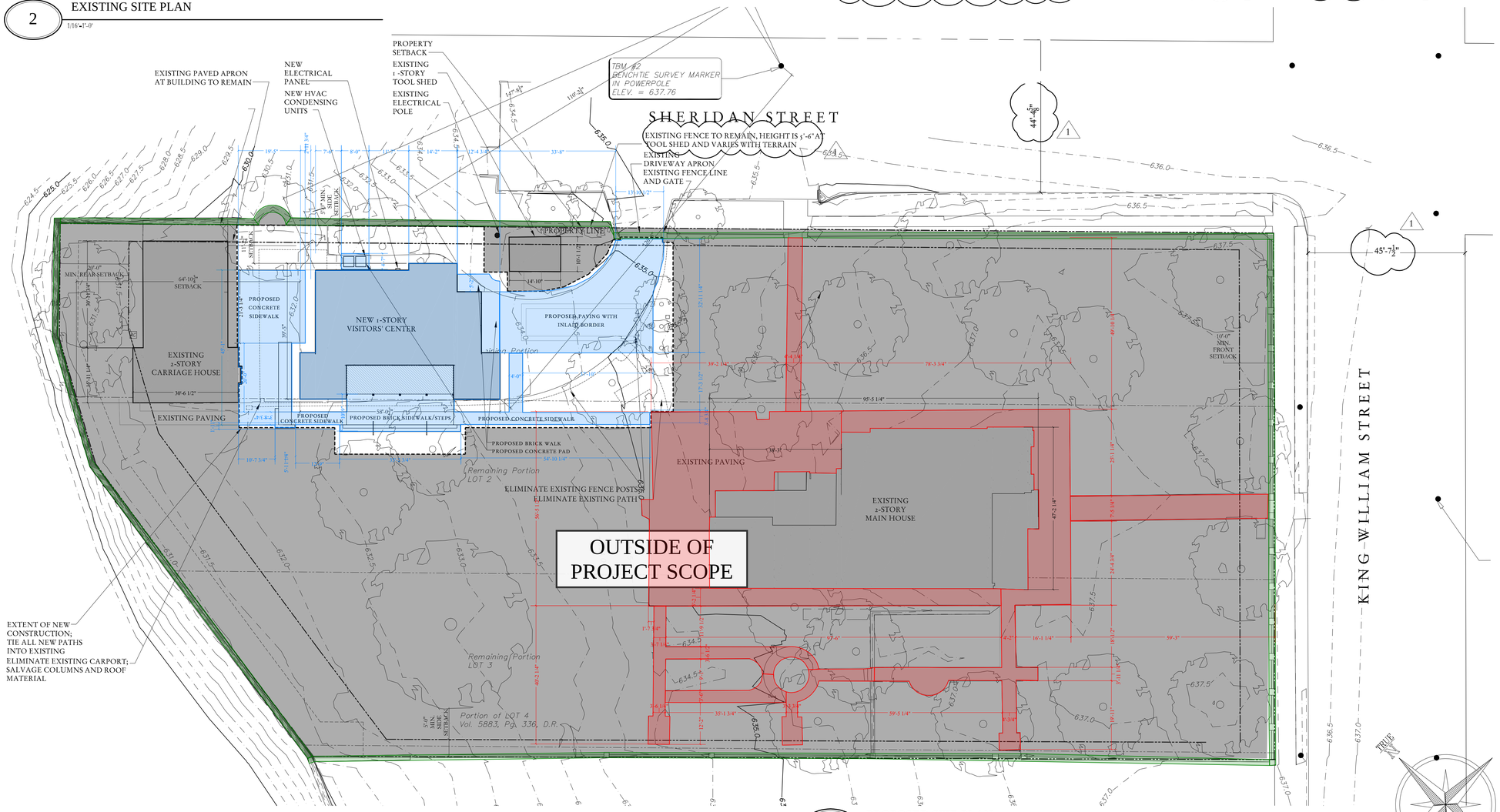
PROPOSED IMPERVIOUS COVER

FENCE LOCATION

1

SITE NOTES

1. SITE INFORMATION OBTAINED FROM SURVEY MADE BY PAPE-DAWSON ENGINEERS, SURVEY NO 9384-08 ON 12/1/08.
2. CONTRACTOR SHALL OBTAIN SURVEY, VERIFY INFORMATION ABOUT PROPERTY AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH WILL AFFECT CONSTRUCTION.
3. CONTRACTOR SHALL EMPLOY SURVEYOR TO LOCATE AND MARK ALL PROPERTY LINES PRIOR TO COMMENCEMENT OF ALL WORK.
4. SURVEYOR SHALL CERTIFY THAT ALL LIMITS OF PROPOSED WORK ARE WITHIN THE LIMITS OF PROPERTY AND SETBACKS.
5. GENERAL CONTRACTOR TO SLOPE GRADE AWAY FROM STRUCTURES AS REQUIRED. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS AND PROPER SITE DRAINAGE.
6. IRRIGATION SYSTEM TO BE COORDINATED WITH OWNER.
7. NEW CURBS, LOW WALLS AND WALKWAYS TO BE COORDINATED WITH CIVIL ENGINEER, ARCHITECT AND OWNER.
8. ORNAMENTAL GATES, RAILS, AND IRONWORK TO BE DETAILED BY ARCHITECT.
9. CONTRACTOR TO VERIFY BUILDING FOOTPRINT AND ROOF OVERHANGS WITH ALL SETBACKS AND EASEMENTS.
10. ALL RETAINING WALLS TO BE DETAILED BY STRUCTURAL ENGINEER AND COORDINATED WITH LANDSCAPE ARCHITECT AND ARCHITECT.
11. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.
12. ALL EXISTING TREES SHOWN TO BE REMOVED TO BE COORDINATED WITH ARCHITECT AND OWNER.
13. CONTRACTOR TO VERIFY UTILITY SERVICE AND EASEMENTS.
14. CONTRACTOR TO VERIFY NO INCREASE TO IMPERVIOUS COVER OF PROPERTY AS INDICATED IN CIVIL DRAWINGS
15. CONTRACTOR TO COORDINATE DEMOLITION AND SALVAGE OF EXISTING CARPORT AND FENCEPOSTS FOR REUSE WITH OWNER AND ARCHITECT
16. CONTRACTOR TO DEMOLISH ALL EXISTING ASPHALT AT DRIVEWAY AREA AND COORDINATE REMOVAL OF EXISTING CURBS AS REQUIRED



1 PROPOSED SITE PLAN

1/16"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/08/24	ZONING REVISION

90%
CONSTRUCTION DOCUMENTS

SITE PLAN

SEPTEMBER 22, 2023

Z-2023-10700368 S

VILLA FINALE
VISITOR'S CENTER
SAN ANTONIO, TEXAS

~ AS1.1 ~

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