

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-416
ADDRESS: 1315 SAN PEDRO AVE
LEGAL DESCRIPTION: NCB 996 BLK LOT ALL OF BLK ("SAN PEDRO PARK")
ZONING: RM-4,HS,NCD-2
CITY COUNCIL DIST.: 1
LANDMARK: San Pedro Springs Park
APPLICANT: Eduardo Garcia/Duende Design
OWNER: Rocky Duque De Estrada/City of San Antonio
TYPE OF WORK: Construction of linear bench, exterior modifications, drainage modifications
REQUEST:

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

1. Construct a linear bench at the southeast edge of the San Pedro Springs Pool.
2. Excavate to the base of the Playhouse building foundation and apply elastomeric waterproofing sealant at the north and south facades of the Playhouse building.
3. Install new downspout sleeves on the north and south facades of the Playhouse building.
4. Demolish and replace existing concrete stairs and walkways on the north and south facades of the Playhouse building.
5. Replace a steel staircase stair with concrete on the south façade of the Playhouse building.

APPLICABLE CITATIONS:

Secretary of the Interior's Standards: Guidelines for Rehabilitating Cultural Landscapes

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation

measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Introduction: Alterations/Additions for the New Use.

When alterations to a cultural landscape are needed to assure its continued use, it is most important that such alterations do not radically change, obscure, or destroy character-defining spatial organization and land patterns or features and materials. Alterations may include enclosing a septic system, increasing lighting footcandles, extending acceleration and deceleration lanes on parkways, or, adding new planting to screen a contemporary use or facility. Such work may also include the selective removal of features that detract from the overall historic character.

The installation of additions to a cultural landscape may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining, spatial organization and land patterns or features. If, after a thorough evaluation of alternative solutions, a new addition is still judged to be the only viable alternative, it should be planned, designed, and installed to be clearly differentiated from the character-defining features, so that these features are not radically changed, obscured, damaged, or destroyed. For example, constructing a parking lot in a secondary meadow that is enclosed by existing vegetation or installing contemporary trail signage that is compatible with the historic character of a landscape.

Additions and alterations to cultural landscapes are referenced within specific sections of the Rehabilitation guidelines such as Topography, Vegetation and Water Features.

Water Features.

Identify, Retain, and Preserve Historic Features and Materials.

RECOMMENDED - Identifying, retaining and preserving existing water features and water sources such as retention ponds, pools, and fountains prior to beginning project work. Documenting the shape, edge and bottom condition/material; water level, sound and reflective qualities; and associated plant and animal life, and water quality.

Evaluating the condition, and, where applicable, the evolution of water features over time. For example, assessing water quality and/or utilizing archeological techniques to determine the changing path of a watercourse.

NOT RECOMMENDED - Executing project work that impacts water features, and associated hydrology, without undertaking an existing conditions survey. For example, filling in a pond that was historically used for farm or recreation purposes.

Executing project work without understanding its impact on water features. For example, placing a section of stream in a culvert or concrete channel.

Protect and Maintain Historic Features and Materials.

RECOMMENDED – Protecting and maintaining water features by use of non-destructive methods in daily, seasonal and cyclical tasks. For example, cleaning leaf litter or mineral deposits from drainage inlets or outlets.

Maintaining a water feature's mechanical, plumbing and electrical systems to insure appropriate depth of water or direction of flow. For example, maintaining the timing and sequencing mechanisms for irrigation systems.

NOT RECOMMENDED – Failing to undertake preventive maintenance of water features and materials.

Utilizing maintenance methods which destroy or degrade water features, for example, the use of harsh chemical additives

for maintaining water quality.

Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a pool's aeration system thus leading to algae growth.

Design for Replacement of Missing Historic Features.

RECOMMENDED – Failing to undertake preventive maintenance of water features and materials.

Utilizing maintenance methods which destroy or degrade water features, for example, the use of harsh chemical additives for maintaining water quality.

Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a pool's aeration system thus leading to algae growth

NOT RECOMMENDED – Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new design that is incompatible with the historic character of the landscape. For example, replacing a natural pond with a manufactured pool.

Alterations/Additions for the New Use.

RECOMMENDED - Designing and installing a compatible new water feature when required by the new use to assure the preservation of historic character of the landscape. For example, siting a new retention basin in a secondary, or non-significant space in the cultural landscape.

NOT RECOMMENDED – Placing a new water feature where it may cause damage, or is incompatible with the historic character, such as adding a water slide.

Locating any new water feature in such a way that it detracts from or alters the historic character of the landscape. For example, installing a “period” fountain where one never existed.

Introducing a new water feature which is in an appropriate location, but is visually incompatible in terms of its shape, edge, and bottom condition/material; or water level, movement, sound, and reflective quality. For example, introducing a wading pool in a non-significant space, but utilizing non traditional materials and colors.

UDC Section 35-676. Alteration, Restoration and Rehabilitation.

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of

features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

FINDINGS:

- a. San Pedro Springs Park, established in 1852, is the second oldest park in the United States and the oldest in the State of Texas. The park is the site of Yanaguana, the Payaya Indian village that later became the original site of the city of San Antonio. The park was designated as a Texas Historic Landmark in 1965, and later added to the National Register of Historic Places in 1979. The park was designated as a State Antiquities Landmark in 1981.
- b. LINEAR BENCH – The applicant has proposed to construct a new linear bench on the southeast portion of the San Pedro Springs Pool. The applicant has stated that the bench will provide seating for park attendees, but also function as a permanent barrier to erosion and run-off soil issues caused in the area when it rains. The application narrative indicates that the bench is based on a historic spring retaining wall observed in historic photos of the park. The design features an organic, undulating form in plan that follows the curvature of the edge of the pool. The bench will encapsulate existing light pools and feature areas for public art space. The materials include a concrete foundation, native stone veneer, concrete support structure, and a concrete top. The bench will measure approximately 1'-7" from grade and measure 1'-6" in depth at its widest point. The Secretary of Interior Standards for Water Features recommends new elements which are in an appropriate location and constructed of compatible materials in a compatible form and design. Staff finds the proposal to construct a bench of the specified materials and design contextually appropriate.
- c. FOUNDATION WATERPROOFING – The applicant has proposed to excavate to the base of the Playhouse building's foundation to apply elastomeric waterproofing sealant. The applicant has indicated that improper drainage has resulted in seepage into the lower occupied portion of the building, causing the wall to deteriorate and develop mold. The work will facilitate drainage away from the building and waterproof below-grade elements of the structure. Staff finds the proposal appropriate.
- d. DOWNSPOUTS AND DRAINAGE – The applicant has proposed to install new downspout connections at existing center downspouts to improve the overall drainage plan. The connections will match the appearance and configuration of the existing downspouts and will penetrate ground surface instead of drain on the ground surface. The Historic Design Guidelines encourage downspouts to be directed away from the structure to avoid moisture

collection near the foundation. Staff finds the proposal consistent.

- e. **CONCRETE STAIR AND WALKWAY RECONSTRUCTION** –The drainage proposal requires that existing sidewalk and stair systems be removed and replaced to accommodate the new underground downspout connections. The applicant has proposed to replace these elements in-kind. Staff finds the proposal acceptable, but has not yet seen detail drawings with dimensions on how this will be achieved.
- f. **STEEL STAIRCASE MODIFICATIONS** – The applicant has proposed to remove a steel staircase on the south façade of the Playhouse building and replace with concrete to match other staircases on the property. Staff finds the proposal appropriate, but has yet to see dimensioned drawings that indicate how this will be achieved.

RECOMMENDATION:

Item 1, Staff recommends approval of the linear bench based on findings a and b with the stipulation that the applicant submits all material specifications and colors for the bench materials to staff for final review and approval.

Item 2, Staff recommends approval of the proposed foundation and waterproofing based on finding c.

Item 3, Staff recommends approval to add downspout connections based on finding d.

Item 4, Staff recommends approval to of the concrete stair and walkway reconstruction based on finding e with the stipulation that the applicant submits measured drawings to staff for final approval.

Item 5, Staff recommends approval to replace an existing steel staircase with a concrete staircase based on finding f with the stipulation that the applicant submits measured drawings to staff for final approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2017

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Monday, June 19, 2017

Request for SHPO Consultation
Project Narrative

Project: SAN PEDRO PLAYHOUSE THEATER DRAINAGE MODIFICATIONS

Date: 05/23/2017

Location: NCB 996 BLK LOT ALL OF BLK
"SAN PEDRO PARK"
1401 San Pedro Avenue
San Antonio, Texas
78212

Scope of Work:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TO DISCHARGE WATER FROM THE EXISTING ROOF DRAIN SYSTEM. PROVIDE WATERPROOFING TO SUBSTRUCTURE. REPLACE CONCRETE WORK WHERE DISTURBED.

SITE WORK

1. The roof drainage system of the San Pedro Playhouse Theater is based on a system of sloped roofs that drain to through wall scuppers and leaders using downspouts that discharge to the existing grade.

2. This drainage has created problems of seepage into the lower occupied portion of the theater building. Among other effects of this condition, long term exposure to moisture on the within the building wall will denigrate the structure and create an unhealthy environment of mold and higher humidity. The project is to improve drainage away from building with new extensions to the existing roof drain and application of subsurface waterproofing material at surfaces below grade in areas affected.

3. Along the north-side of the building, the two center downspouts require new connections and extensions to new underground drainage lines. In order to perform this, the project requires removal and replacement of the existing sidewalk and stair system to accommodate the new underground drainage extensions. The intent is to remove and replace the existing concrete with similar, code compliant configuration and accommodate adequate slope on the new underground drainage lines.





4. Along the south-side of the building, the affected area is in the center of the building. The two center downspouts require new connections and extensions to new underground drainage lines. In order to perform this, the project requires removal and replacement of the existing sidewalk and stair system to accommodate the new underground drainage extensions. The intent is to remove and replace the existing concrete with similar, code compliant configuration and accommodate adequate slope on the new underground drainage lines.

In addition to the drawings attached, please see the following page for photographs of the affected area.

Please notify this office if you need additional information,

Respectfully,

Eduardo Garcia,
President
Duende Design Architects, Inc.





PHOTOGRAPHS



1. North-side of building showing roof drain at corner and water damaged sidewalk and building exterior. Concrete elements to be removed and replaced with new similar configuration.



2. Overall photo of Northside of building showing stairs to be removed and replaced with new underground drainage lines beneath.



3. South facing building showing the overall configuration of the stairs and ramps.



4. South elevation detail showing the erosion at the walkway and stairs, to be replaced.





5. Condition at the area where downspout meets the walkway. Negative slope towards the building to be corrected and underground drainage to be installed. Concrete walk to be replaced.



6. View east along south exterior wall showing downspouts discharge directly on concrete walkway that slopes toward building. Work intended to provide positive drainage through installation of underground extensions to downspout. Concrete walk to be removed and replaced.





7. Exterior steel stairs located at west end of Southern exterior wall to be replaced with concrete steps to match existing.



8. Detail showing downspout at stage door. downspouts discharge directly on concrete walkway that slopes toward building. Work intended to provide positive drainage through installation of underground extensions to downspout. Concrete walk to be removed and replaced.





Tuesday, May 23, 2017

Request for SHPO Consultation
Project Narrative

Project: SAN PEDRO PARK - POOL BENCH PROJECT

Date: 05/23/2017

Location: NCB 996 BLK LOT ALL OF BLK
"SAN PEDRO PARK"
1315 SAN PEDRO AVE.
San Antonio, Texas
78212

Scope of Work:

1. Provide a linear bench at southeast edge of existing pool area.

SITE WORK

1. After a rain event, natural changes in elevation from San Pedro Avenue toward the pool area creates erosion of grade into the pool, causing additional maintenance expenses and decomposition of hard surfaces around the pool.

2. The erosion of soil into the pool, causes the city to undergo expensive processes to repair, including closing and draining the pool, and repairing the filtration system. This processes is not economically sustainable, and the city would like to implement a long term solution.

3. The proposed linear bench at the Southeast portion of the pool deck is considered a sustainable solution as it creates a permanent barrier to the run-off soil. The design is based on the historic spring retaining wall observed in historic photos of the park.

4. The area has been modified previously during the restoration of the pool, and surrounding areas, including installation of underground drainage and related inlets.

In addition to the drawings attached, please see the following page for photographs of the affected area.

Please notify this office if you need additional information,

Respectfully,

Eduardo Garcia,
President
Duende Design Architects, Inc.
1333 Buena Vista Ste 205
San Antonio, Texas
78207
duende.design@gmail.com





PHOTOGRAPHS



1. Southeast portion of existing pool. Area affected by erosion and run-off.



2. Sandbags showing the area affected.





3. Historic Postcard of San Pedro Park (early 1900's) shows springs' wall configuration, used as inspiration of proposed retaining wall.



Various projects at
San Pedro Park

Project 01
San Pedro Springs Pool
Linear Bench Project
1315 San Pedro Avenue
San Antonio, Texas 78212

Project Description:
Design and Construction Documents for the construction of a linear bench at the Southeast corner of the San Pedro Springs Pool.

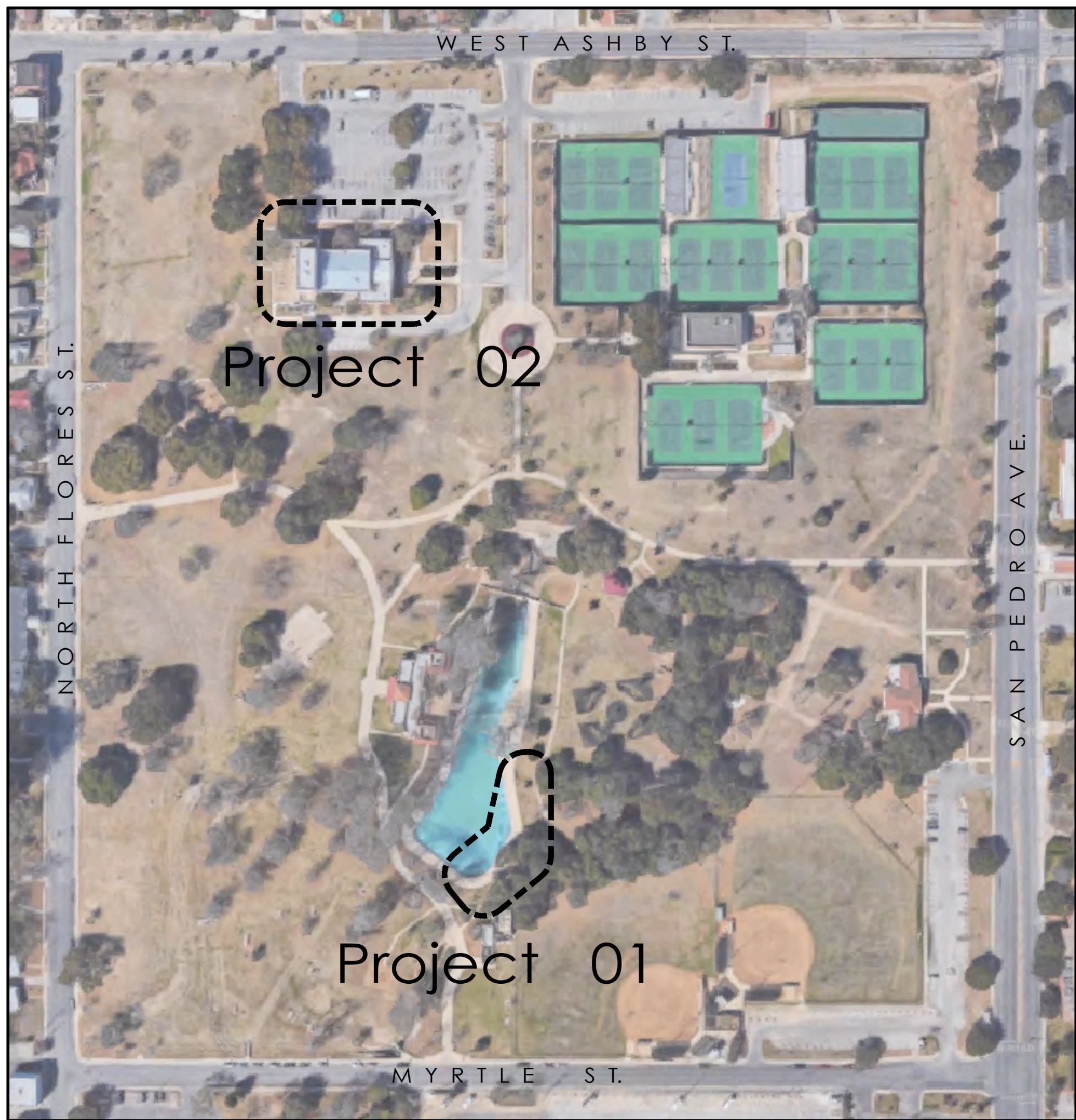
Project 02
Playhouse Theater
Building Drainage improvements
800 West Ashby Street
San Antonio, Texas 78212

Project Description:
Design and Construction Documents to address drainage and related sidewalk issues at he San Pedro Playhouse building.

CITY MANAGER
SHERYL SCULLEY

DIRECTOR OF PARKS AND RECREATION
XAVIER URRUTIA

PARKS AND RECREATION
SANDY JENKINS
PROJECT MANAGER
114 W Commerce, 11th Floor
San Antonio, Texas 78205



NCB 996 BLK LOT ALL OF BLOCK
"San Pedro Park"

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Duende Design Architects, Inc.

ENVIRONMENTS THAT MOVE THE SPIRIT

1333 Buena Vista 201
San Antonio, Texas 78205
210/326-0158 voice
210/223-1403 fax
www.duende-design.com

ARCHITECT

CONSULTANT

ENGINEER

DATEEXP. DATE

OWNER

City of San Antonio
Parks and Rec. Dept.
114 W. Commerce - 11th Floor
SA TX 78204

PROJECT TITLE

Playhouse Theater
San Pedro Springs Pool
800 West Ashby St.
San Antonio, Tx 78212

PROJECT NUMBER

17.02.02

DRAWN BYCHECKED BY

EGEG

REVISIONS

NUMBER DATE DESCRIPTION

SHEET TITLE

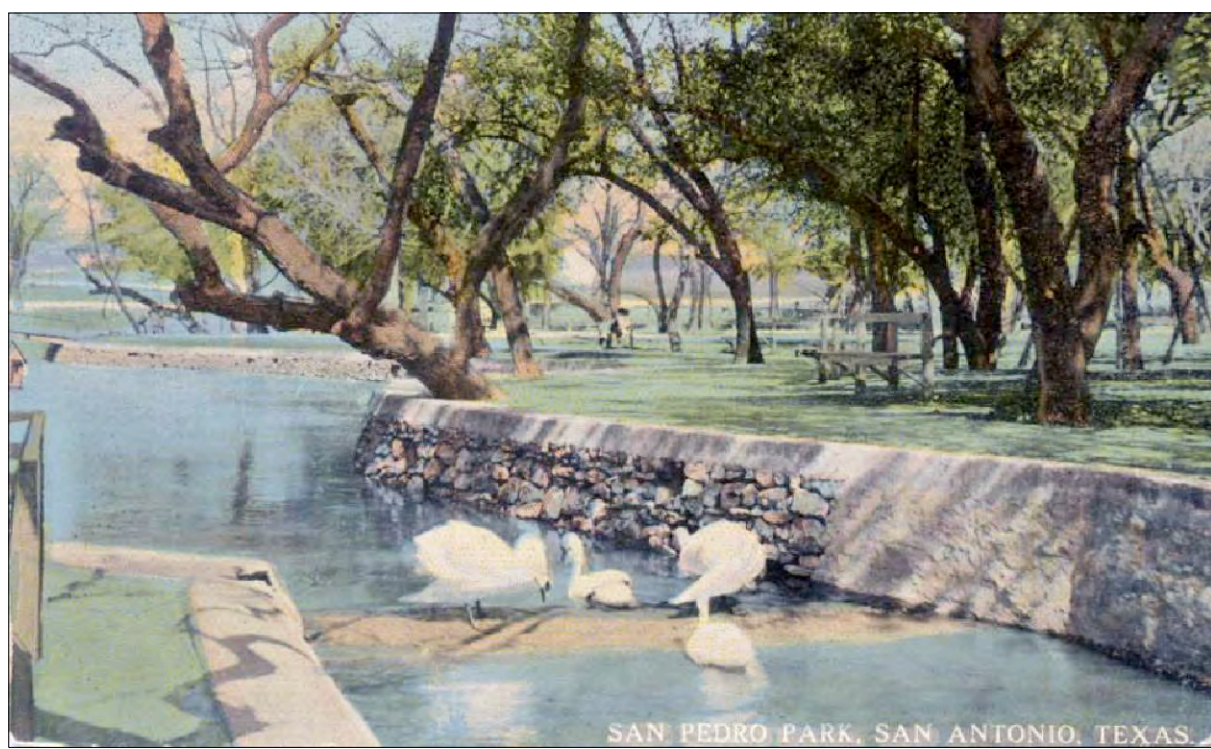
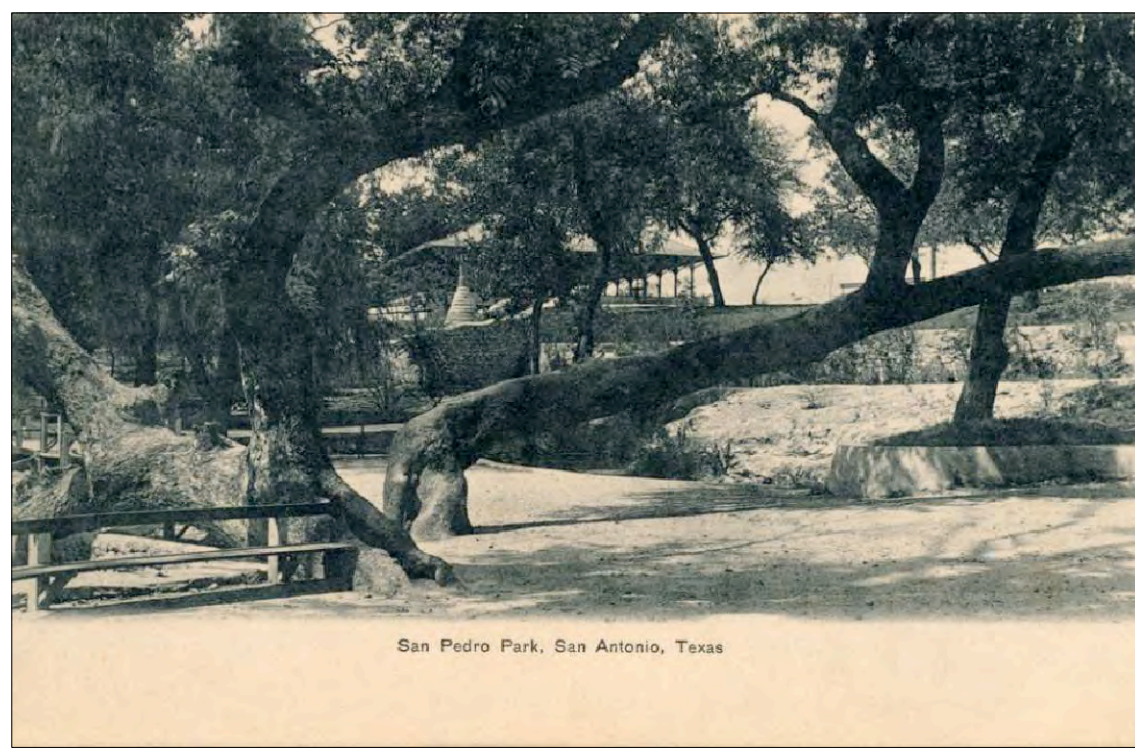
COVER SHEET

DATE

AUGUST 7, 2017

SHEET NUMBER

CV



ARCHITECTURAL
Duende Design Architects, Inc.
1333 BUENA VISTA 205 SAN ANTONIO, TX 78207
210.326.0158 TELEPHONE

The mission of the San Antonio Parks and Recreation Department is to provide exceptional parks, facilities, programs and services to improve the quality of life for all.



SUBMITTED TO STAFF ON AUGUST 11, 2017

SPECIFICATIONS

SITE PREPARATION
Excavate, backfill, compact and grade the site. Imported soil materials, if required, shall be as follows:

Fill and backfill: soil materials shall be free from organic matter and deleterious substances, containing no rocks or lumps over 6" in greatest dimension.
At areas outside building lines, grade to achieve proper drainage away from the structure and to prevent ponding. Finish to be free from irregular surface changes. Slope to be at least 1/2" per foot to a minimum distance of 5'-0" from foundation lines.

WATER PROOFING BUILDING
Walmanize all wood members (plates, posts, bases, etc.) in contact with concrete surfaces and at all lumber in exposed conditions, per Code and common practice.
Fascia material shall be 2 x 6 fir or pine, details per Construction Documents. Provide and install bridging, blocking, nailers, firestops, backer blocks and so on as applicable and where required by Code and common practice, to include, but not limited to, cabinets, hardware, tubs, closed rods, draperies, etc. All blocking to be from scrap material only. Coordinate location of all blocking for bath hardware with GC.

Accurately saw cut and fit all lumber and framing into respective locations, true to lines, grades, and levels as indicated or required. Permanently secure in proper position as required to render the construction work substantial in all parts and connections.

CONCRETE
Provide a visual concrete finish at all exposed areas. Provide smooth face finished form-work and required reinforcement. Ties should be equally spaced throughout he length f he bench.

Throughout the work, seal and caulk joints as required to provide a positive barrier against the passage of moisture and air.
For air infiltration, use "Insta-Seal" or pre-approved equal foam sealant around exterior doors and windows, electric outlets and switches in exterior walls, etc.
For caulking, use acrylic latex at interior woodwork joints, baseboard, etc.
For sealant, use silicone sealant at exterior masonry joints, door and window perimeters, etc. and at all plumbing fixtures and trim.

GENERAL NOTES

1. REFER TO CIVIL SHEETS BY OWNER FOR SIDEWALK DIMENSIONS, RAMP LOCATIONS AND ELEVATION INFORMATION.
2. CONTRACTOR OF WORK SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING BUT NOT LIMITED TO EXISTING LIGHTS PROPERTY LINE DIMENSIONS, SETBACK, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW DRIVEWAYS, WALKS APRONS, UTILITIES GRADES, AND DRAINAGE. SHOULD ANY QUESTION OR DISCREPANCIES ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
3. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATION. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO WATER AND SEWER FEES, DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF THE UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
4. THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A REGULAR BASIS.
5. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. ALL DIMENSIONS ARE FROM FINISHED SURFACE TO FINISHED SURFACE UNLESS OTHERWISE NOTED BY "CLEAR" OR "HOLD." NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.
7. CONTRACTOR TO REMOVE ND SAFE-GUARD MONUMENTS DURING DEMOLITION, STORAGE AND CONSTRUCTION.
8. CONTRACTOR TO PHASE CONSTRUCTION WORK TO ALLOW EXISTING SERVICES TO REMAIN IN OPERATION DURING CONSTRUCTION. BUSINESS TO REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE PHASING WITH OWNER, OPERATING SYSTEMS, UTILITIES, AND SERVICES (INCLUDING WATER, POWER, HVAC, SANITARY SEWER, FIRE ALARM, FIRE DETECTION, FIRE SUPPRESSION, TELEPHONE, SECURITY, AND COMMUNICATIONS) SERVING OCCUPIED OR UNOCCUPIED PORTIONS OF THE WORK UNDER THIS CONTRACT SHALL BE MAINTAINED OPERATION. PRIOR TO ANY TEMPORARY INTERRUPTION OF THEIR SERVICES DEEMED ABSOLUTELY NECESSARY BY THE CONTRACT TO PERFORM THE WORK, THE CONTRACTOR SHALL BE CONSTULT BUILDING MANAGEMENT TO ARRIVE AT A MUTUALLY ACCEPTABLE SCHEDULE FOR THE INTERRUPTION, SWITCH OVER OR OTHER CHANGE IN OPERATION TO THE SYSTEM, SERVICE, OR UTILITY IN QUESTION.
9. CONTRACTOR TO PROVIDE MOCK-UP PANELS FOR EACH DIFFERENT PATTERN DIMENSION 4'-0" BY 4'-0" FOR APPROVAL BY ARCHITECT.

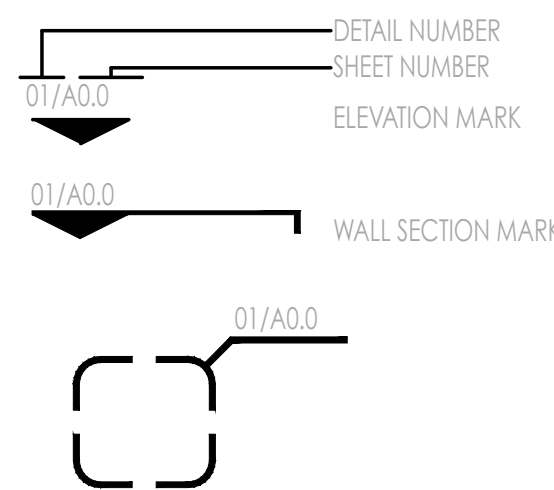
ADDITIONAL GENERAL NOTES

1. THE GENERAL CONDITIONS OF THIS CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION." NO CONTRACTUAL ADJUSTMENT SHALL BE DUE AS A RESULT OF FAILURE IN THE PART OF THE GENERAL CONTRACTOR (G.C.) TO FULLY ACQUAINT HIMSELF AND ALL OTHER PARTIES TO THE CONTRACT WITH THE CONDITIONS OF DOCUMENT A201.
2. THE GENERAL CONTRACTOR (G.C.) SHALL MAINTAIN AND PAY FOR ALL INSURANCE AS REQUIRED BY THE LAWS OF THE STATE. THE G.C. SHALL PALL ALL THE TAXES REQUIRED BY FEDERAL, STATE, AND LOCAL LAWS. THE G.C. SHALL FILE FOR AND SECURE ALL PERMITS, APPROVALS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY.
3. EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE EXISTING JOB CONDITIONS BEFORE SUBMITTING BIDS AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH EXISTING JOB CONDITIONS.
4. G.C. SHALL VERIFY ALL SITE DIMENSIONS SHOWN ON THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE TENANT AND ARCHITECT AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED IN ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
5. ALL PROPOSALS SHALL PRECLUDE THAT THE G.C. IS FAMILIAR WITH JOB SITE CONDITIONS AND UTILITY LOCATIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWING SHALL NOT RELIEVE THE G.C. OF ANY RESPONSIBILITY. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE G.C. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH RELAXED WORK. OTHERWISE, THE CORRECTION OF SUCH ITEMS IS THE RESPONSIBILITY OF THE G.C. SUCH ERROR WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA CONSIDERATION.
6. G.C. SHALL PROVIDE PRIOR TO START OF WORK THE FOLLOWING INFORMATION TO THE OWNER FOR ALL PARTIES PERFORMING WORK ON THIS PROJECT:
 - A. BUSINESS NAME AND ADDRESS
 - B. NAME OF CONTACT PERSON
 - C. REGULAR PHONE NUMBER
 - D. EMERGENCY PHONE NUMBER

MATERIAL LEGEND

	SECTION	PLAN/ELEV.
EARTH		
GRAVEL FILL		
CONCRETE		
CMU		
PLASTER, SAND-CEMENT GROUT		
IRON/STEEL		
ALUMINUM		
FINISH WOOD		
ROUGH WOOD		
PLYWOOD		

SYMBOL LEGEND



REFERENCE CODES AND STANDARDS

2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Existing Building Code
2015 International Fire Code
2014 National Electric Code

NATIONAL PARK SERVICE U.S. DEPARTMENT F THE INTERIOR - TECHNICAL PRESERVATION BRIEF
TEXAS HISTORIC COMMISSION
CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION
UNIFIED DEVELOPMENT CODE

SCOPE OF WORK:

1. **SAN PEDRO SPRINGS POOL**
 - 1.1. PROVIDE A LINEAR BENCH THAT PREVENTS WATER AND EROSION FROM REACHING POOL.
2. **SAN ANTONIO PLAYHOUSE THEATER**
 - 2.1. REMOVE CONCRETE SIDEWALKS WHERE INDICATED ON PLANS
 - 2.2. APPLY WATERPROOFING TO BUILDING BASEMENT AND FOUNDATION WALLS
 - 2.3. INSTALL AN UNDERGROUND DRAINAGE PIPE TO DRAIN EXISTING ROOF DRAINAGE SYSTEM AT THE MIDDLE AND WEST END F THE NORTH ND SOUTH SIDE.
 - 2.4. INSTALL NEW CONCRETE SIDEWALKS AND STEPS TO BE CONFIGURED AS CLOSE S POSSIBLE TO EXISTING.
 - 2.5. PROVIDE NEW EXIT STEPS AT THE STAGE EXIT ON SOUTH WEST CORNER OF AFFECTED AREA.

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING ANY WORK. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. ALL DIMENSIONS SHOWN ARE BASED UPON EXISTING CONDITIONS. SOME MINOR VARIATIONS ARE TO BE EXPECTED. LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.
3. PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY WHICH IS TO REMAIN. THE CONTRACTOR IS LIABLE FOR ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND SHALL REPAIR DAMAGE AT NO COST TO OWNER.
4. THE SITE SHALL BE KEPT CLEAR OF ALL DEBRIS AND TRASH AT ALL TIMES. DO NOT ALLOW THE DEBRIS TO ACCUMULATE ON THE SITE.
5. ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES AND REGULATIONS, AND THE CODES.
6. DO NOT SCALE THESE DRAWINGS WITHOUT REFERRING TO THE DIMENSIONS. DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL, UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND ELEMENTS AT ALL TIMES.

Duende Design
Architects, Inc.

ENVIRONMENTS THAT MOVE THE SPIRIT
1333 Buena Vista 201
San Antonio, Texas 78205
210/326-0158 voice
210/223-1403 fax
www.duende-design.com

ARCHITECT

CONSULTANT

ENGINEER

DATE

EXP. DATE

OWNER

City of San Antonio
Parks and Rec. Dept.

114 W. Commerce - 11th Floor
SA TX 78204

PROJECT TITLE

Playhouse Theater
San Pedro Springs Pool
800 West Ashby St.
San Antonio, Tx 78212

PROJECT NUMBER
17.02.02

DRAWN BY
EG

CHECKED BY
EG

REVISIONS

NUMBER DATE DESCRIPTION

SHEET TITLE

GENERAL NOTES
AND SPECIFICATIONS

DATE
AUGUST 7, 2017

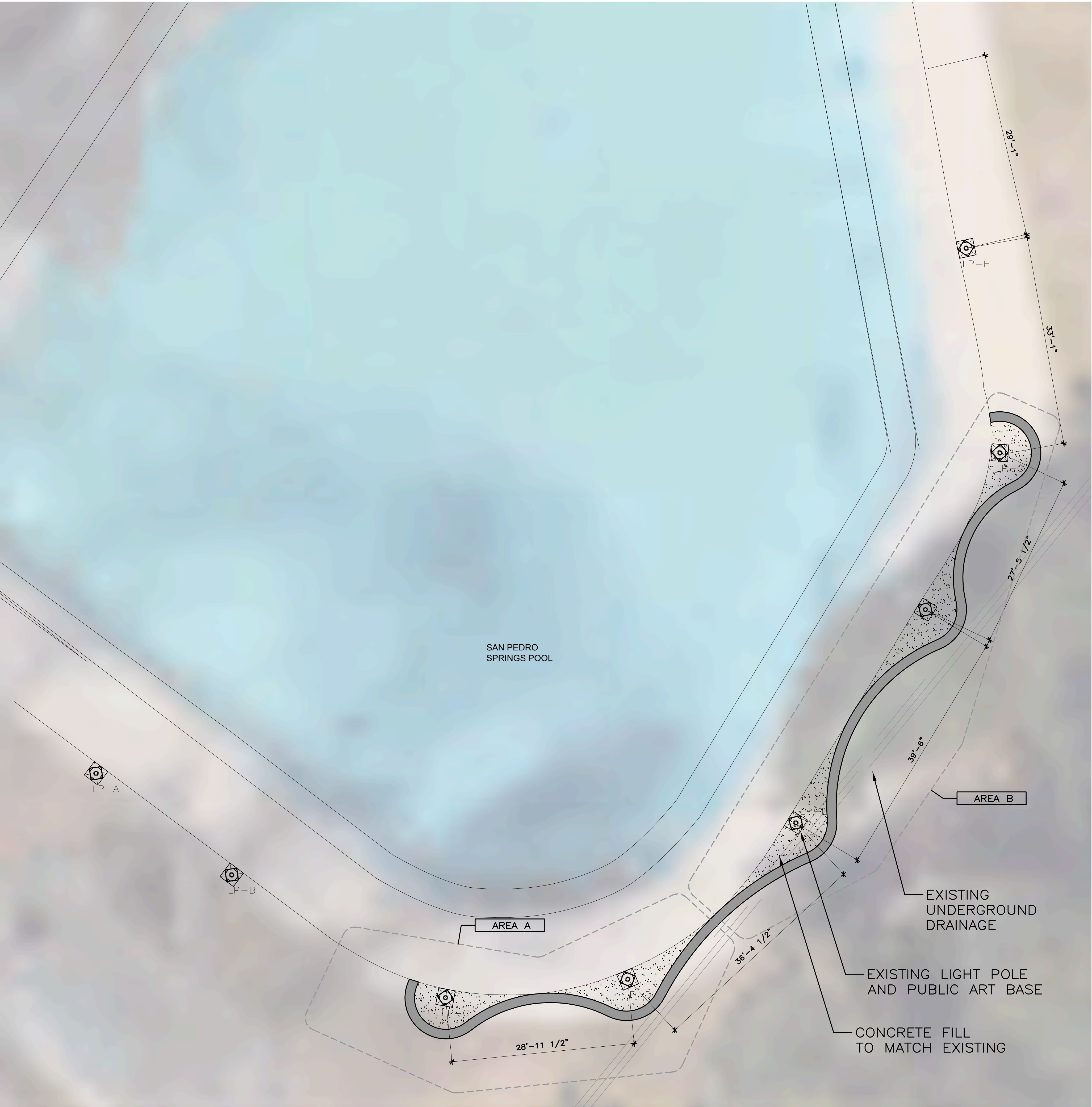
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G1.1

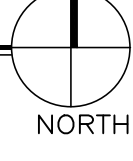
SUBMITTED TO STAFF ON AUGUST 11, 2017



1 POOL OVERALL SITE PLAN
SCALE: 1" = 32'



2 PROJECT SITE PLAN
SCALE: 1/8" = 1'-0"



SUBMITTED TO STAFF ON AUGUST 11, 2017

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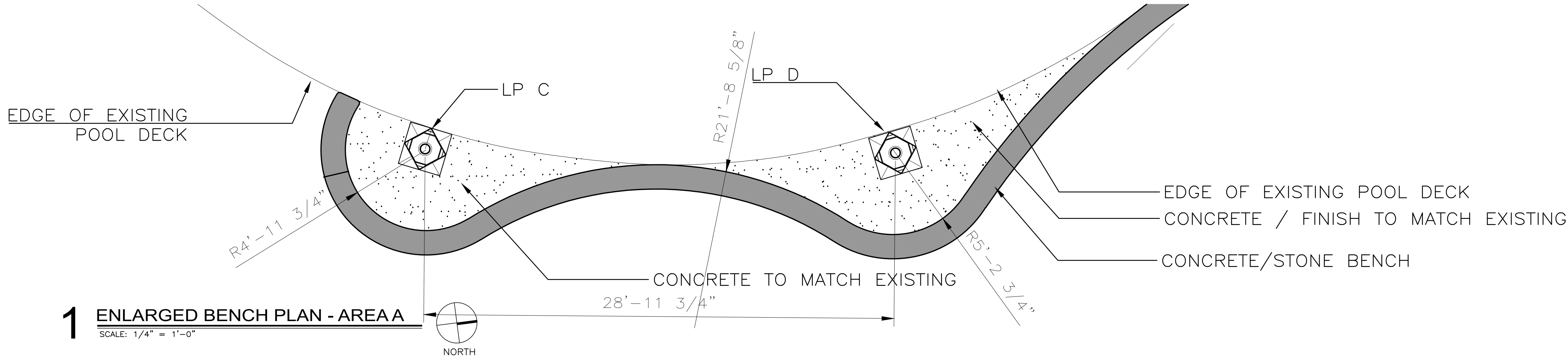
**POOL SITE PLAN
Version 4**

DATE

AUGUST 7, 2017

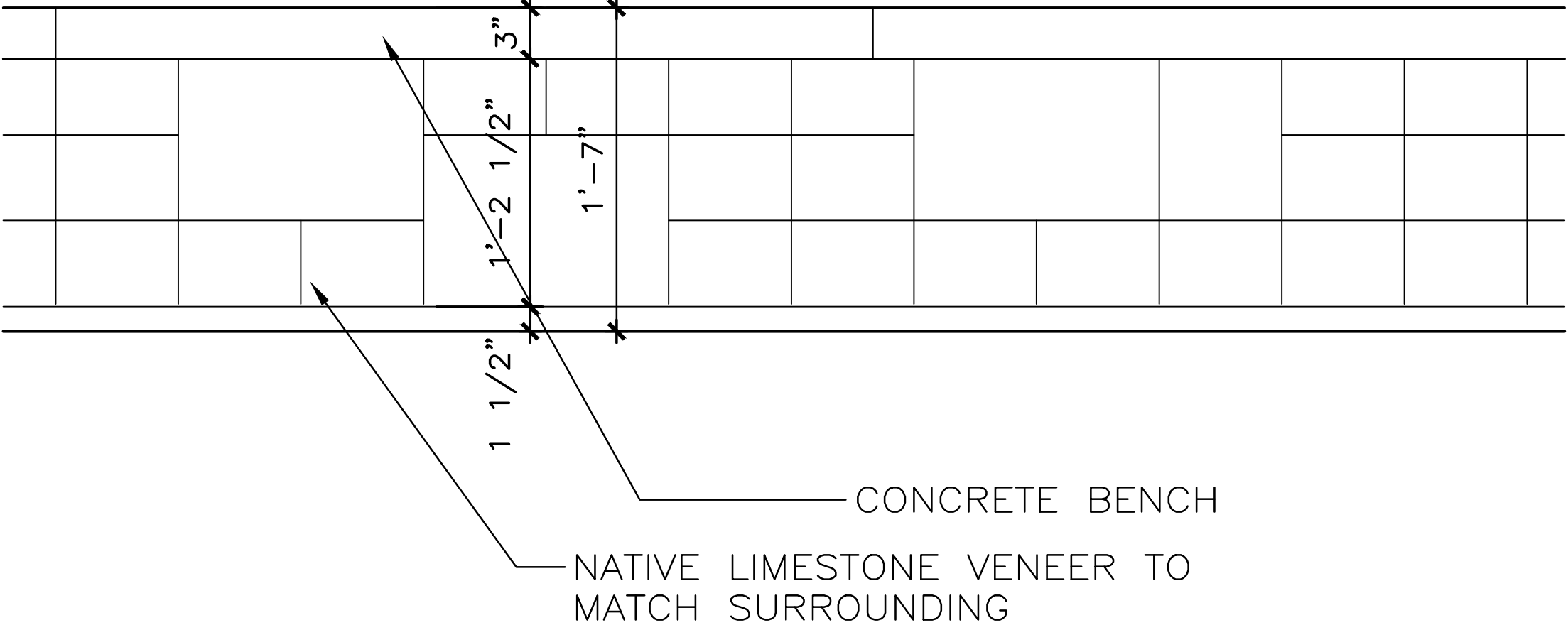
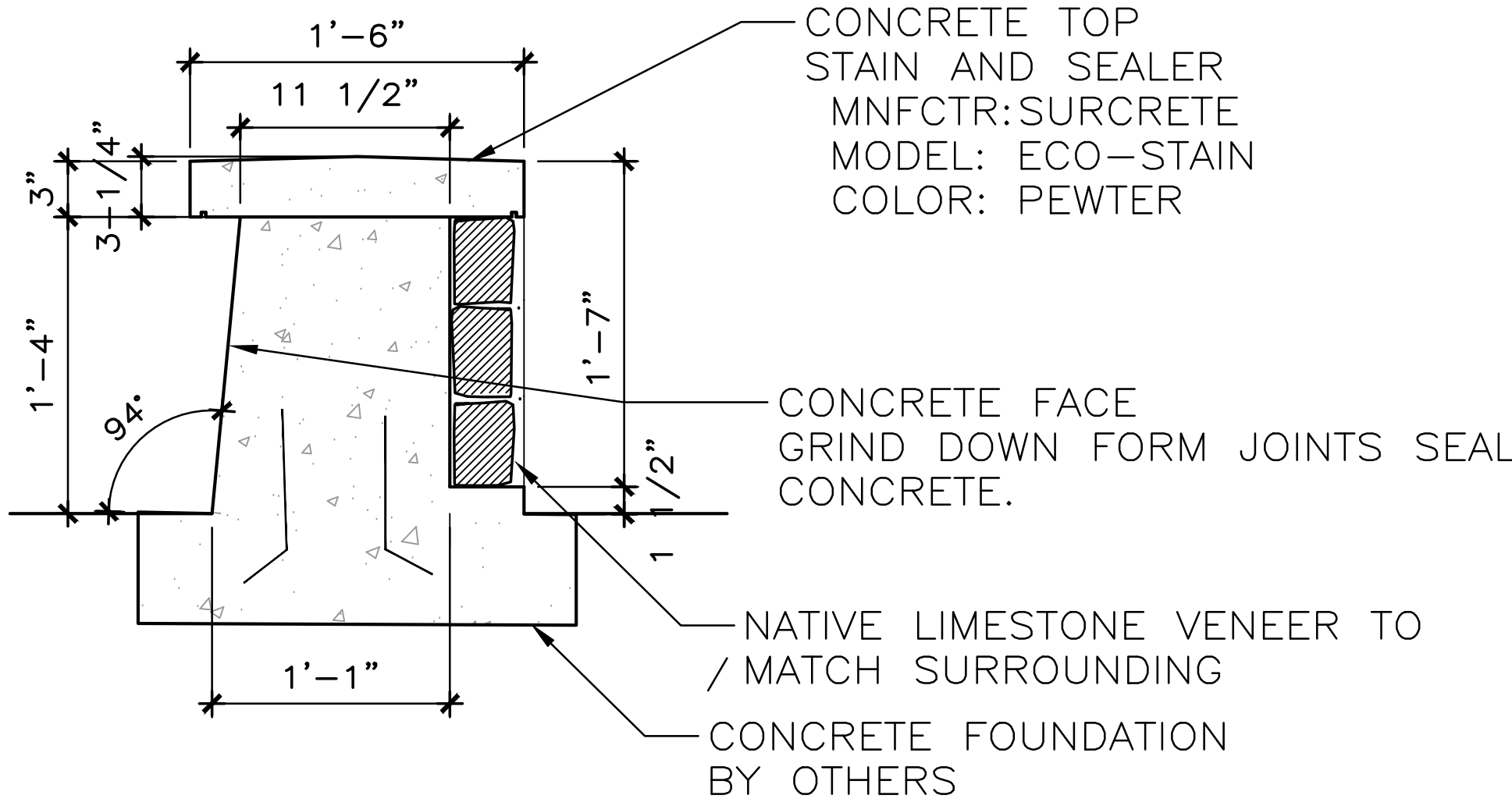
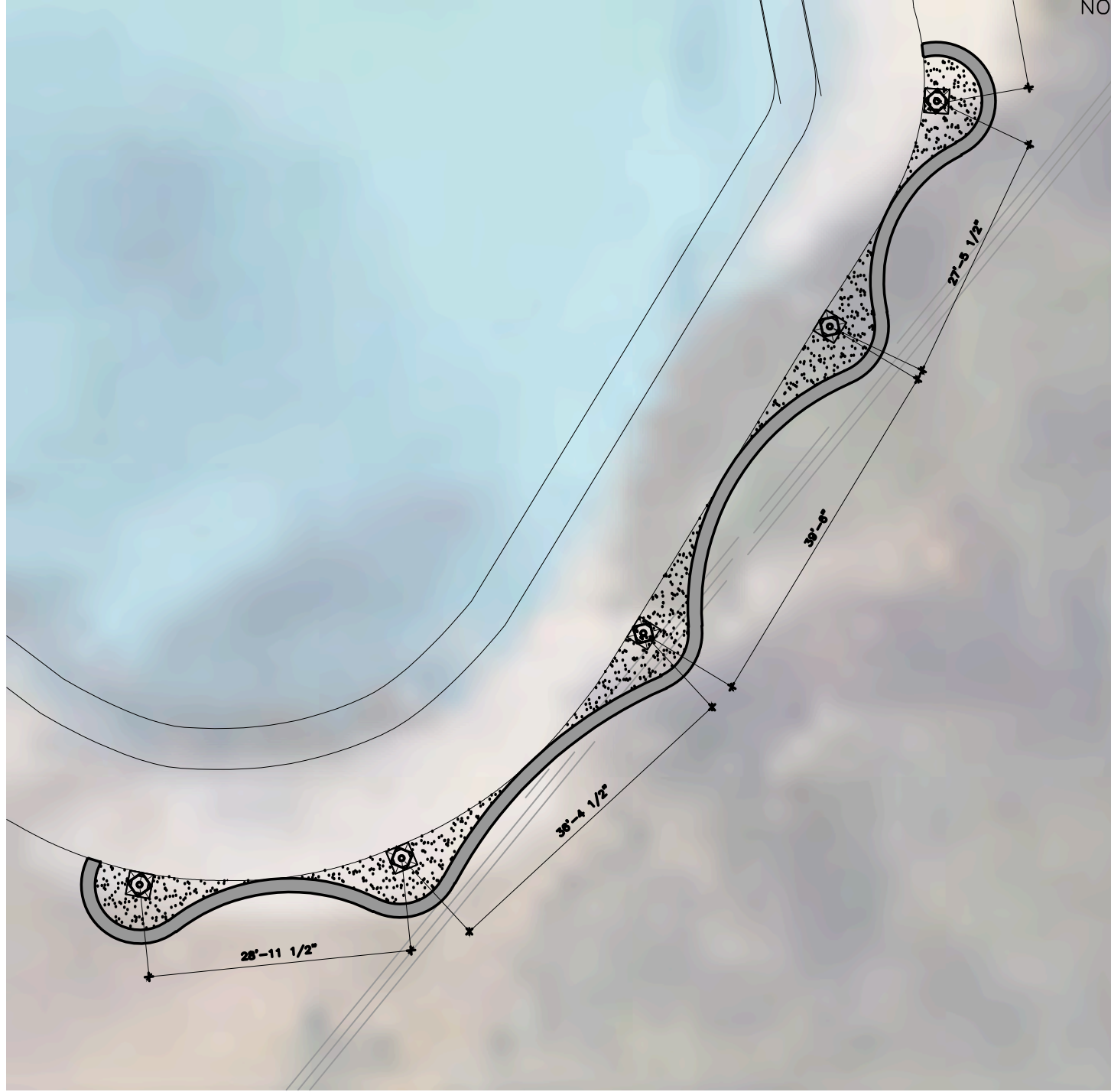
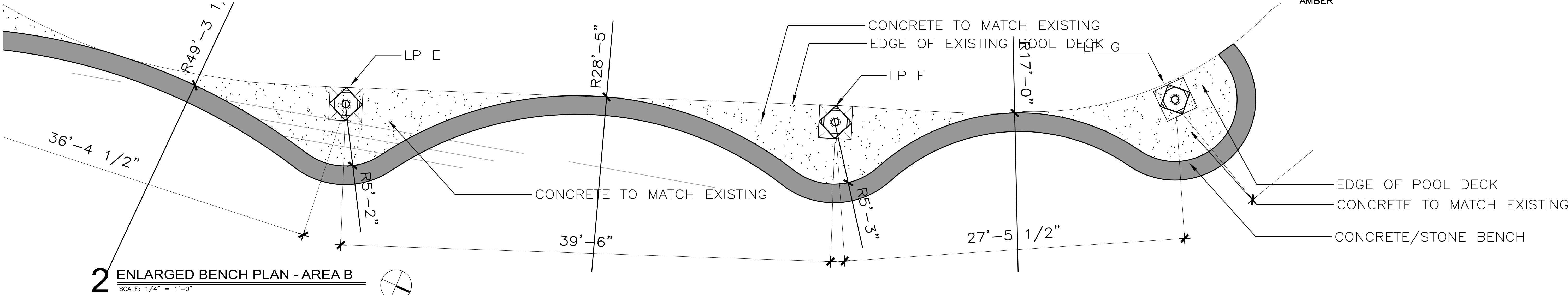
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- NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
 2. PROTECT EXISTING LIGHT POLES AND BASE
 3. REPAIR ANY LIGHT POLE/BASES THAT ARE NOT VERTICAL.
 4. VERIFY DRAINAGE INLET AND UNDERGROUND DRAIN LOCATIONS PRIOR TO WORK.
 5. NEW CONCRETE BENCH TO RECEIVE CONCRETE STAIN AND SEALANT AS SELECTED.
 6. CONTRACTOR TO PROVIDE A MOCK-UP SECTION OF THE BENCH OF 4 FEET IN LENGTH FOR APPROVAL BY ARCHITECT.

CONCRETE STAIN:
CHEMSTAIN LITHOCHROME CS-15 ANTIQUE AMBER



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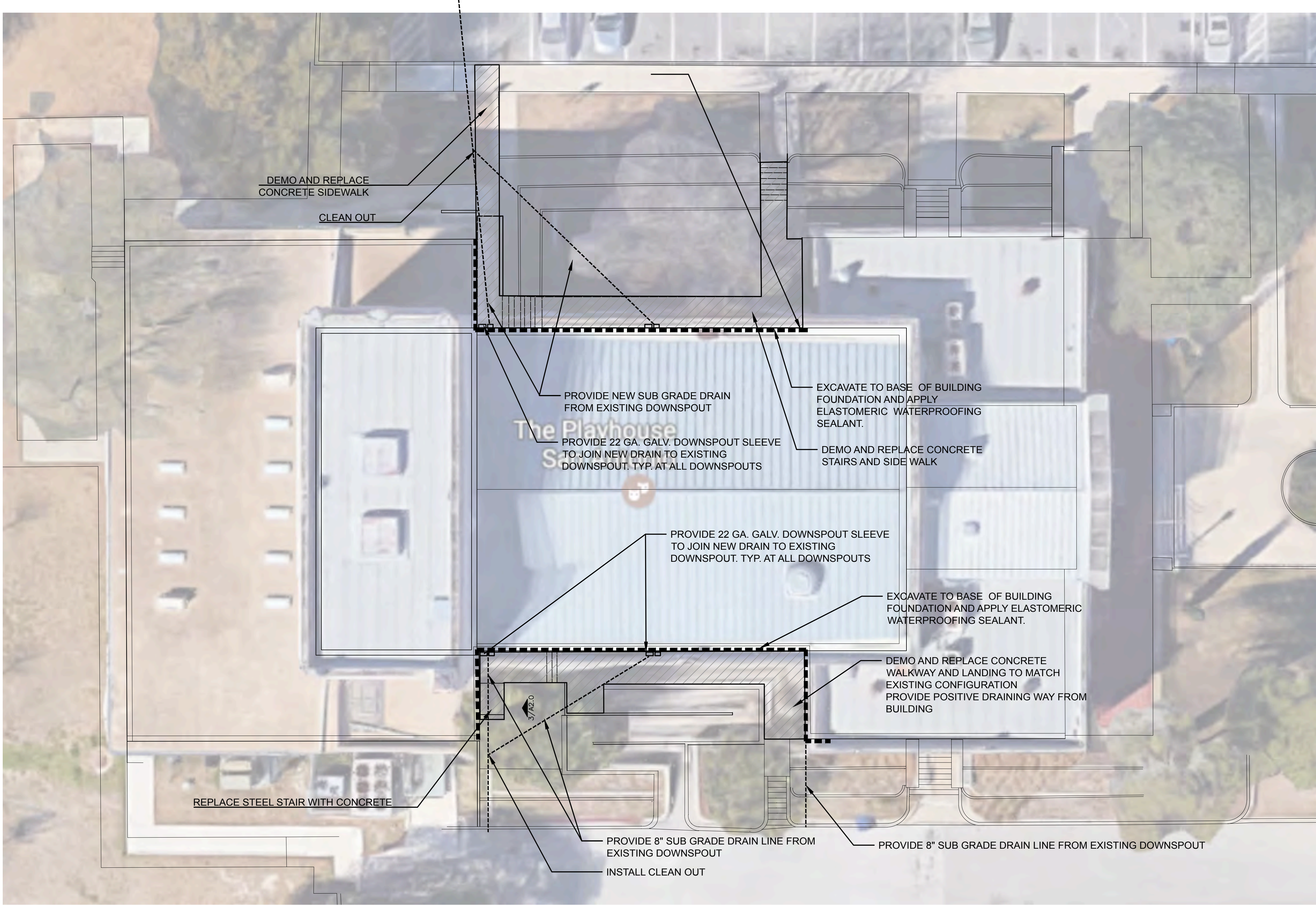
POOL SITE PLAN

DATE

AUGUST 7, 2017

SHEET NUMBER

A1.1



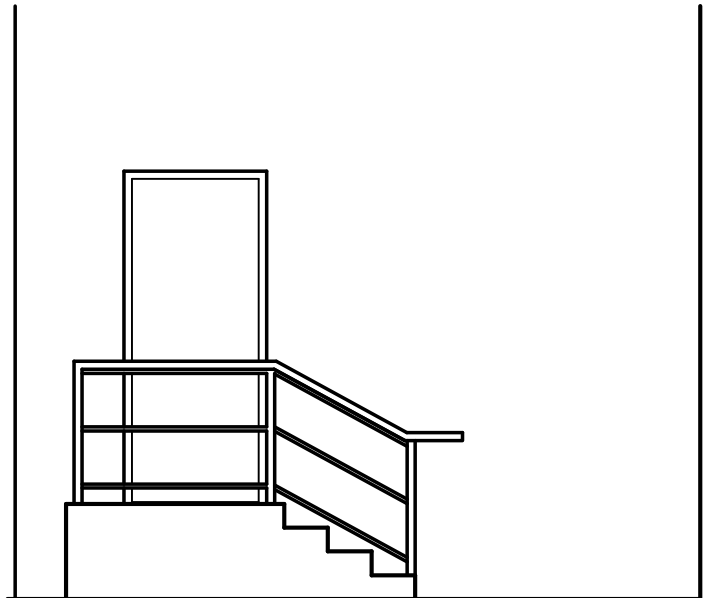
1 THEATER SITE PLAN

SCALE: 1" = 32 FEET



EXISTING STAGE DOOR

REPLACE STAIRS WITH CONCRETE STAIRS OF SAME CONFIGURATION

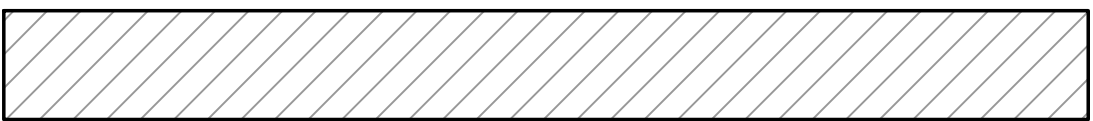


3 STAIRS AT STAGE ENTRANCE

SCALE: 1" = 4"-0"

LEGEND

EXCAVATE TO BASE OF BUILDING FOUNDATION AND APPLY ELASTOMERIC WATERPROOFING, PER MFCTR. SPECIFICATION



DEMO AND REPLACE CONCRETE WALKWAY AND LANDING TO MATCH EXISTING CONFIGURATION. PROVIDE POSITIVE DRAINING AWAY FROM BUILDING.

INSTALL 8" UNDERGROUND DRAIN. CONNECT TO EXTENSION OF DOWNSPOUT ALONG BUILDING.



2 NORTH SIDE OF THEATER

SCALE: N.T.S.

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THEATER SITE PLAN

DATE

AUGUST 7, 2017

SHEET NUMBER

A2.0

SUBMITTED TO STAFF ON AUGUST 11, 2017

2 STEEL STAIRS AT STAGE ENTRANCE

SCALE: N.T.S.



1 PHOTO SURVEY - NORTH ELEVATION

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

2 PHOTO SURVEY - NORTH ELEVATION

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

SUBMITTED TO STAFF ON AUGUST 11, 2017

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PHOTOS

S

DATE

AUGUST 7, 2017

SHEET NUMBER

A2.2