

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-439
ADDRESS: 331 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB A-20 LOT A-2 ROSSEVELT PARK NON-ADJACENT
ZONING: R-6, H
CITY COUNCIL DIST.: 5
DISTRICT: Mission Historic District
APPLICANT: Miranda Garrison/City of San Antonio
OWNER: CITY OF SAN ANTONIO
TYPE OF WORK: Park improvements, installation of site furniture
APPLICATION RECEIVED: August 26, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Complete improvements to the intersections at Mission Road, Grove Avenue, and Roosevelt Avenue.
2. Install a new architectural feature.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

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

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

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

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

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

(a) Site and Setting.

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

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should

enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

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

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

FINDINGS:

- a. The property located at 331 Roosevelt is commonly known as Roosevelt Park and is situated south of downtown. The scope of work is requested to take place at the area from Mission Road to Grove Avenue along Roosevelt Avenue, to the southeast of the park. The improvements are intended to enhance the intersections of Mission Road and Grove Avenue with Roosevelt Avenue. This is a Transportation & Capital Improvements project coordinated by the Public Works Department. The project area is within the City of San Antonio Mission Historic District.
- b. FENCE REMOVAL – The applicant has proposed to remove 144 linear feet of existing fence along the north and side of Mission Road and 149 linear feet of existing fence to be removed from the south side of Mission Road and 144 linear feet of existing fence along Roosevelt Avenue between Mission Road and Grove Avenue. The fencing along Grove Avenue will remain. Staff finds the proposal appropriate.
- c. BUS STOP RELOCATION – The applicant has proposed to relocate the existing bus stop on the west side of Roosevelt Avenue, between Grove Avenue and Mission Road. At this time, the applicant has not indicated where the new bus stop will be relocated, the bus stop will be outside of the proposed area of work.
- d. ARCHITECTURAL FEATURE INSTALLATION – The applicant has proposed to install a low stone wall along the north and south sides of Mission Road, circular low planter walls on the north and south corners of Mission Road, flagstone paving on the northwest corner of the intersection of Roosevelt and Mission, and stone columns artistic panels along the low stone wall on the north side of Mission Road. Additionally, the applicant has proposed to install flagstone and concrete paving in the color of Steadman Buff from the northwest corner of Roosevelt and Mission to the southwest corner of Roosevelt and Grove Avenues. The height of the stone wall will range from 2'-6" in height with 3'-6" high columns at the ends along Mission Road to 6'-0" in height with 6'-6" high columns at the ends along Roosevelt Avenue and will feature a stone veneer in the San Saba fieldstone pattern.
- e. ENTRY MONUMENT INSTALLATION – The applicant has proposed to install entry monuments at the south and north corners of Mission Road and Roosevelt Avenue. The entry monument has not been finalized but will be coordinated with the owner and artist. The monument will be placed on a 3'-6" base constructed of a 1'-6" tall low planter wall and a monument foundation. Staff finds that the applicant should submit final entry monument details to staff for review and approval.
- f. SITE WORK – The applicant has proposed to saw cut and remove 293 square feet of asphalt between the north and south sides of Mission Road to install brick pavers and concrete banding. Additionally, the applicant has proposed to saw cut and remove 260 square feet of asphalt on Roosevelt Avenue, north of the existing bus stop, between Grove Avenue and Mission Road, and south of Mission Road for the installation of brick pavers and concrete banding. The brick pavers will match the existing pavers on the site. Staff finds the proposal appropriate.
- g. LANDSCAPING – The applicant has proposed to remove the existing planting bed from the northwest corner of the intersection of Mission Road and Roosevelt Avenue and to install plantings along the north and south sides of Mission Road, on the southwest and northwest corners of the intersection of Roosevelt and Mission, and along Roosevelt from Mission Road to the southwest corner of the intersection of Roosevelt and Grove Avenues. Staff finds the proposal generally appropriate.
- h. LIGHTING – The applicant has proposed to install recessed wall lights in a bronze finish and Lumenpulse "Lumenbeam Small" lighting in a bronze finish. The lighting will be installed at the proposed architectural features. Staff finds the proposal appropriate.
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

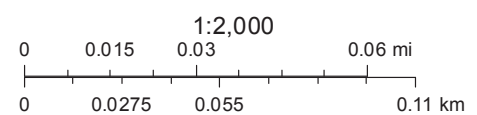
- i. That the applicant submits final design and material specifications for the proposed entry monument to staff for review and approval.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

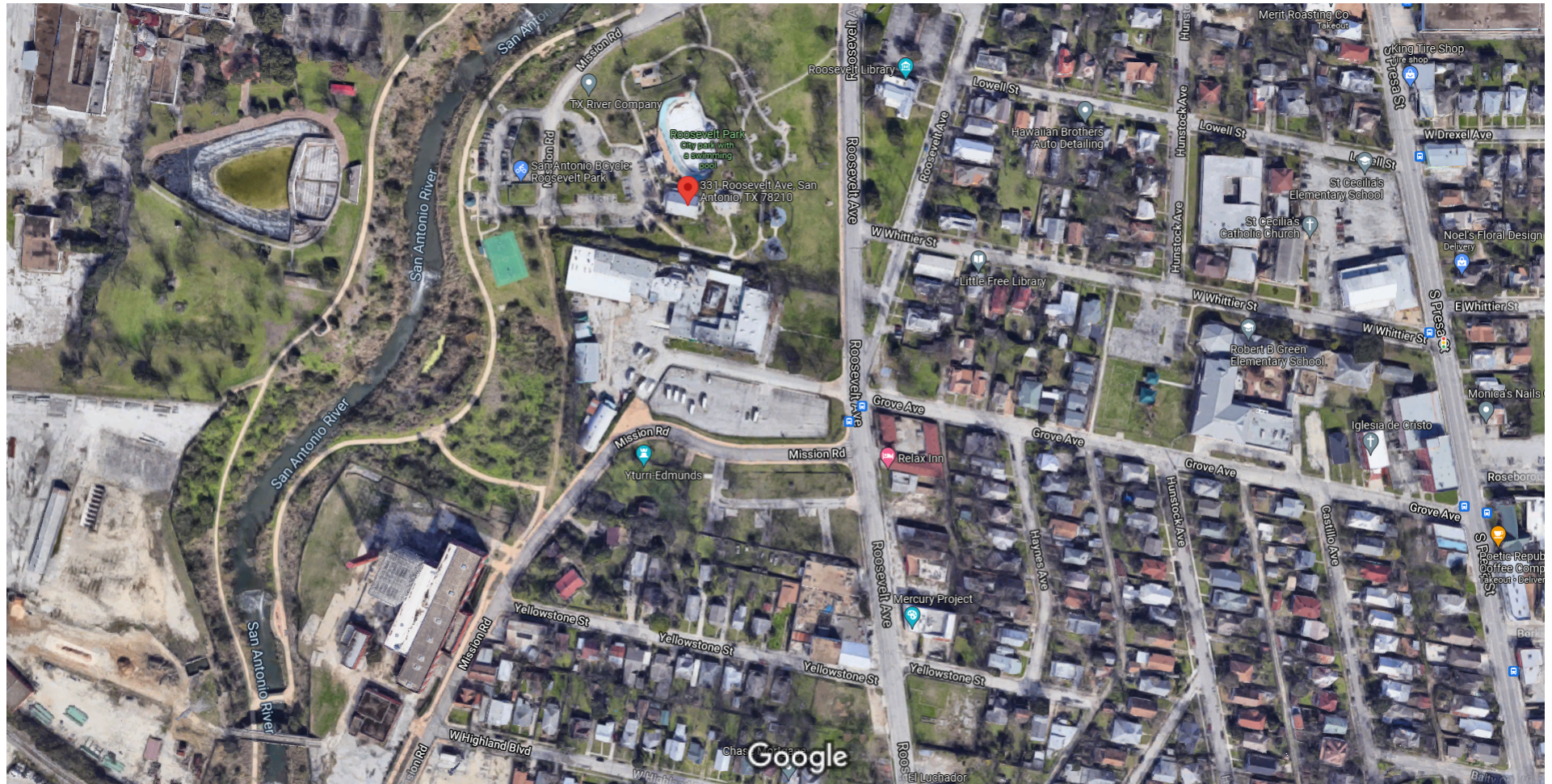


September 9, 2021

— User drawn lines

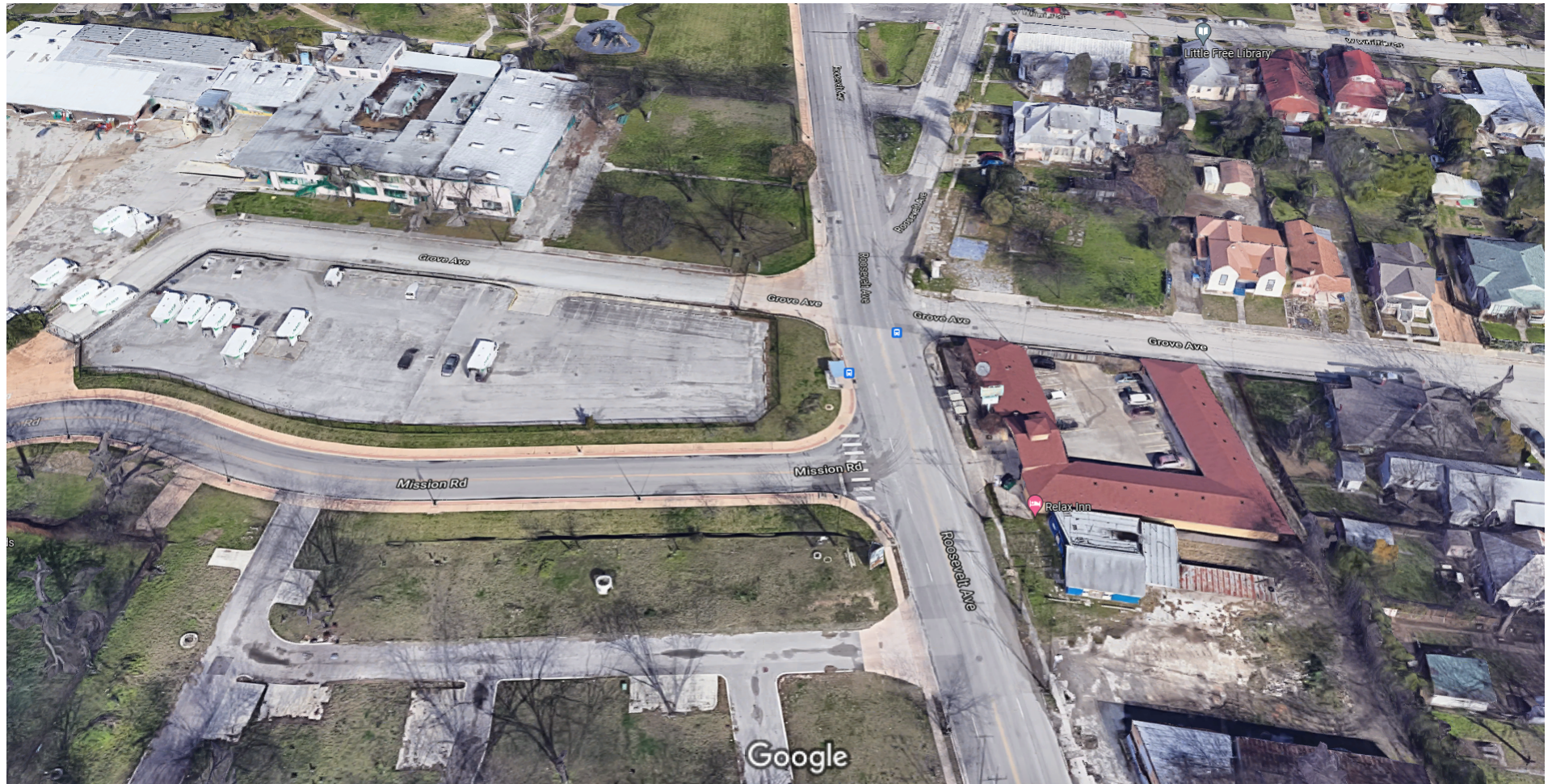


Google Maps 331 Roosevelt Ave



Imagery ©2021 Google, Map data ©2021 100 ft

Google Maps 331 Roosevelt Ave



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 331 Roosevelt Ave



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CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE.

August 26, 2021

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

**SUBJECT: Request for Review and Concurrence of Findings
World Heritage Mission Rd. & Roosevelt Improvements – Architectural Feature
San Antonio, Bexar County, Texas**

This project requires a Certificate of Appropriateness. The City of San Antonio PWD EMD does hereby request your review of the enclosed documentation and concurrence with the recommendations for the project.

Should you have any questions regarding this project, please do not hesitate to contact me at (210) 207-1454 or by email at Miranda.Garrison@sanantonio.gov.

Sincerely,

Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio



CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT

Interdepartmental Correspondence

TO: Theresa Larson, Environmental Services Coordinator, PWD, EMD
FROM: Miranda Garrison, Architectural Historian/Environmental Project Manager, PWD, EMD
COPIES TO: Files
SUBJECT: **World Heritage Mission Rd. & Roosevelt Improvements – Architectural Feature**
DATE: August 26, 2021

The information included in this submittal for the above-referenced project has been reviewed by an architectural historian with the City of San Antonio (COSA) Public Works Department Environmental Management Division (PWD EMD). This is in accordance with the City's Historic Preservation and Design Section of the Unified Development Code and the requirements mandated by the Antiquities Code of Texas. This review focuses on the possible effects of the proposed project on above ground historic resources only. It is understood that the referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. *However, if a federal agency becomes involved (for example, with funding, licensing, permitting, and/or oversight) in the development or regulation of this project, any historic resources located within the project area and the area of potential effect will be protected under the National Historic Preservation Act (NHPA).*

The proposed project includes improvements to the intersection at Roosevelt Ave. and Grove Ave. and the installation of a new architectural feature.

Architectural Resources: A review of the Texas Historic Sites Atlas, historic aerial photography, COSA GIS maps, and other historical research sources reveals that the project is located within the following historic districts:

- City of San Antonio Mission Historic District
- National Register of Historic Places Mission Parkway Historic District

In the opinion of the PWD EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. Particularly for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,



Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio

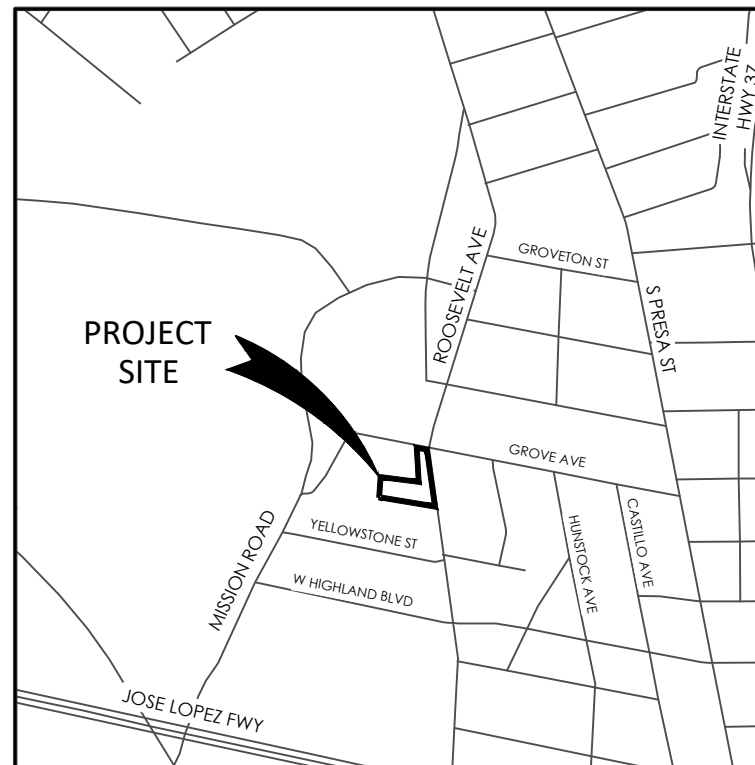


CITY OF SAN ANTONIO

PUBLIC WORKS DEPARTMENT

WORLD HERITAGE MISSION ROAD & ROOSEVELT IMPROVEMENTS

SHEET INDEX



SCALE: 1" = 1,000 FT

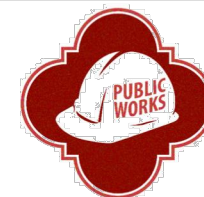
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L0.00	COSA GENERAL NOTES	L4.05 PLANTING PLAN
L0.01	GENERAL NOTES	L4.06 PLANTING NOTES, SCHEDULE & DETAILS
L0.02	EXISTING CONDITIONS	L5.01 IRRIGATION PLAN
L1.00	SHEET REFERENCE PLAN	L5.02 IRRIGATION PLAN
L1.01	TREE PRESERVATION & DEMOLITION PLAN	L5.03 IRRIGATION PLAN
L1.02	TREE PRESERVATION & DEMOLITION PLAN	L5.04 IRRIGATION PLANS
L1.03	TREE PRESERVATION & DEMOLITION PLAN	L5.05 IRRIGATION SCHEDULE
L1.04	TREE PRESERVATION & DEMOLITION PLAN	L5.06 IRRIGATION NOTES & DETAILS
L1.05	TREE PRESERVATION & DEMOLITION PLAN	L5.07 IRRIGATION DETAILS
L1.06	TREE PRESERVATION & DEMOLITION PLAN	L6.01 LIGHTING PLAN
L1.07	TREE PRESERVATION DETAILS	
L2.01	LAYOUT PLAN	S0.0 GENERAL NOTES
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L2.03	LAYOUT PLAN	S0.2 GENERAL NOTES
L2.04	LAYOUT PLAN	S0.3 GENERAL NOTES
L2.05	LAYOUT PLAN	S0.4 GENERAL NOTES
L2.06	LAYOUT PLAN	S1.1 MONUMENT SIGN FOUNDATION DETAIL
L3.00	DETAIL INDEX	
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L3.03	SITE DETAILS	E-101 SITE PLAN - LIGHTING & POWER
L3.04	SITE DETAILS	E-201 ELECTRICAL SERVICE DETAILS
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L4.03	PLANTING PLAN	



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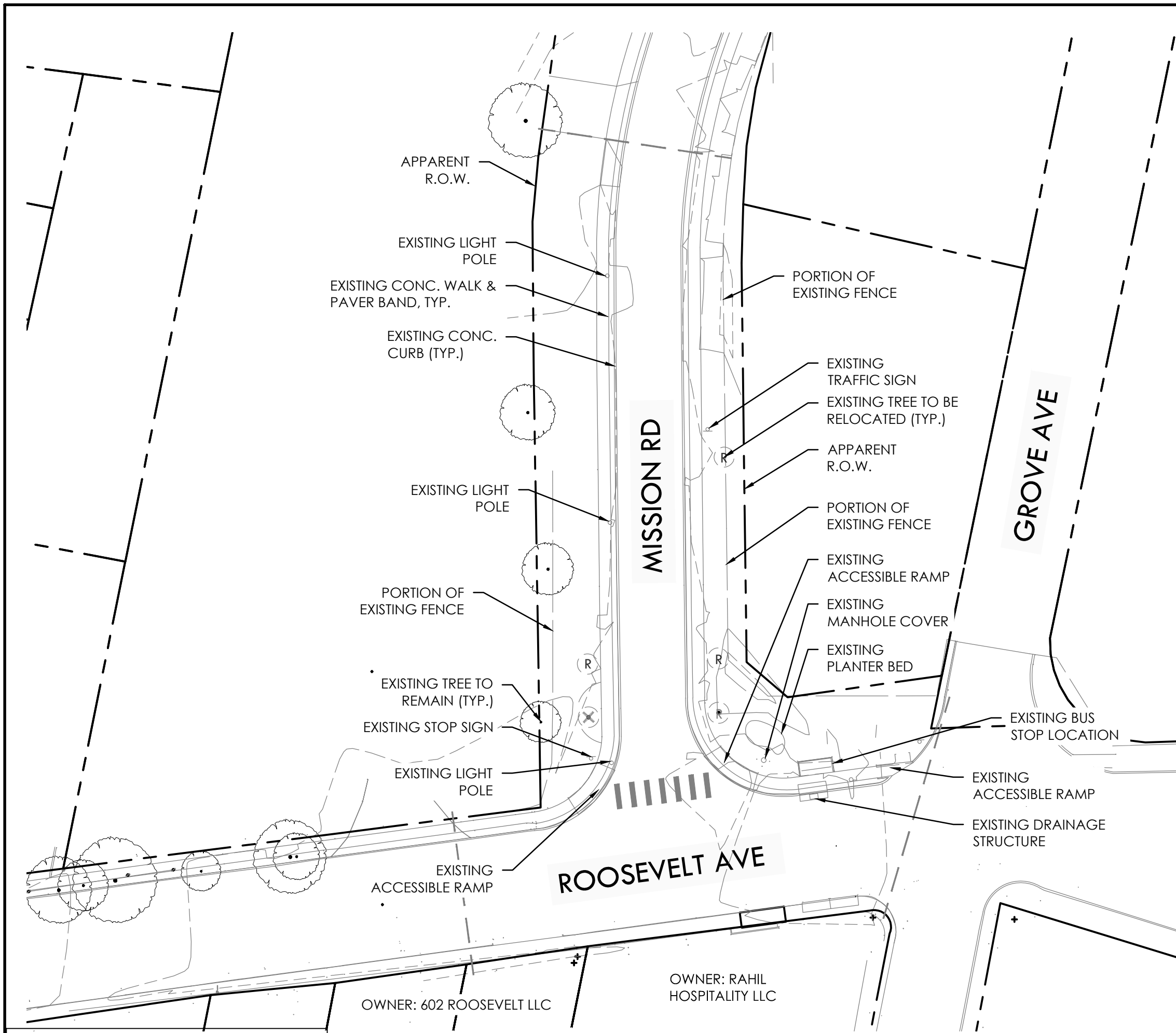


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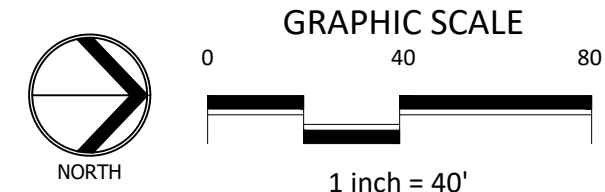
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LA#3472
08/24/2021




LEGEND

- APPARENT R.O.W. ————
- LIMIT OF WORK ————
- EXISTING CONCRETE CURB ————
- FENCE LINE — X — X —

- EXISTING TREE TO REMAIN (Tree symbol)
- EXISTING TREE TO BE REMOVED (Tree symbol with X)
- EXISTING TREE TO BE RELOCATED (Tree symbol with R)





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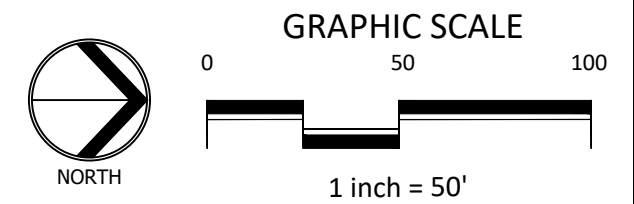
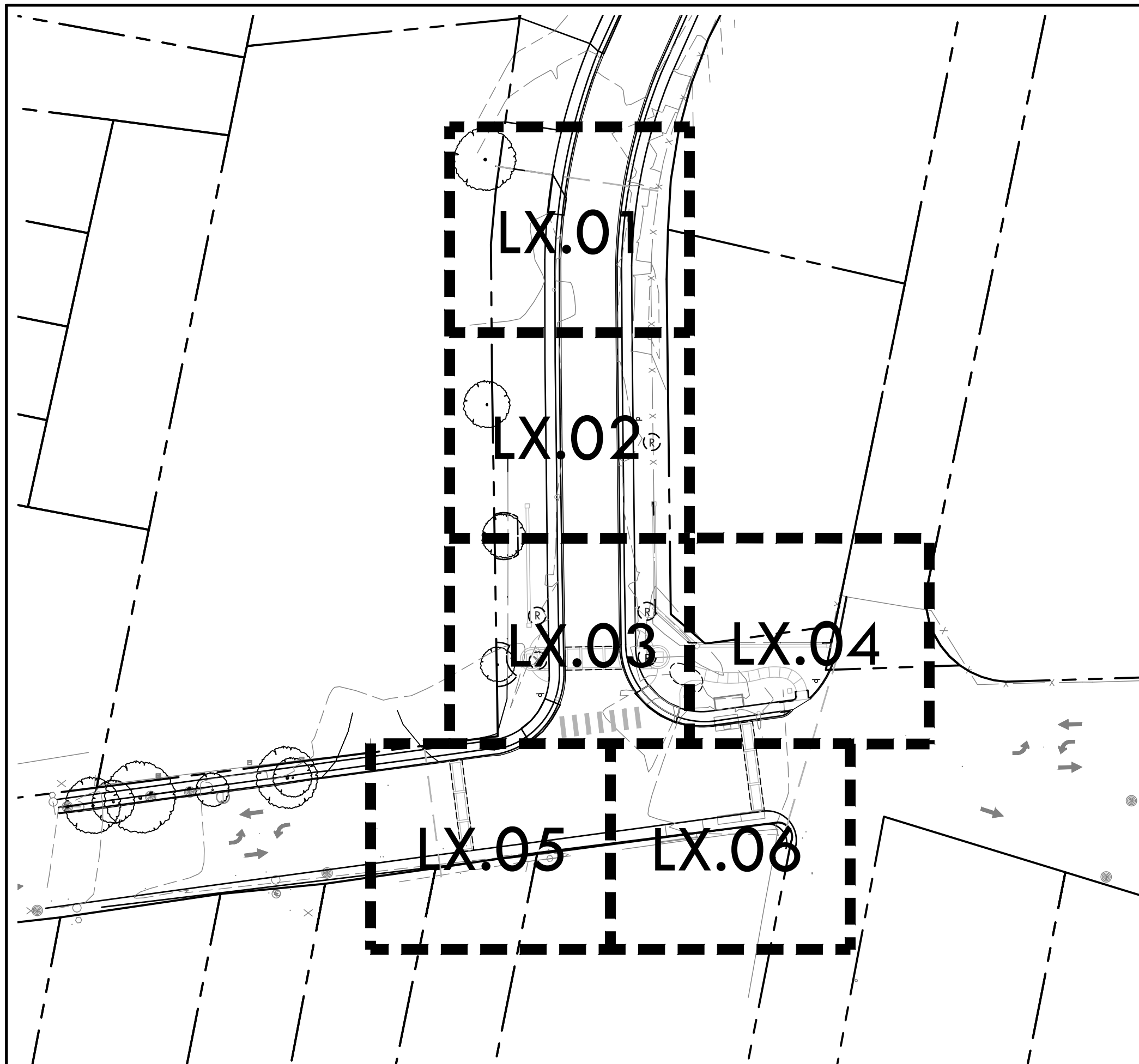
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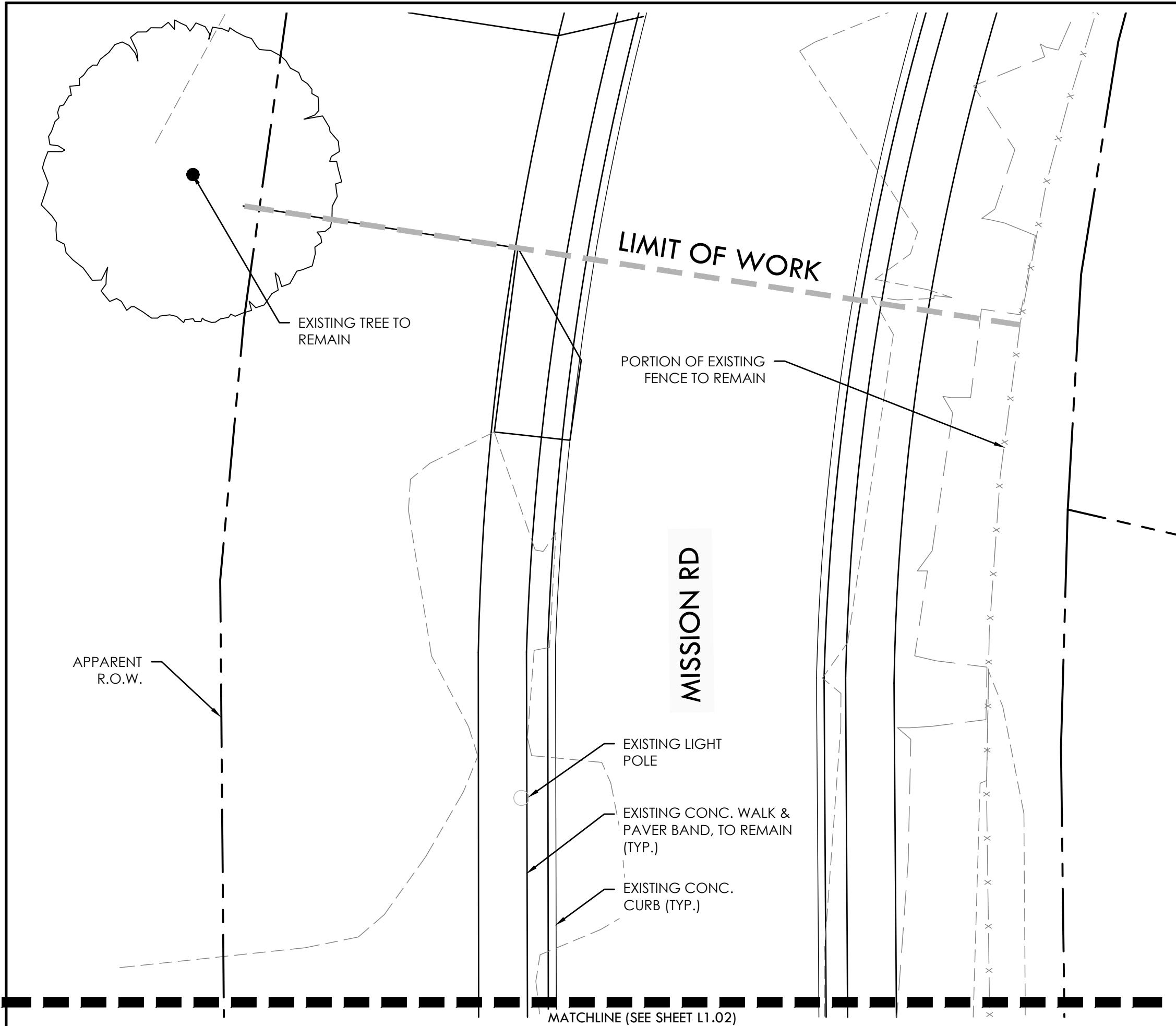
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95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
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SHEET REFERENCE PLAN		
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		SHEET NO.: L1.00



LEGEND

APPARENT R.O.W.

LIMIT OF WORK

FENCE LINE

EXISTING FENCE TO BE REMOVED

AREA TO BE CLEARED OF VEGETATION NECESSARY TO FACILITATE CONSTRUCTION

ASPHALT AREA TO BE SAW CUT AND REMOVED FOR PAVERS

TREE PROTECTION FENCING

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RELOCATED

CONSTRUCTION KEY			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	TREE PROTECTION FENCING	B	L1.03

NOTES

FOR DEMOLITION AND TREE RELOCATION NOTES REFERENCE SHEET L0.01

GRAPHIC SCALE

0 10 20

NORTH

1 inch = 10'

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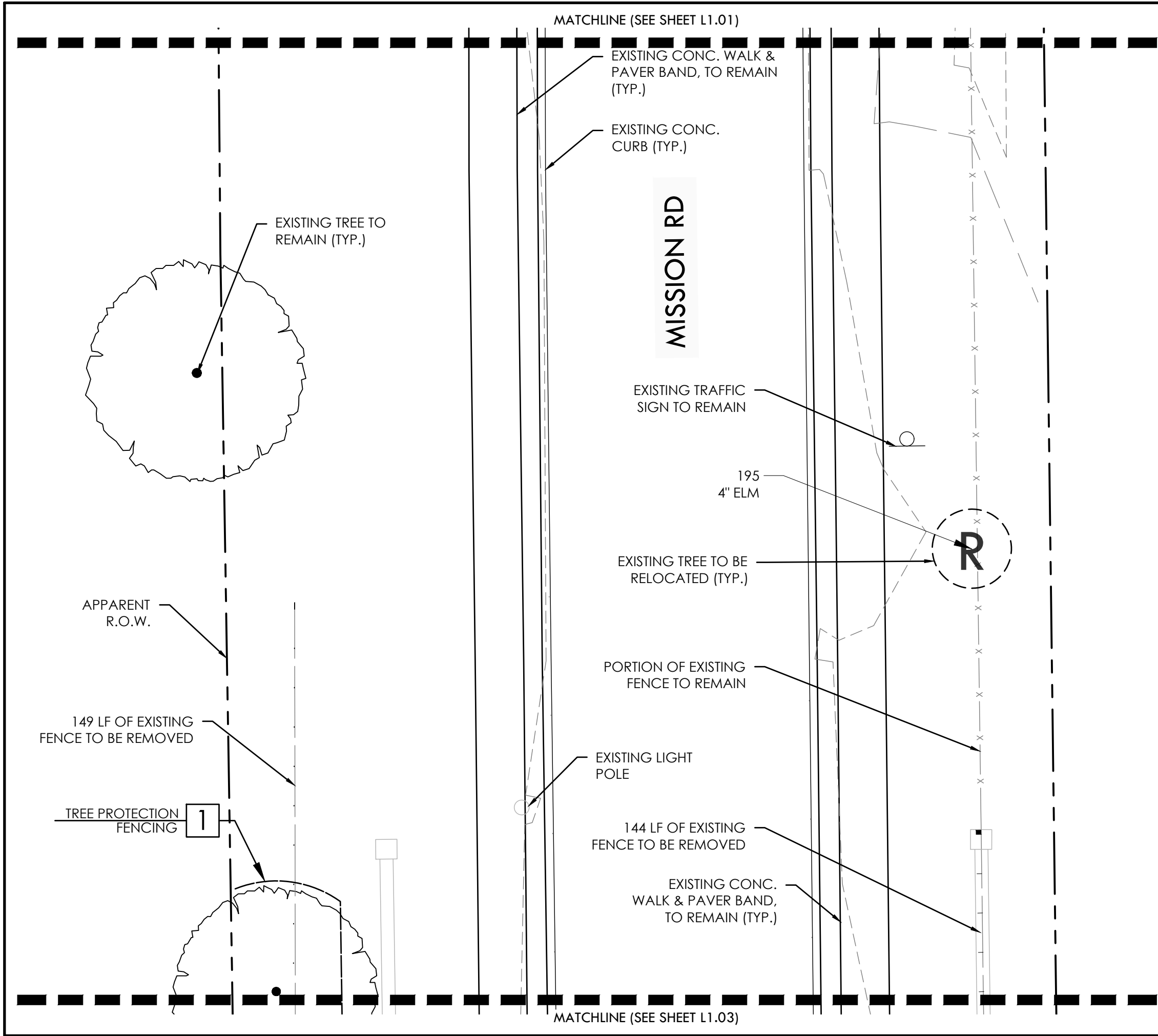
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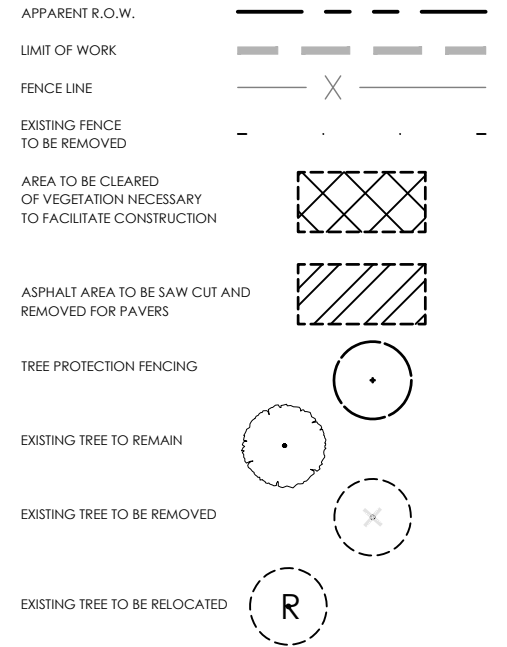
TREE PRESERVATION AND DEMOLITION PLAN

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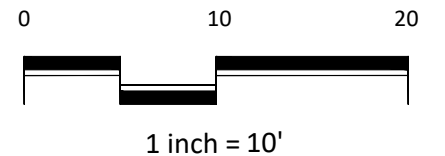
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GRAPHIC SCALE



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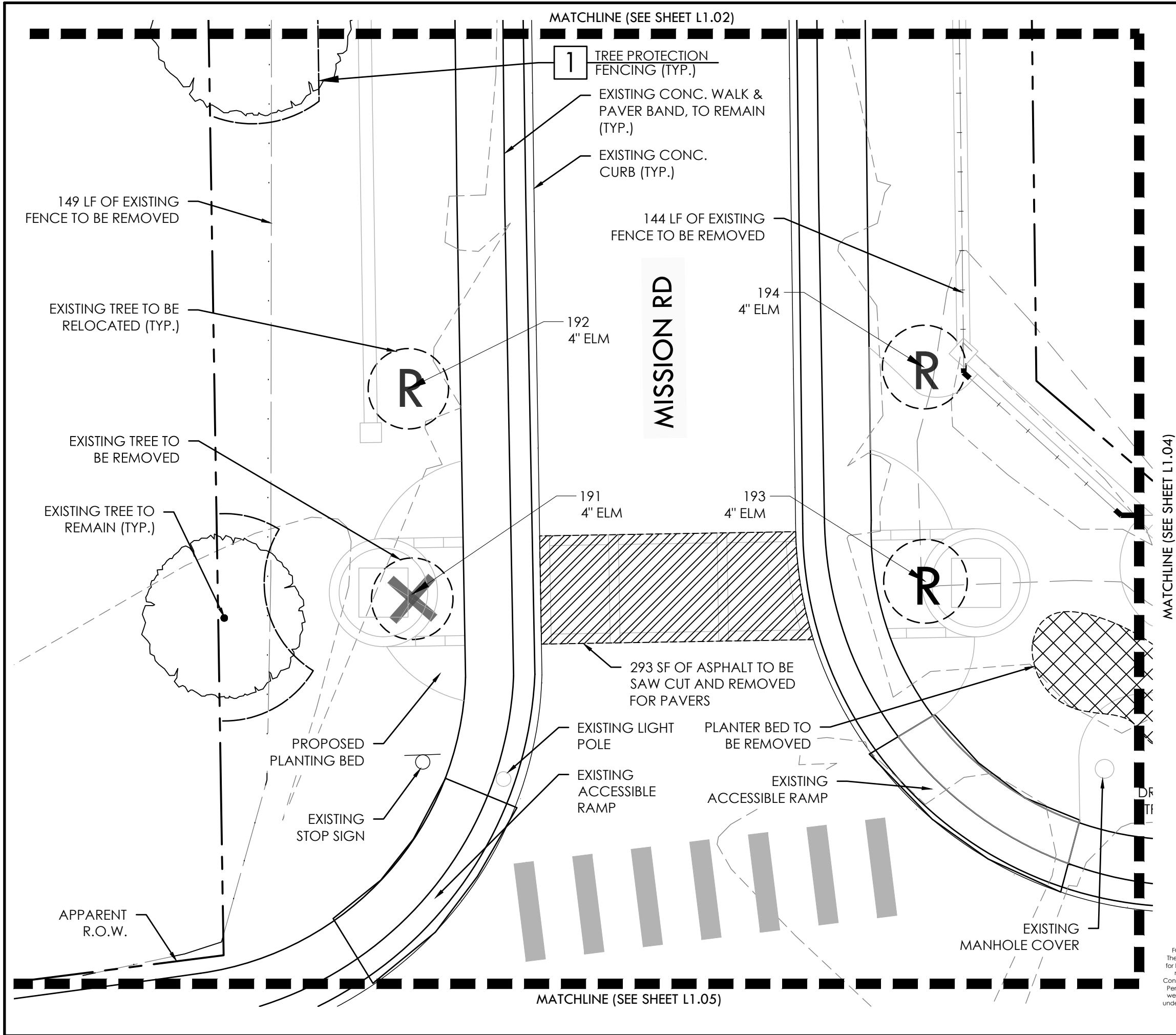
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LEGEND

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EXISTING TREE TO BE RELOCATED	

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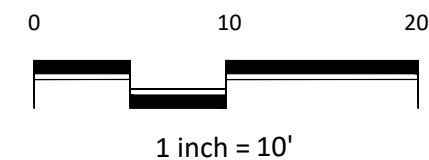
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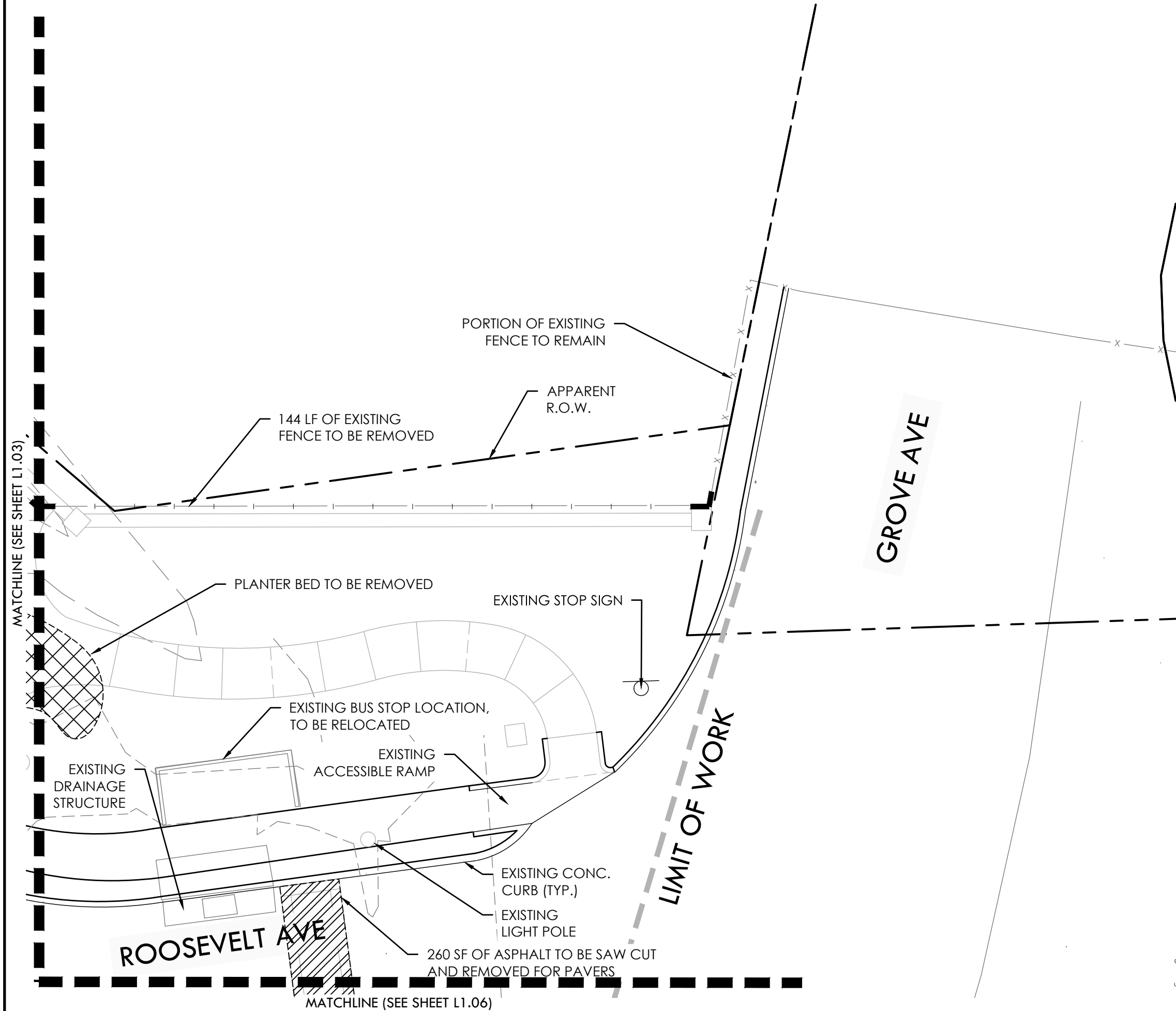
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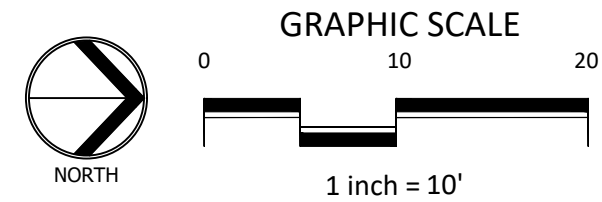
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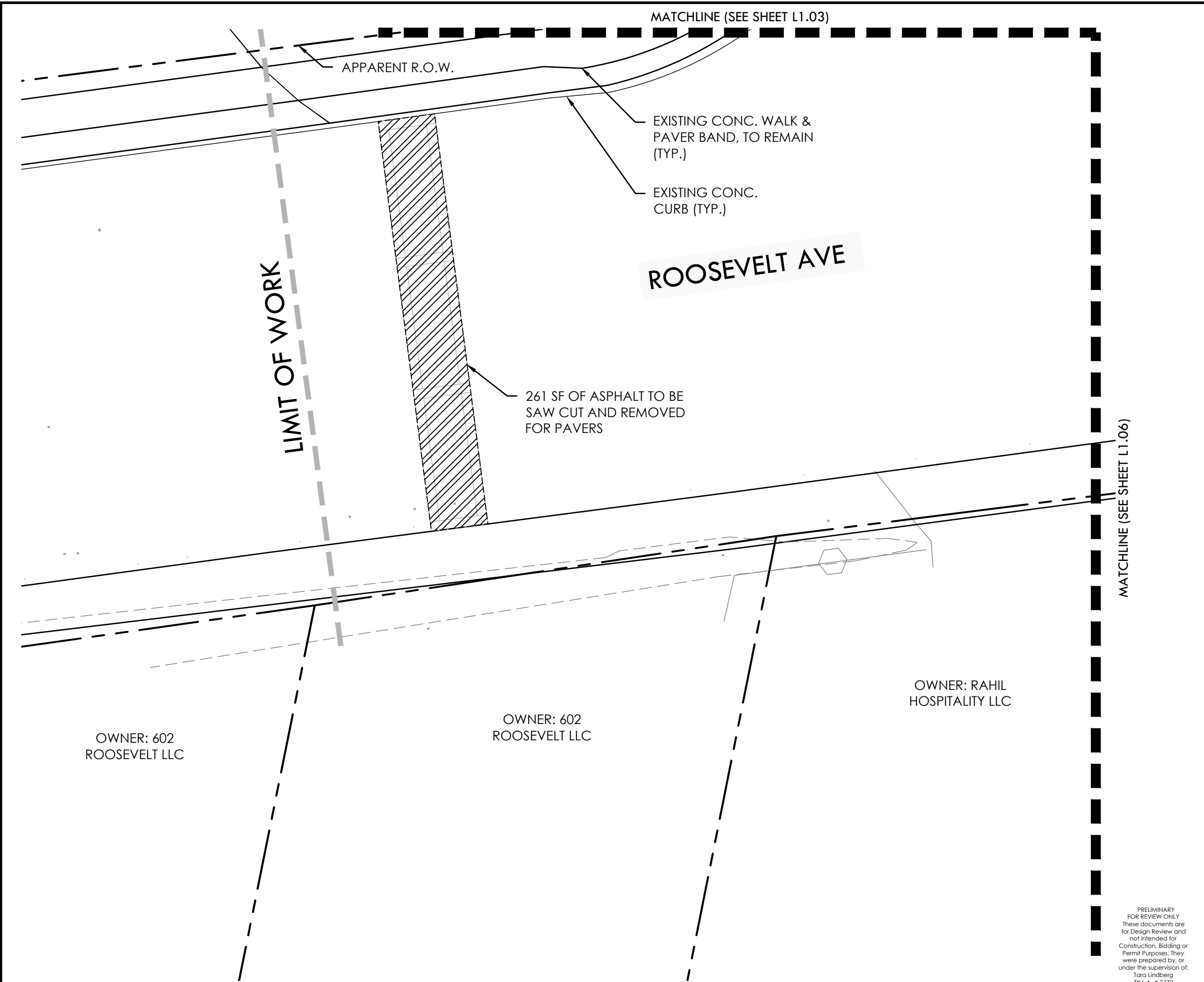
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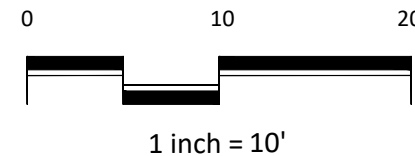
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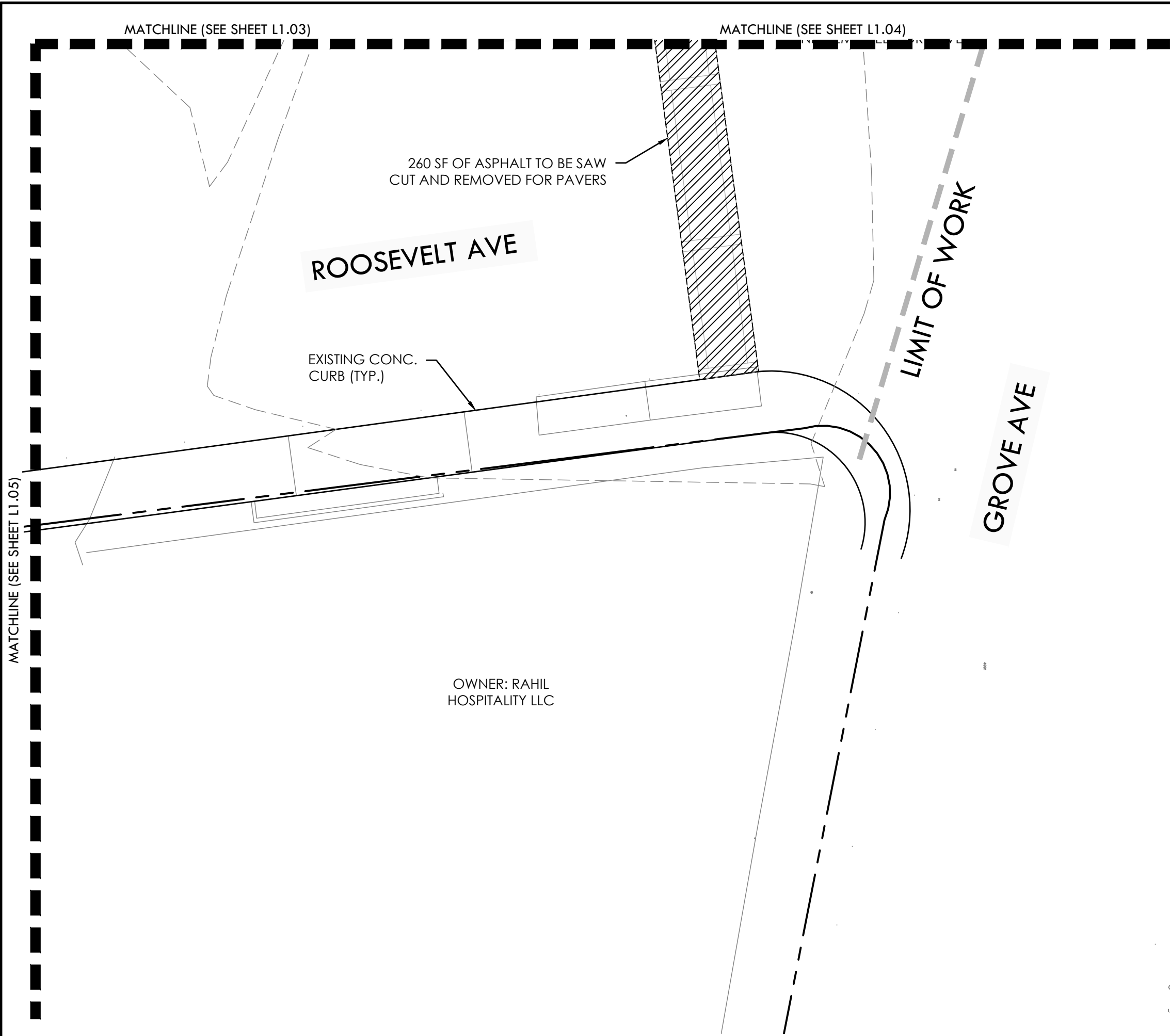
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1	TREE PROTECTION FENCING	B	L1.03

NOTES

FOR DEMOLITION AND TREE RELOCATION NOTES REFERENCE SHEET L0.01

NORTH

GRAPHIC SCALE

0 10 20

1 inch = 10'

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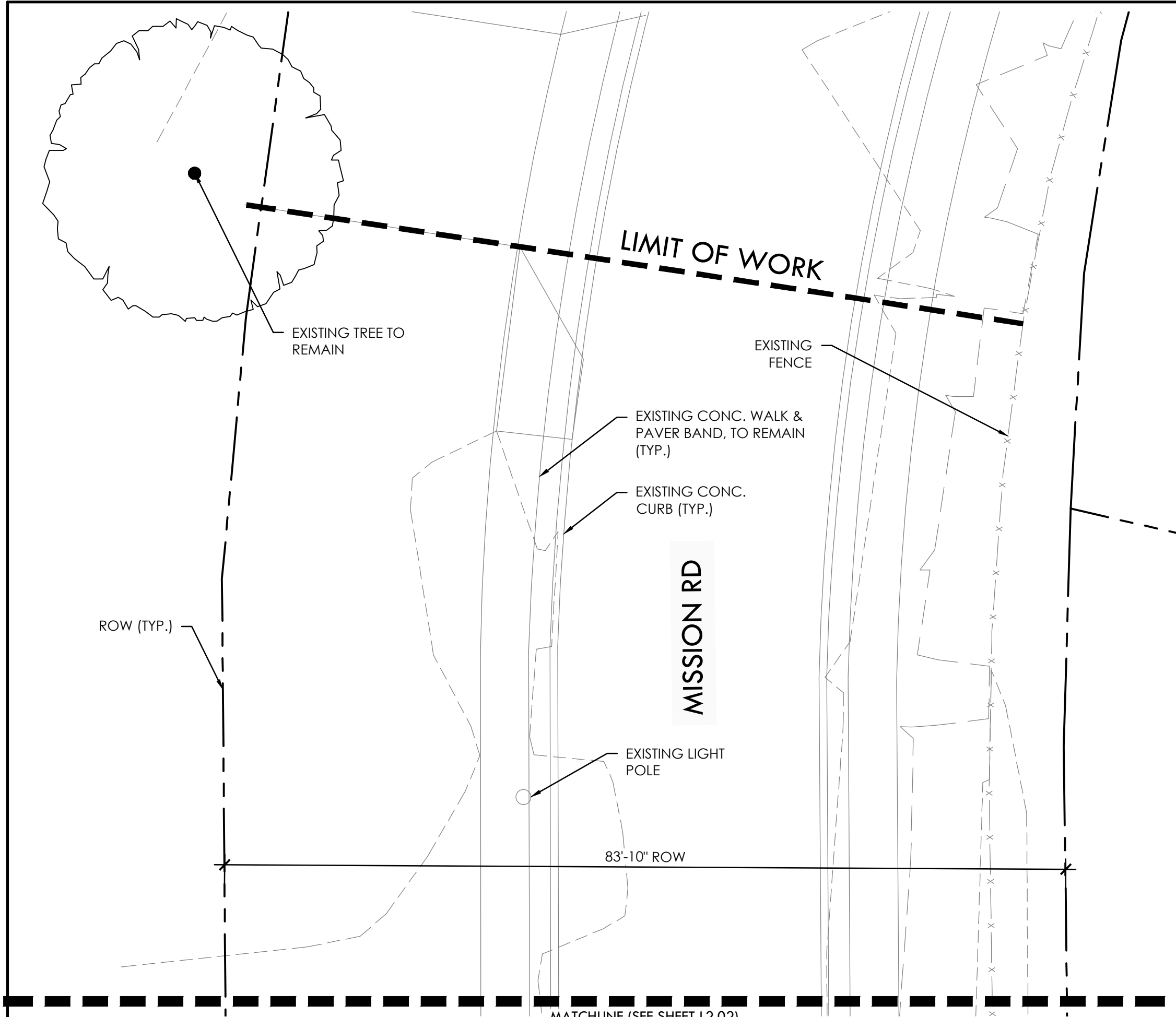
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CITY OF SAN ANTONIO
DEPARTMENT OF TRANSPORTATION & CAPITAL IMPROVEMENTS

WORLD HERITAGE MISSION RD & ROOSEVELT IMPROVEMENTS

TREE PRESERVATION AND DEMOLITION PLAN

95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
SHEET NO.: L1.06		

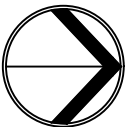


LEGEND

APPARENT R.O.W.	
LIMIT OF WORK	
EXISTING CONCRETE CURB	
EXISTING TREE TO REMAIN	

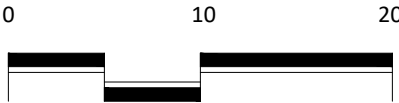
CONSTRUCTION KEY

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CONCRETE PAVING	A	L3.01
2	EXPANSION JOINT	B	L3.01
3	FLAGSTONE PAVING ON CONC.	C	L3.01
4	COLORLED CONCRETE PAVING @ ROAD	D	L3.01
5	FLAGSTONE PAVING @ CONC.	E	L3.01
6	CONCRETE BRICK PAVERS @ ROAD	F	L3.01
7	4" CONCRETE PAVING @ EXISTING	G	L3.01
8	CONCRETE BANDING	H	L3.01
9	ARTISTIC PANEL	B	L3.02
10	STONE COLUMN @ ARTISTIC PANEL	D	L3.02
11	STONE WALL - B	A	L3.03
12	LOW STONE WALL - B	C	L3.03
13	LOW STONE WALL - A	E	L3.03
14	LOW STONE COLUMN	A	L3.04
15	STONE COLUMN @ WALL	C	L3.04
16	4" STONE COLUMN	E	L3.04
17	LOW PLANTER WALL	A	L3.05
18	ENTRY MONUMENT	B	L3.05
19	STEEL EDGE	D	L4.05



NORTH

GRAPHIC SCALE



1 inch = 10'



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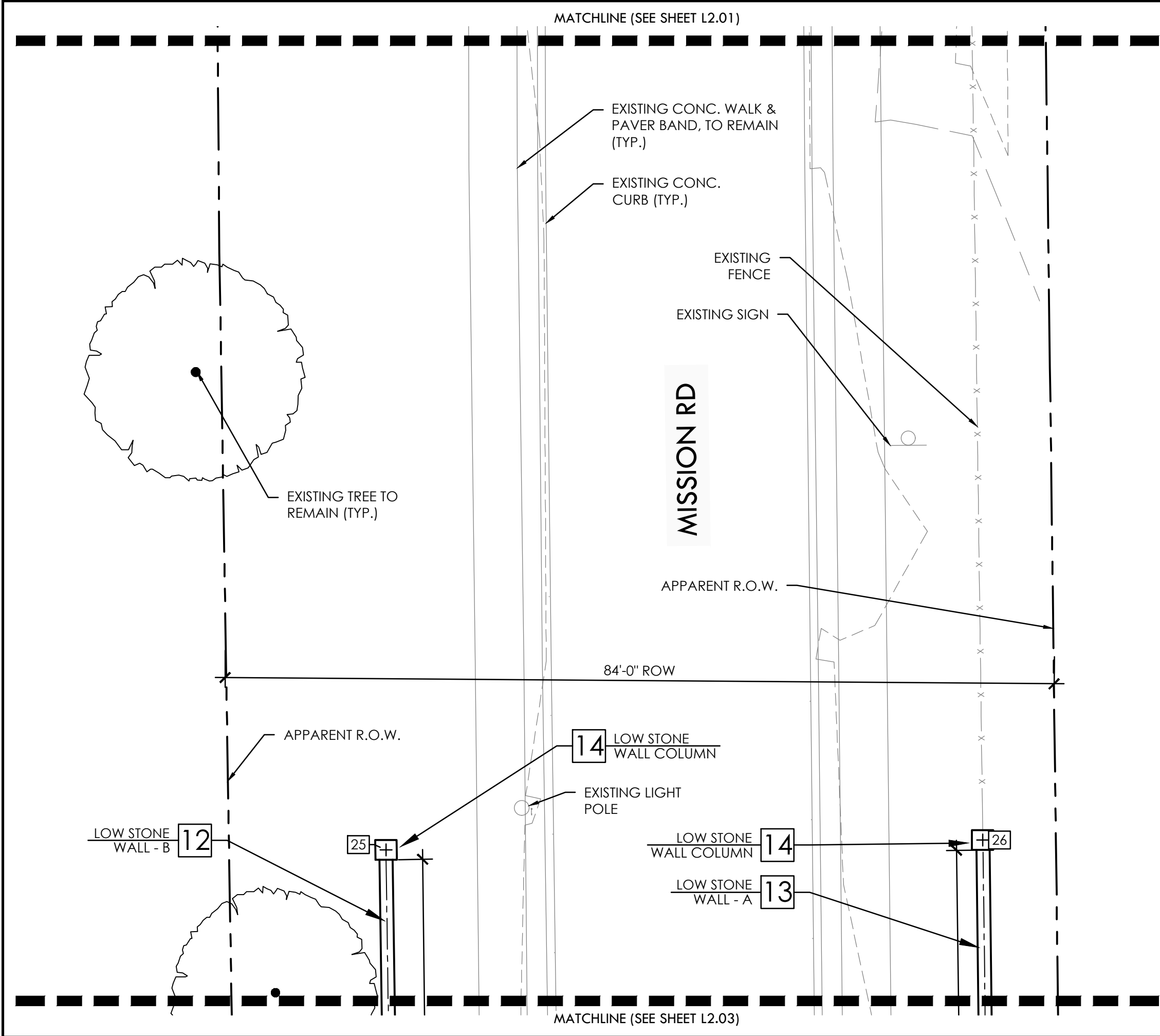
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DEPARTMENT OF TRANSPORTATION & CAPITAL IMPROVEMENTS

WORLD HERITAGE MISSION RD & ROOSEVELT IMPROVEMENTS

LAYOUT PLAN

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DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
SHEET NO.: L2.01		



LEGEND

APPARENT R.O.W.

LIMIT OF WORK

EXISTING CONCRETE CURB

EXISTING TREE TO REMAIN

CONSTRUCTION KEY			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CONCRETE PAVING	A	L3.01
2	EXPANSION JOINT	B	L3.01
3	FLAGSTONE PAVING ON CONC.	C	L3.01
4	COLORLED CONCRETE PAVING @ ROAD	D	L3.01
5	FLAGSTONE PAVING @ CONC.	E	L3.01
6	CONCRETE BRICK PAVERS @ ROAD	F	L3.01
7	4" CONCRETE PAVING @ EXISTING	G	L3.01
8	CONCRETE BANDING	H	L3.01
9	ARTISTIC PANEL	B	L3.02
10	STONE COLUMN @ ARTISTIC PANEL	D	L3.02
11	STONE WALL - B	A	L3.03
12	LOW STONE WALL - B	C	L3.03
13	LOW STONE WALL - A	E	L3.03
14	LOW STONE COLUMN	A	L3.04
15	STONE COLUMN @ WALL	C	L3.04
16	4" STONE COLUMN	E	L3.04
17	LOW PLANTER WALL	A	L3.05
18	ENTRY MONUMENT	B	L3.05
19	STEEL EDGE	D	L4.05

COORDINATE KEY	
POINT #	COORDINATES
25	N 13692942.26 E 2131933.42
26	N 13693002.72 E 2131932.42

GRAPHIC SCALE

0 10 20

1 inch = 10'

NORTH

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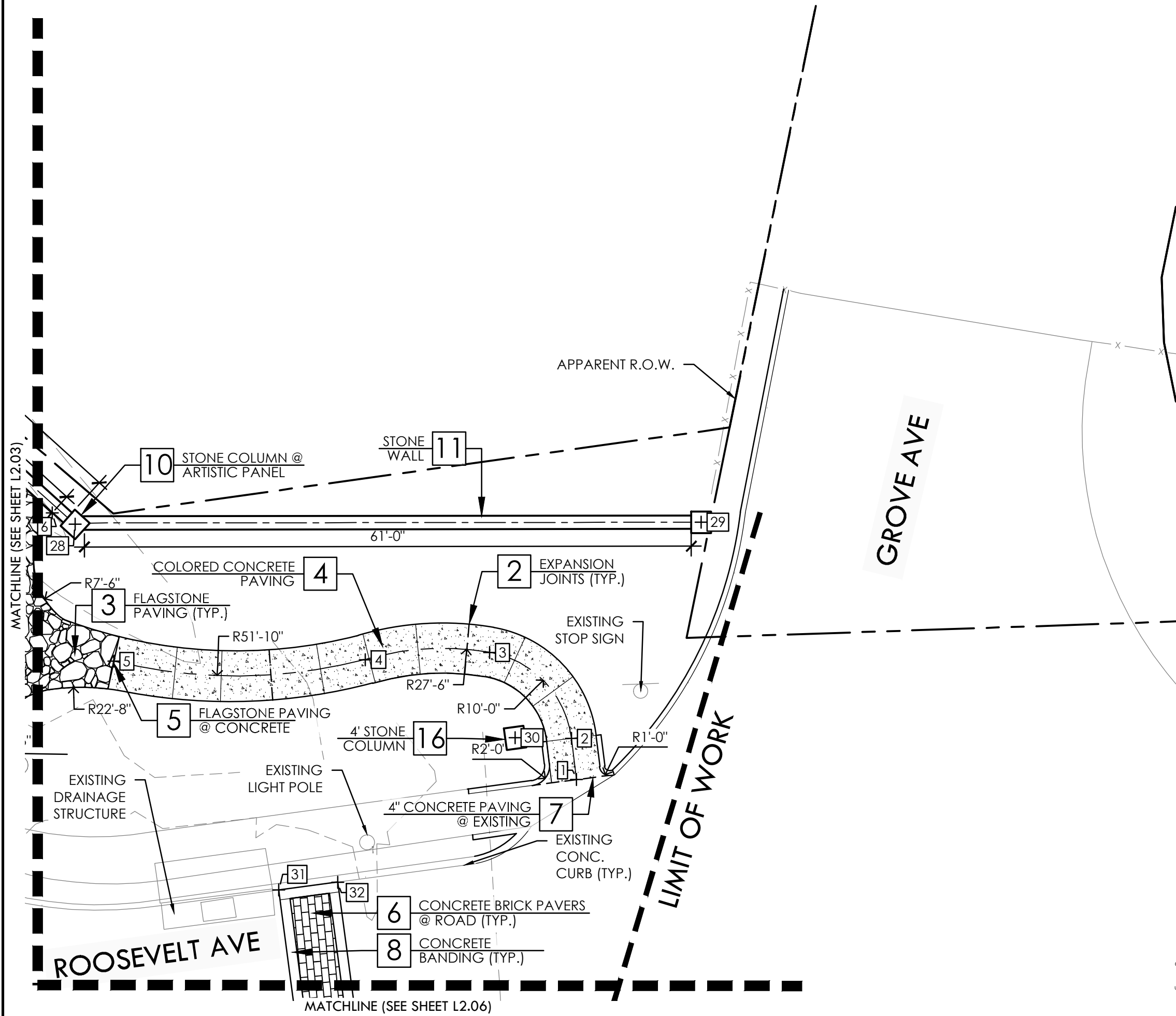
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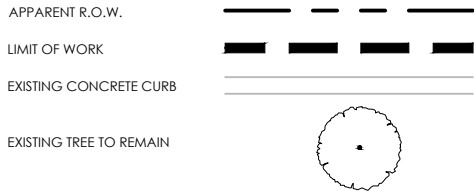
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LAYOUT PLAN

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SHEET NO.: L2.02		



LEGEND



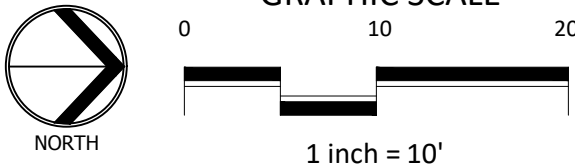
CONSTRUCTION KEY

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CONCRETE PAVING	A	L3.01
2	EXPANSION JOINT	B	L3.01
3	FLAGSTONE PAVING ON CONC.	C	L3.01
4	COLORED CONCRETE PAVING @ ROAD	D	L3.01
5	FLAGSTONE PAVING @ CONC.	E	L3.01
6	CONCRETE BRICK PAVERS @ ROAD	F	L3.01
7	4" CONCRETE PAVING @ EXISTING	G	L3.01
8	CONCRETE BANDING	H	L3.01
9	ARTISTIC PANEL	B	L3.02
10	STONE COLUMN @ ARTISTIC PANEL	D	L3.02
11	STONE WALL - B	A	L3.03
12	LOW STONE WALL - B	C	L3.03
13	LOW STONE WALL - A	E	L3.03
14	LOW STONE COLUMN	A	L3.04
15	STONE COLUMN @ WALL	C	L3.04
16	4' STONE COLUMN	E	L3.04
17	LOW PLANTER WALL	A	L3.05
18	ENTRY MONUMENT	B	L3.05
19	STEEL EDGE	D	L4.05

COORDINATE KEY	
POINT #	COORDINATES
1	N 13693073.80 E 2132026.04
2	N 13693073.29 E 2132021.89
3	N 13693065.07 E 2132013.25
4	N 13693052.59 E 2132013.98
5	N 13693027.31 E 2132014.14
6	N 13693021.12 E 2131999.22

COORDINATE KEY	
POINT #	COORDINATES
28	N 13693023.41 E 2132000.38
29	N 13693086.35 E 2132000.17
30	N 13693067.64 E 2132021.84
31	N 13693043.88 E 2132037.11
32	N 13693049.83 E 2132036.34

GRAPHIC SCALE



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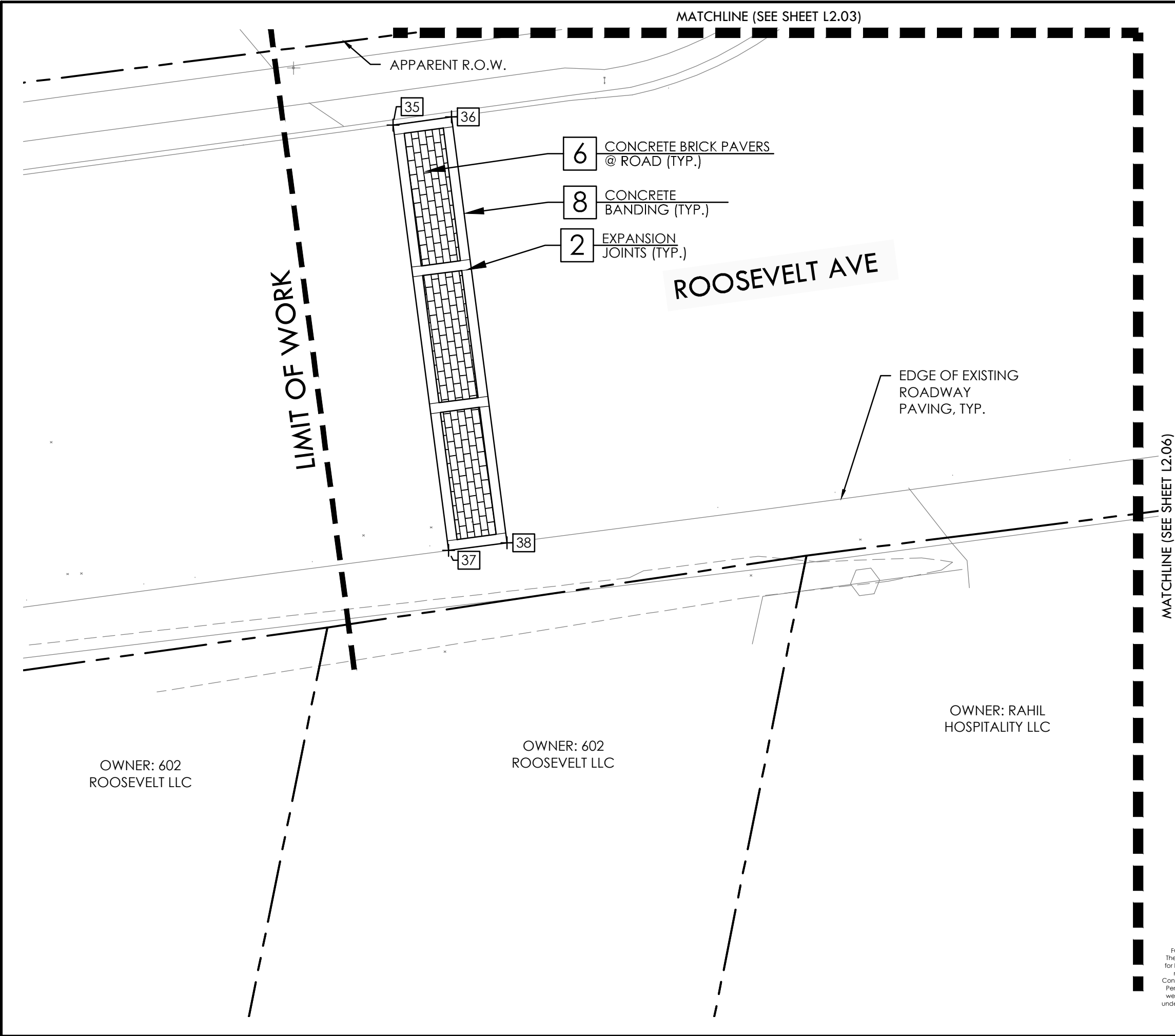
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WORLD HERITAGE MISSION RD & ROOSEVELT IMPROVEMENTS

LAYOUT PLAN

95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
		SHEET NO.: L2.04



LEGEND

APPARENT R.O.W.

LIMIT OF WORK

EXISTING CONCRETE CURB

EXISTING TREE TO REMAIN

CONSTRUCTION KEY			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CONCRETE PAVING	A	L3.01
2	EXPANSION JOINT	B	L3.01
3	FLAGSTONE PAVING ON CONC.	C	L3.01
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9	ARTISTIC PANEL	B	L3.02
10	STONE COLUMN @ ARTISTIC PANEL	D	L3.02
11	STONE WALL - B	A	L3.03
12	LOW STONE WALL - B	C	L3.03
13	LOW STONE WALL - A	E	L3.03
14	LOW STONE COLUMN	A	L3.04
15	STONE COLUMN @ WALL	C	L3.04
16	4" STONE COLUMN	E	L3.04
17	LOW PLANTER WALL	A	L3.05
18	ENTRY MONUMENT	B	L3.05
19	STEEL EDGE	D	L4.05

COORDINATE KEY	
POINT #	COORDINATES
35	N 13692905.08 E 2132055.58
36	N 13692911.03 E 2132054.76
37	N 13692910.70 E 2132098.76
38	N 13692916.65 E 2132097.99

GRAPHIC SCALE

NORTH

0 10 20

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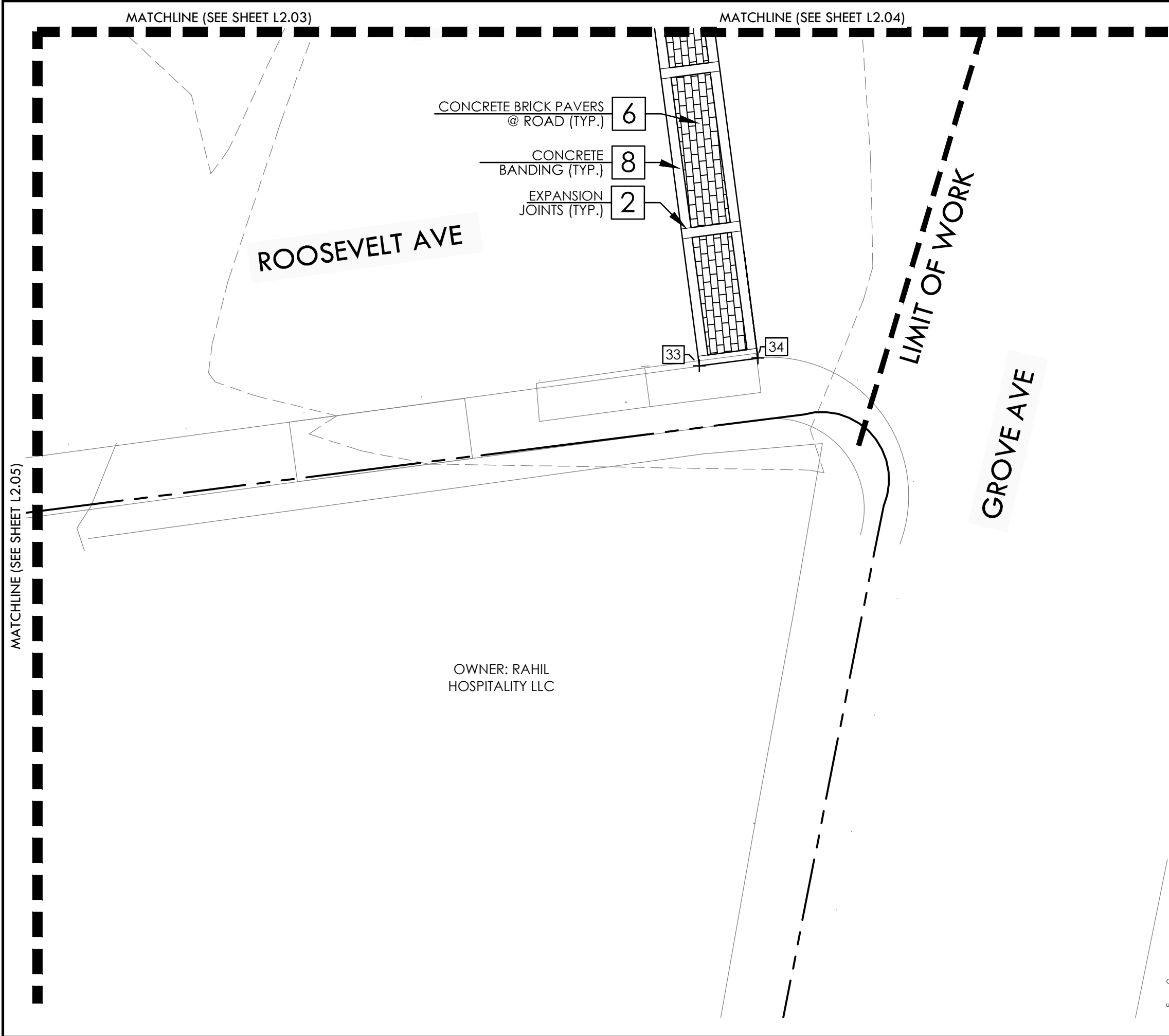
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LAYOUT PLAN

95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
SHEET NO.: L2.05		



LEGEND

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EXISTING TREE TO REMAIN

CONSTRUCTION KEY			
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1	CONCRETE PAVING	A	L3.01
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13	LOW STONE WALL - A	E	L3.03
14	LOW STONE COLUMN	A	L3.04
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16	4" STONE COLUMN	E	L3.04
17	LOW PLANTER WALL	A	L3.05
18	ENTRY MONUMENT	B	L3.05
19	STEEL EDGE	D	L4.05

COORDINATE KEY	
POINT #	COORDINATES
33	N 13693049.57 E 2132080.07
34	N 13693055.52 E 2132079.27

GRAPHIC SCALE

NORTH

0 10 20

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LAYOUT PLAN


95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
		SHEET NO.: L2.06

CONCRETE FINISH SCHEDULE	
TYPE	DESCRIPTION
A	COLORED, HARDENED & TEXTURED CONCRETE - LITHOCROME COLOR HARDENER - A-51 'STEADMAN BUFF' - SCOFIELD CONCRETE
PAVING SCHEDULE	
TYPE	DESCRIPTION
A	FLAGSTONE PAVING - OKLAHOMA SUGAR LOAF WITH 2" MORTAR BED
C	BRICK PAVERS - TO MATCH EXISTING PAVERS ON SITE
D	PAVER BAND - - TO MATCH EXISTING PAVERS ON SITE
STONE WALL/ COLUMN VENEER SCHEDULE	
TYPE	DESCRIPTION
A	FIELDSTONE VENEER
B	CUT STONE VENEER: LEUDERS
MORTAR SCHEDULE	
TYPE	DESCRIPTION
A	MORTAR SHALL BE "DARK BUFF" FROM LAMBERT SOUTHWEST OR APPROVED EQUAL - LAMBERT SOUTHWEST, 1110 N. FRISCO ST, HENDERSON, TX 75652 - TEL: 903-657-4680 - WEBSITE: WWW.LAMBERTSW.COM

SHEET INDEX:

- NO. SHEET NAME
- L3.00 DETAIL INDEX
- L3.01 SITE DETAILS
- A CONCRETE PAVING
 - B EXPANSION JOINT
 - C FLAGSTONE PAVING ON CONC.
 - D COLORED CONCRETE PAVING @ ROAD
 - E FLAGSTONE PAVING @ CONC.
 - F CONCRETE BRICK PAVERS @ ROAD
 - G 4" CONCRETE PAVING @ EXISTING
 - H CONCRETE BANDING
- L3.02 SITE DETAILS
- A ARCHITECTURE FEATURE @ ROOSEVELT AVE
 - B ARTISTIC PANEL (ELEVATION)
 - C ARTISTIC PANEL @ STONE WALL
 - D STONE COLUMN @ ARTISTIC PANEL (ELEVATION)
 - E STONE COLUMN @ ARTISTIC PANEL
- L3.03 SITE DETAILS
- A STONE WALL - B (ELEVATION)
 - B STONE WALL
 - C LOW STONE WALL - B (ELEVATION)
 - D LOW STONE WALL
 - E LOW STONE WALL - A (ELEVATION)
- L3.04 SITE DETAILS
- A LOW STONE COLUMN (ELEVATION)
 - B LOW STONE COLUMN (SECTION)
 - C STONE COLUMN @ WALL (ELEVATION)
 - D STONE COLUMN @ WALL
 - E 4' STONE COLUMN (ELEVATION)
 - F 4' STONE COLUMN
- L3.05 SITE DETAILS
- A LOW PLANTER WALL (ELEVATION)
 - B ENTRY MONUMENT (ELEVATION)
 - C LOW PLANTER WALL (SECTION)
 - D RECESSED WALL LIGHT FIXTURE
 - E FLOOD LIGHT
 - F FIELD STONE WALL TOP

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WORLD HERITAGE MISSION RD & ROOSEVELT IMPROVEMENTS

DETAIL INDEX

95% SUBMITTAL

PROJECT NO.: 3930.003

DATE: 08/24/2021

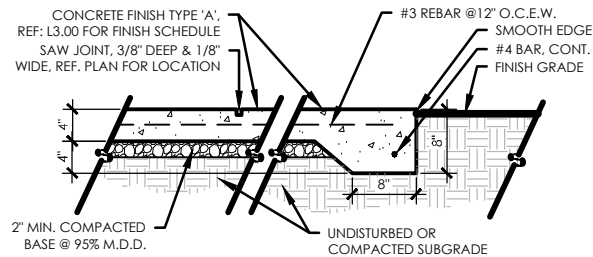
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DSGN. BY: TLL

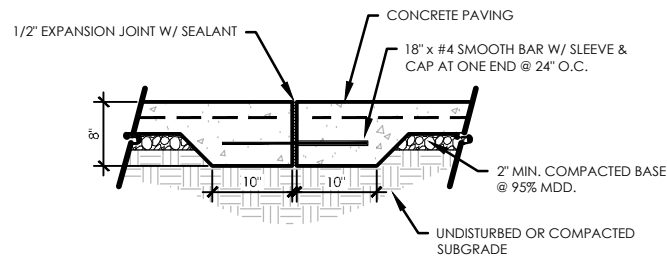
CHKD. BY: BKM

SHEET NO.: L3.00

- NOTES:
- CONTRACTOR TO PROVIDE 5' X 5' MIN. PAVING MOCK UP OF ALL MATERIALS, FORMING AND FINISH.
 - PROVIDE 2% (1/4" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
 - PROVIDE 3000 PSI CONCRETE AT 28 DAYS.
 - SCORE JOINTS @ 7'-0" O.C. (MAX - UNLESS OTHERWISE INDICATED)
 - EXPANSION JOINTS @ 30'-0" O.C. (MAX)
 - REFERENCE SITE PLAN & FINISH SCHEDULE FOR CONCRETE FINISH.

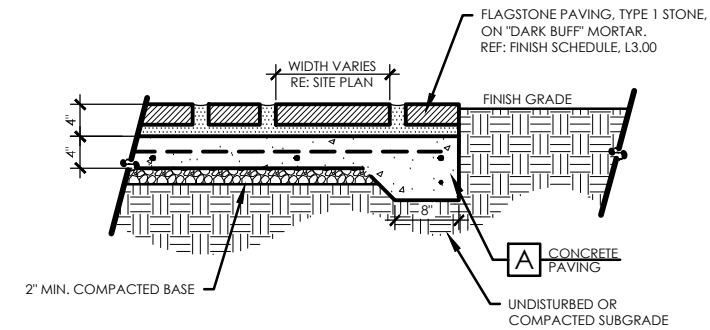


A CONCRETE PAVING SCALE: 1/2" = 1'-0"



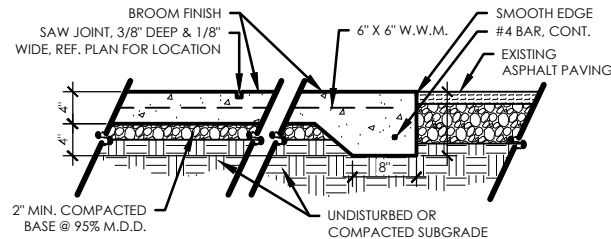
B EXPANSION JOINT SCALE: 1/2" = 1'-0"

- NOTE:
- CONTRACTOR TO PROVIDE 5x5' MIN. PAVING MOCK UP OF MATERIAL, FORMING AND FINISH
 - PROVIDE 3000 PSI CONCRETE AT 28 DAYS

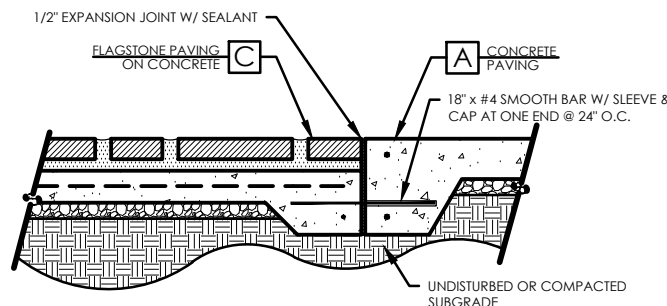


C FLAGSTONE PAVING ON CONC. SCALE: 1/2" = 1'-0"

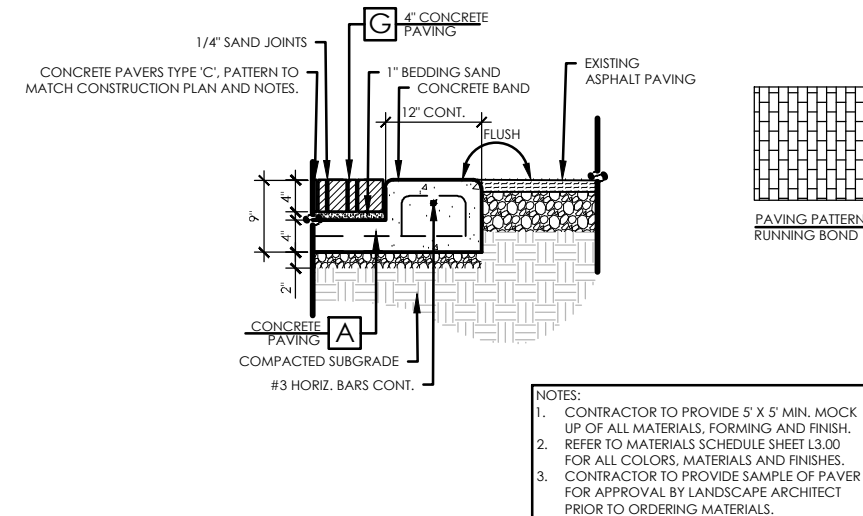
- NOTES:
- CONCRETE COLOR:
 - TYPICAL CONCRETE PAVING COLOR: LITHOCHROME COLOR HARDENER IN A-51 'STEADMAN BUFF' FROM SCOFIELD OR APPROVED EQUAL.
 - PRODUCTS LISTED ARE TO BE PURCHASED FROM A SCOFIELD REPRESENTATIVE OR FROM AN APPROVED EQUAL SOURCE. FOR REPRESENTATIVES, VISIT WWW.SCOFIELD.COM
 - PROVIDE 2% (1/4" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
 - PROVIDE 3000 PSI CONCRETE AT 28 DAYS.
 - SCORE JOINTS @ 6'-0" O.C. (MAX - UNLESS OTHERWISE INDICATED)
 - EXPANSION JOINTS @ 30'-0" O.C. (MAX)



D COLORED CONCRETE PAVING @ ROAD SCALE: 1/2"=1'-0"

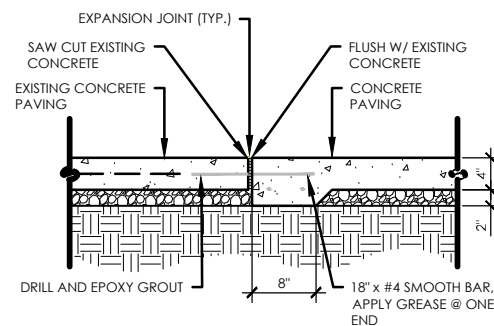


E FLAGSTONE PAVING @ CONC. SCALE: 1/2" = 1'-0"

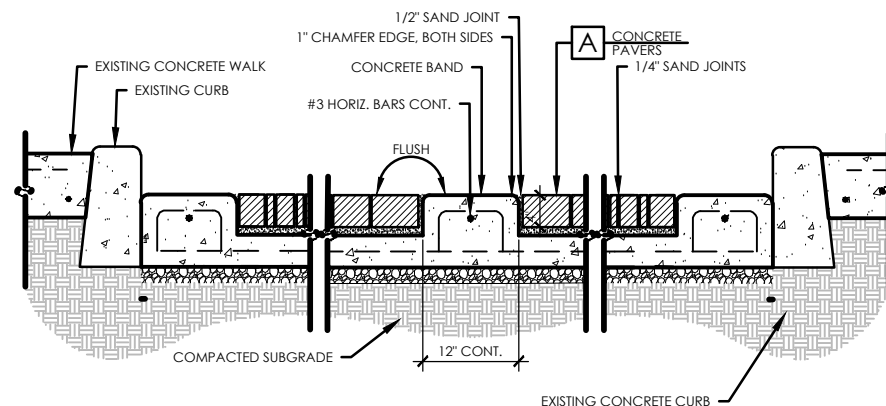


F CONCRETE BRICK PAVERS @ ROAD SCALE: 1/2" = 1'-0"

- NOTES:
- CONTRACTOR TO PROVIDE 5' X 5' MIN. MOCK UP OF ALL MATERIALS, FORMING AND FINISH.
 - REFER TO MATERIALS SCHEDULE SHEET L3.00 FOR ALL COLORS, MATERIALS AND FINISHES.
 - CONTRACTOR TO PROVIDE SAMPLE OF PAVES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS.



G 4" CONCRETE PAVING @ EXISTING SCALE: 1/2" = 1'-0"



H CONCRETE BANDING SCALE: 1/2" = 1'-0"

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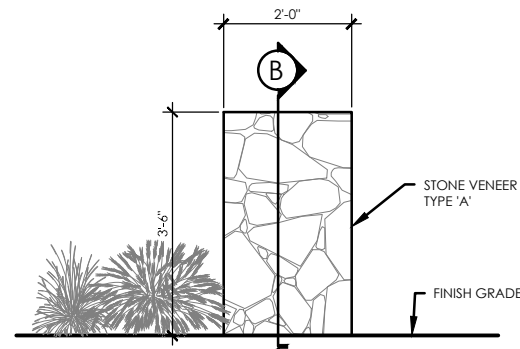
CITY OF SAN ANTONIO
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WORLD HERITAGE MISSION RD & ROOSEVELT IMPROVEMENTS

SITE DETAILS

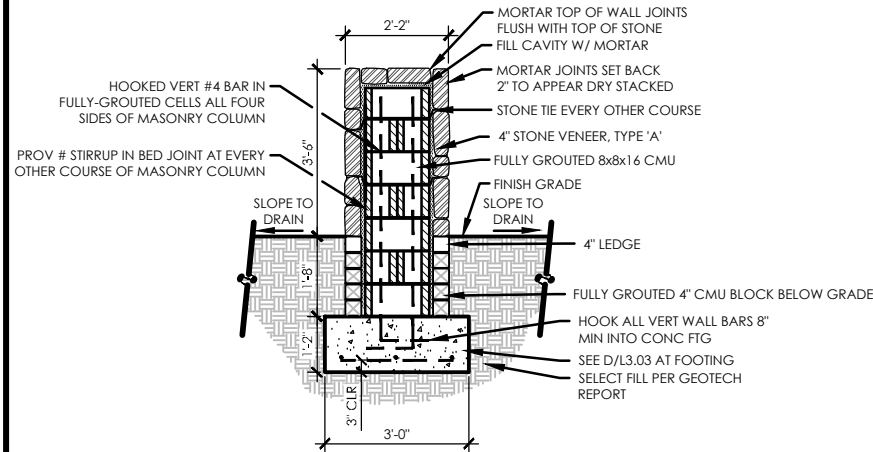
95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
		SHEET NO.: L3.01



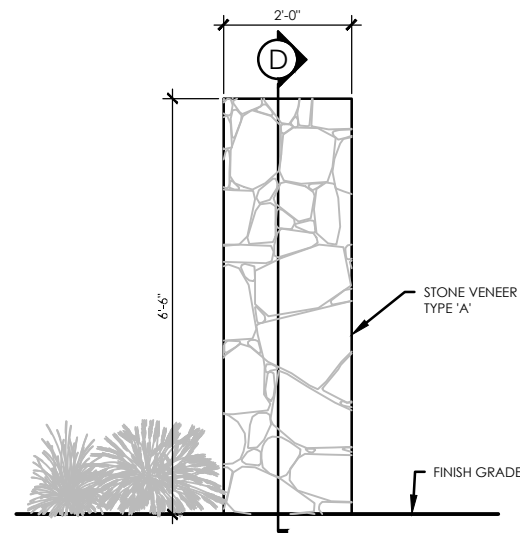
95% SUBMITTAL	PROJECT NO.: 3930.003	DATE: 08/24/2021
DRWN. BY: TLL	DSGN. BY: TLL	CHKD. BY: BKM
		SHEET NO.: L3.03



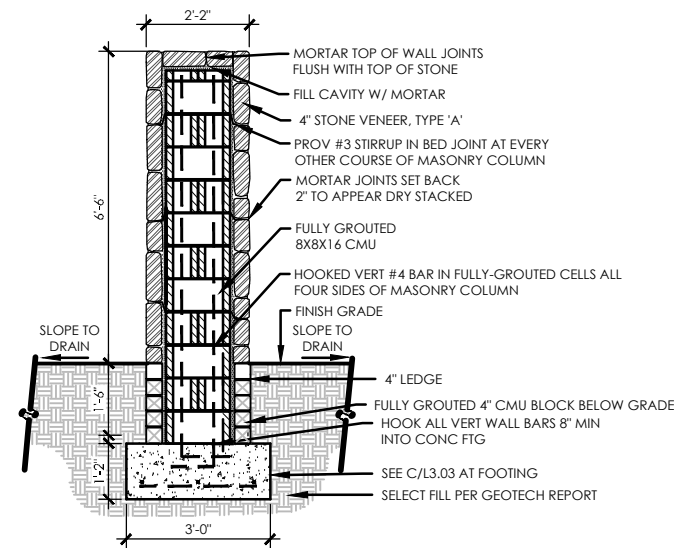
A LOW STONE COLUMN (ELEVATION) SCALE: 3/8" = 1'-0"



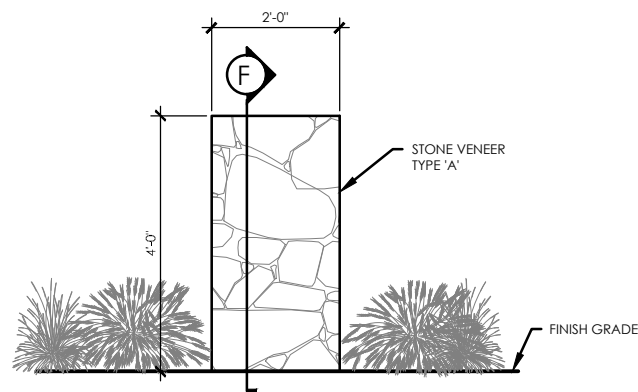
B LOW STONE COLUMN (SECTION) SCALE: 1/4" = 1'-0"



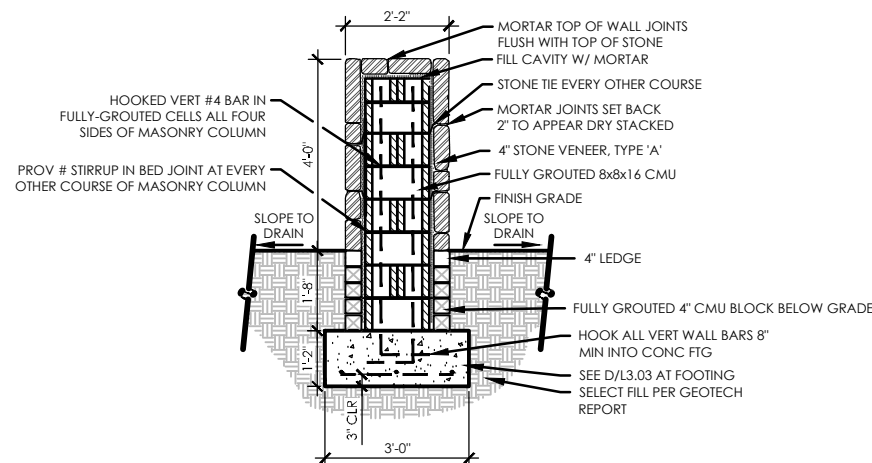
C STONE COLUMN @ WALL (ELEVATION) SCALE: 3/8" = 1'-0"



D STONE COLUMN @ WALL SCALE: 1/4" = 1'-0"



E 4' STONE COLUMN (ELEVATION) SCALE: 3/8" = 1'-0"



F 4' STONE WALL COLUMN SCALE: 1/4" = 1'-0"

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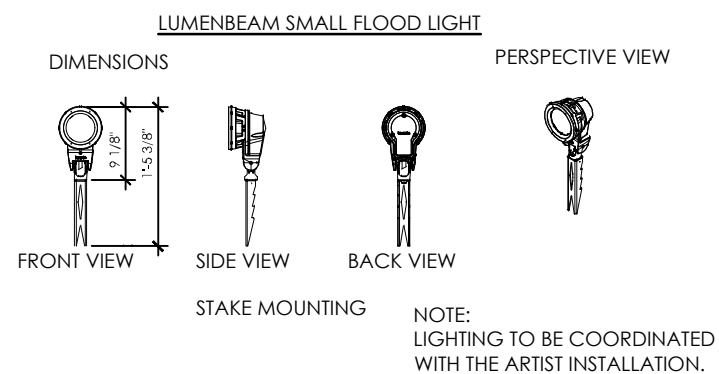
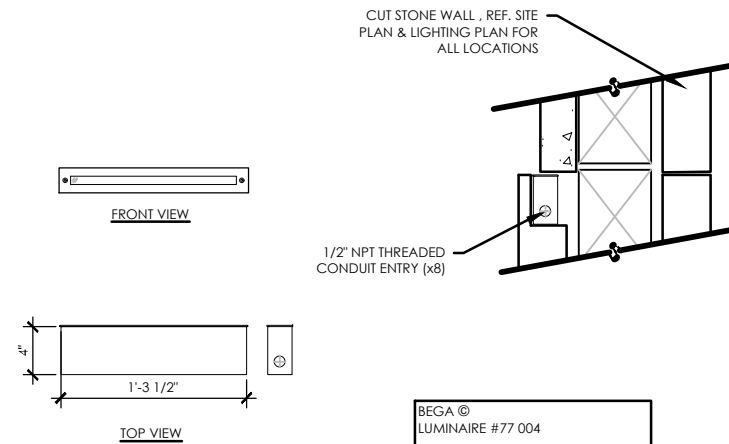
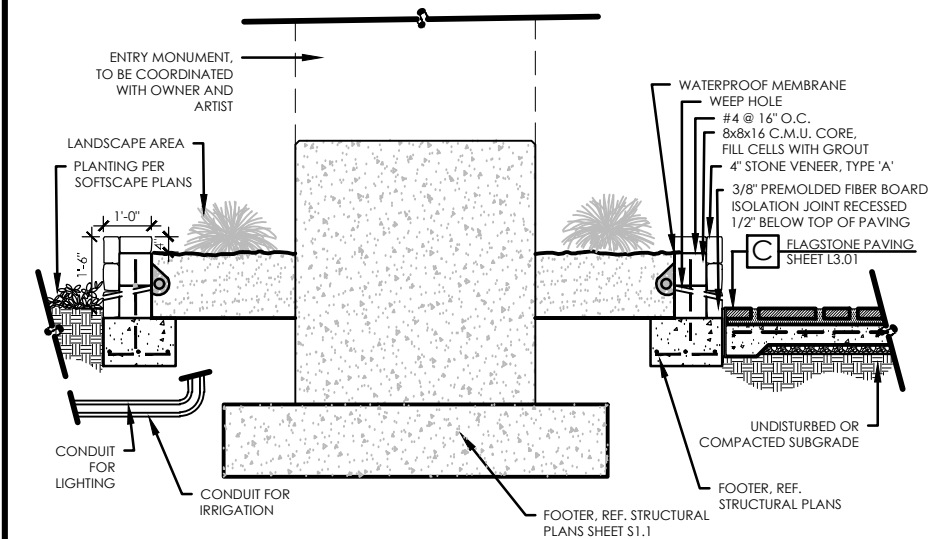
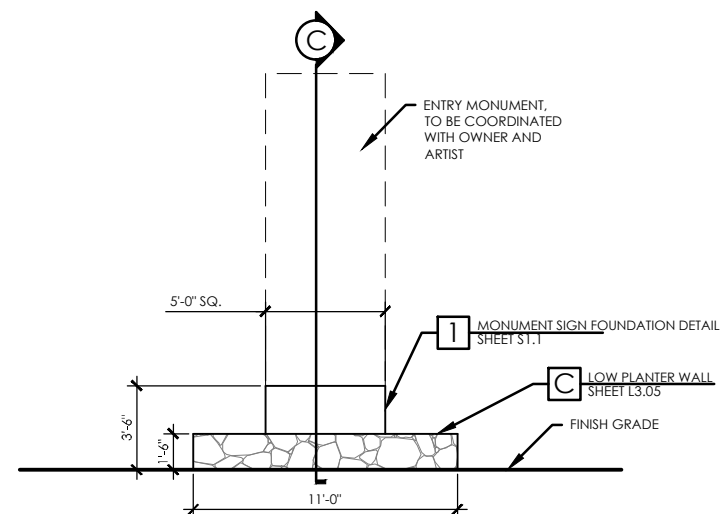
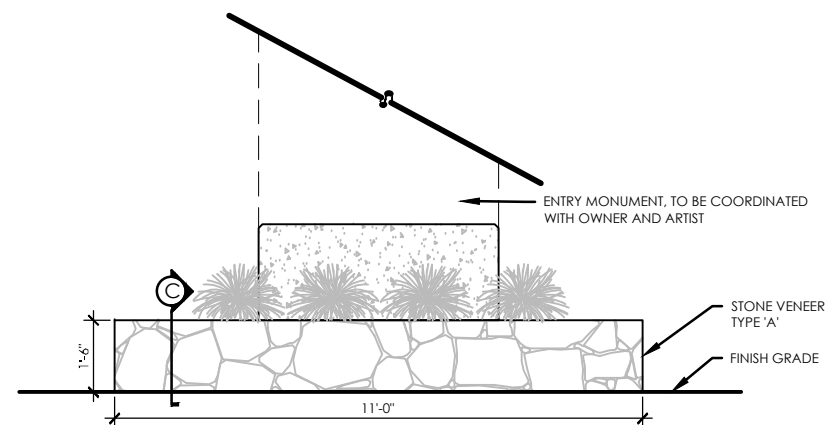
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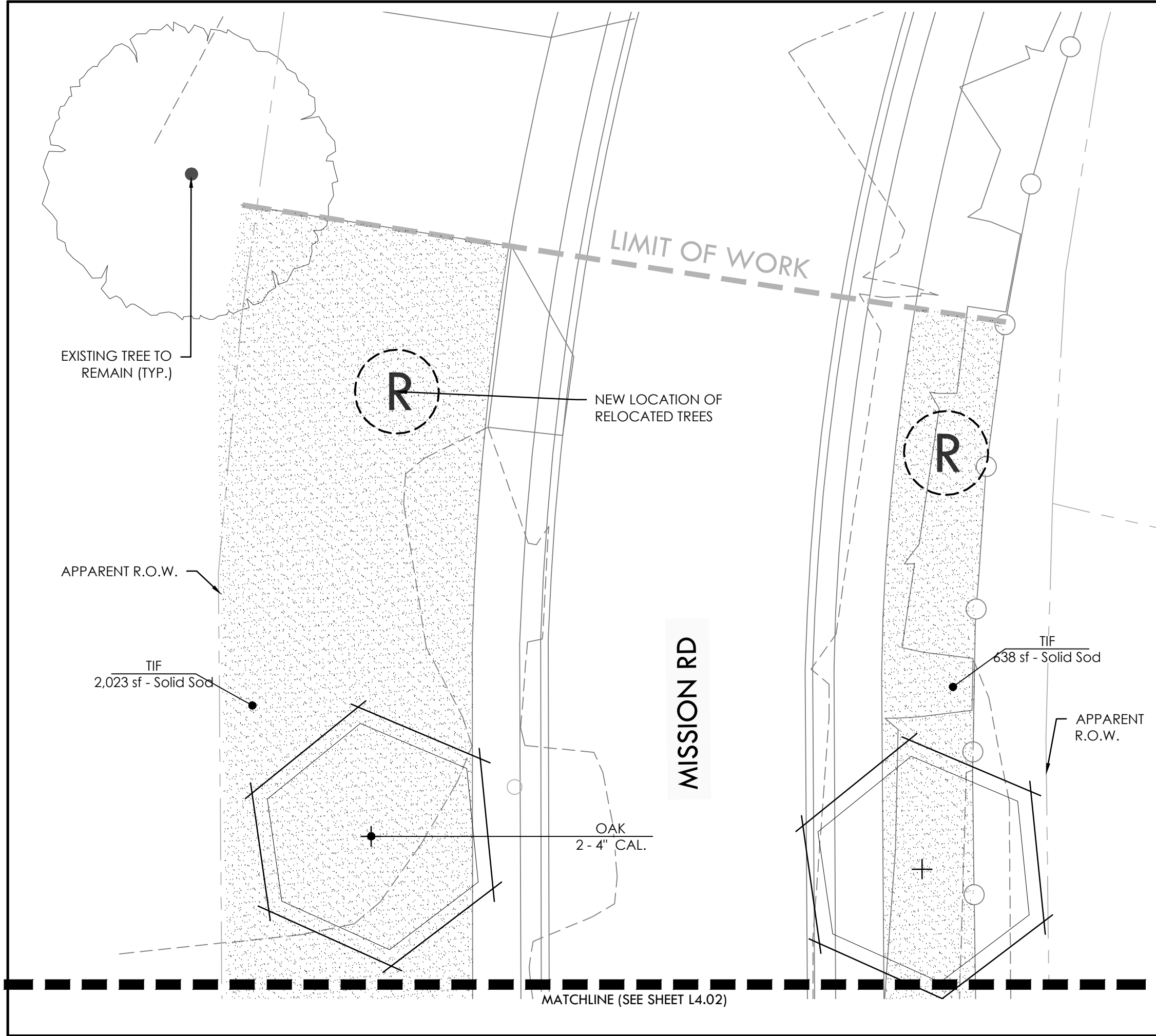
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SITE DETAILS

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		SHEET NO.: L3.04



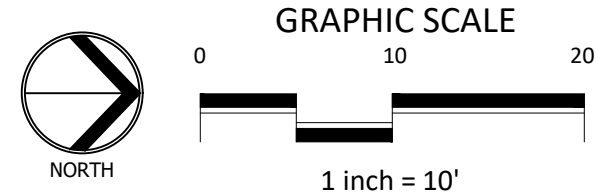
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PLANT KEY

TREES	CODE	COMMON NAME
	OAK	LIVE OAK
SHRUBS	CODE	COMMON NAME
	BUL	BULBINE
	FCP	FIRECRACKER PLANT
	MCS	MEALY CUP SAGE
	MBS	MEXICAN BUSH SAGE
	SCS	SCARLET SAGE
	ROS	UPRIGHT ROSEMARY
ANNUALS/PERENNIALS	CODE	COMMON NAME
	BDA	BLACKFOOT DAISY
	BUI	BUTTERFLY/MOREA IRIS
	CCD	COPPER CANYON DAISY
	DAM	DAMIANITA
	IND	INDIGO SPIREA SALVIA
	RDR	RED DRIFT ROSE
	SKU	SKULLCAP
	GAR	SOCIETY GARLIC
	ZEX	ZEXMENIA
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	MFG	MEXICAN FEATHER GRASS
SUCCULENTS	CODE	COMMON NAME
	RYU	RED YUCCA
GROUND COVERS	CODE	COMMON NAME
	TIF	BERMUDA GRASS
TREES	CODE	COMMON NAME
		NEW LOCATION OF RELOCATED TREES

FOR PLANTING SCHEDULE SEE SHEET L4.06



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PLANTING PLAN

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MATCHLINE (SEE SHEET L4.01)

TIF
2,172 sf - Solid Sod

NEW LOCATION OF
RELOCATED TREES

MISSION RD

TIF
657 sf - Solid Sod

OAK
2 - 4" CAL.





















SKU
26 - 1 gal
MFG
13 - 1 gal
BUI
7 - 3 gal
BDA
11 - 4" pot
ZEX
18 - 1 gal
DAM
9 - 3 gal
GAR
4 - 1 gal
MCS
7 - 1 gal

SKU
25 - 1 gal
MFG
14 - 1 gal
BUI
8 - 3 gal
BDA
15 - 4" pot
ZEX
16 - 1 gal
DAM
9 - 3 gal
GAR
6 - 1 gal
MCS
9 - 1 gal
MFG
3 - 1 gal

APPARENT
R.O.W.

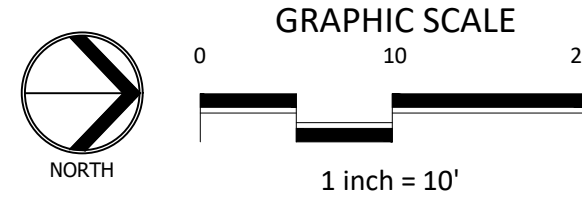
MATCHLINE (SEE SHEET L4.03)

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TREES	
	NEW LOCATION OF RELOCATED TREES

FOR PLANTING SCHEDULE SEE SHEET L4.06





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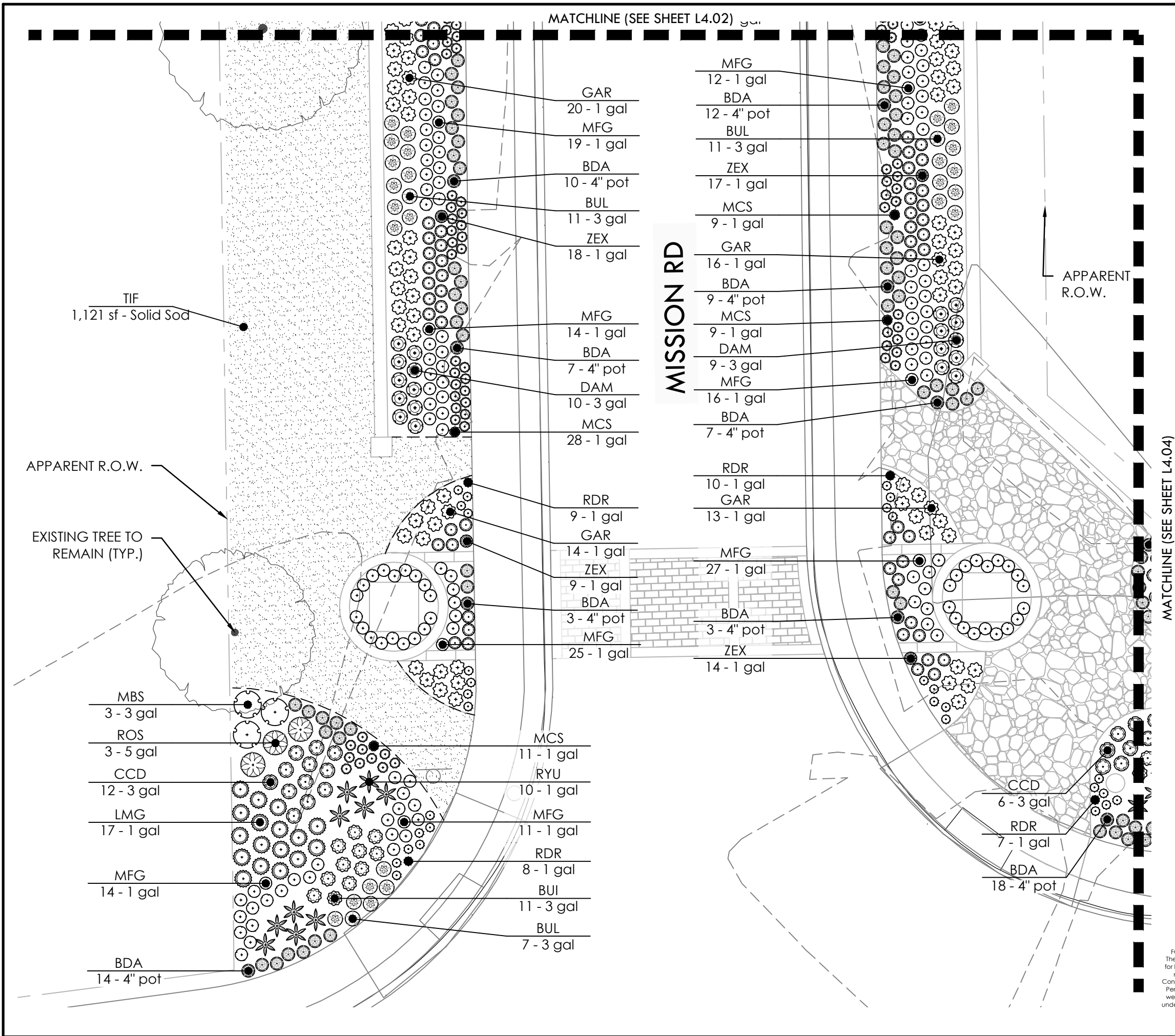
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PLANTING PLAN

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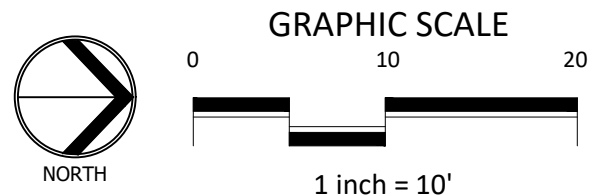
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



















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PLANTING PLAN

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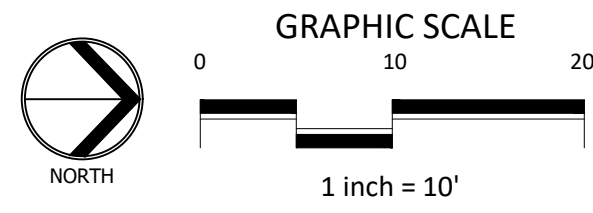


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NEW LOCATION OF RELOCATED TREES

FOR PLANTING SCHEDULE SEE SHEET L4.06



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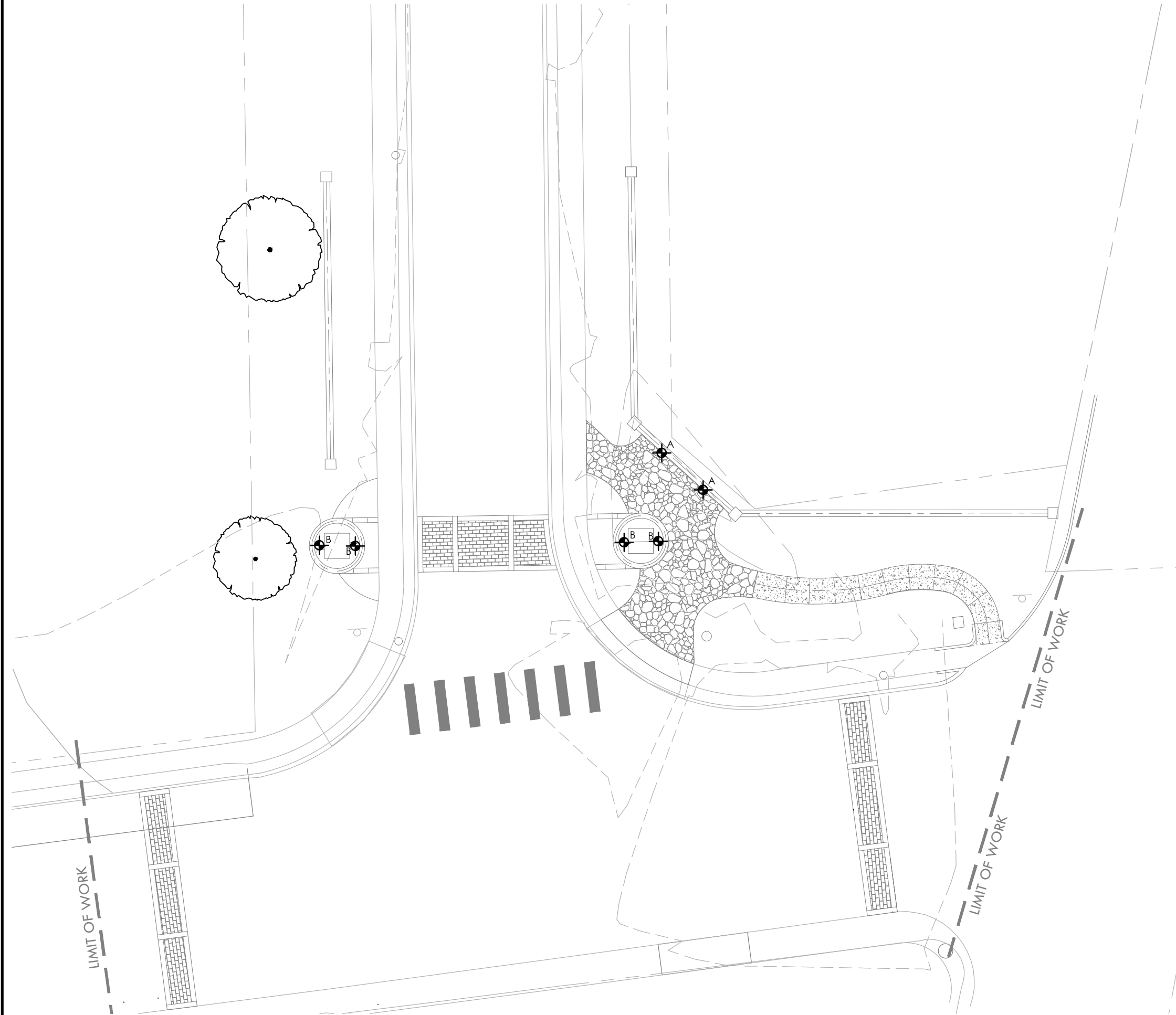
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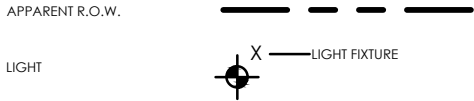
PLANTING PLAN

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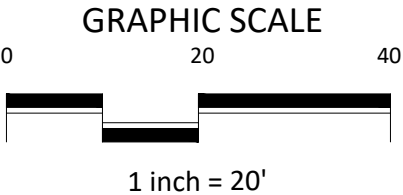
LEGEND




LIGHTING KEY

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
A	RECESSED WALL LIGHT FIXTURE	D	L3.05
B	FLOOD LIGHT	E	L3.05

NOTE:
LIGHTING TO BE COORDINATED WITH
THE ARTIST INSTALLATION.



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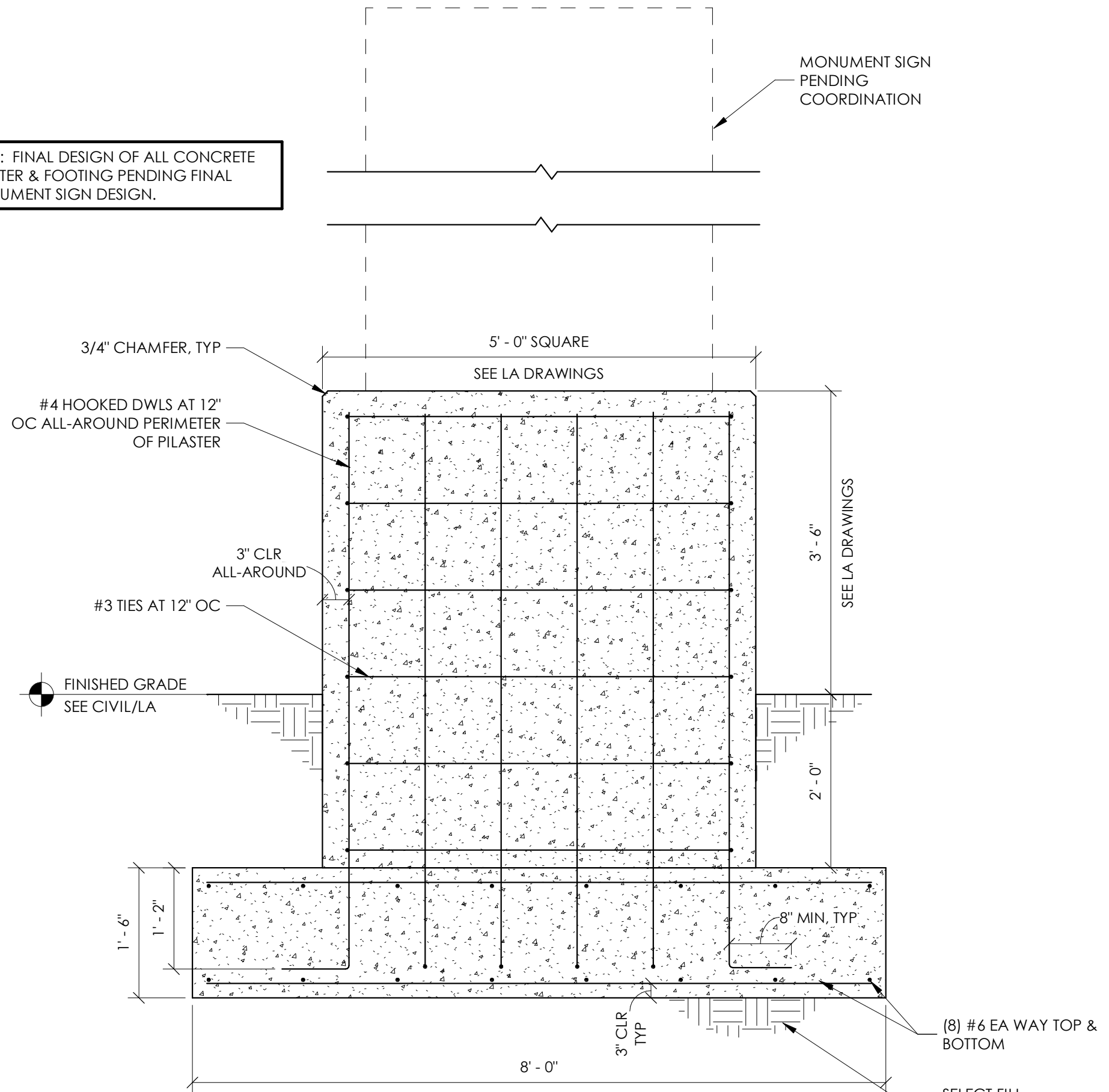
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NOTE: FINAL DESIGN OF ALL CONCRETE
PILASTER & FOOTING PENDING FINAL
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MONUMENT SIGN FOUNDATION
DETAIL

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		SHEET NO.: S1.1

Site Photos

Subject: World Heritage Architecture Feature HDRC Submittal **Dunaway #:** 3930.003

Date: August 27, 2021

Photos of the World Heritage Architecture Feature– Mission Rd & Roosevelt Ave, San Antonio, TX 78214:



Specifications of Materials World Heritage Architecture Feature

HDRC Submittal

Issued August 27, 2021



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SITE FURNITURE

RECESSED WALL LIGHT, BEGA 77 004-20. 4W LED 3000K-80 CRI, BRONZE.

LUMENPULSE “LUMENBEAM SMALL” LBS-120-30K-WFL-BRZ-NO-SK-CRC-UUL-10FT,
STAKE MOUNTING, BRONZE.

HARDSCAPE

FLAGSTONE PAVING – OKLAHOMA SUGAR LOAF WITH 2” MORTAR BED

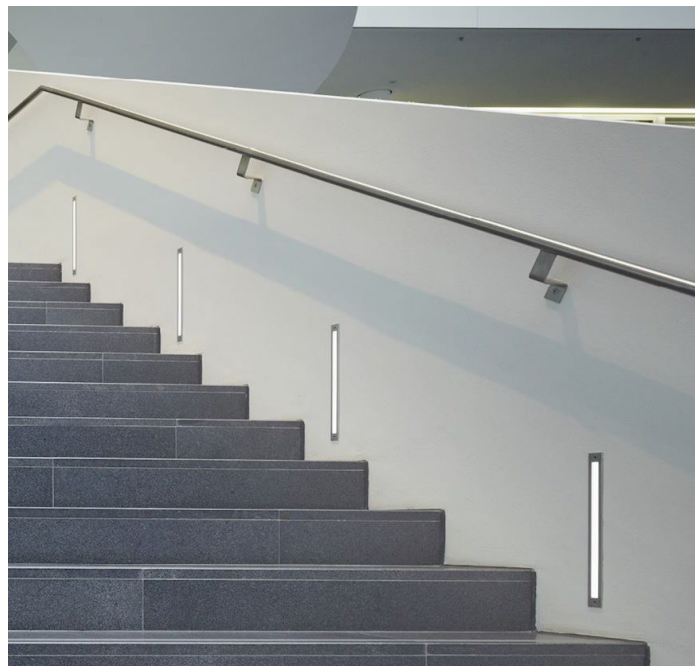
BRICK PAVERS – MATCH EXISTING PAVERS ON SITE

STONE VENEER

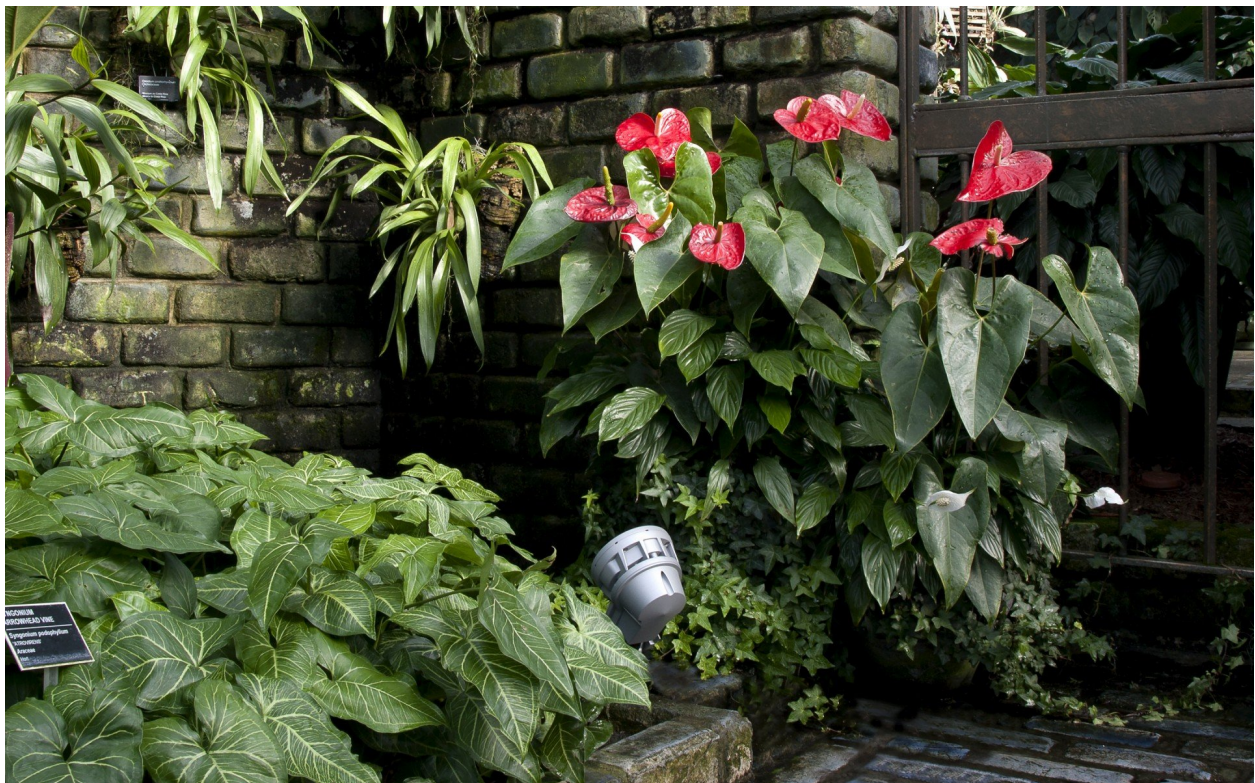
FIELDSTONE VENEER – SAN SABA

CUT STONE VENEER – LEUDERS

SITE FURNITURE - LIGHTING



RECESSED WALL LIGHT, BEGA 24 062-20



LUMENPULSE "LUMENBEAM SMALL"

HARDSCAPE - PAVING



FLAGSTONE PAVING – OKLAHOMA SUGAR LOAF



BRICK PAVERS – MATCH EXISTING PAVERS ON SITE

STONE VENEER



STONE VENEER – CUT STONE LEUDERS



STONE VENEER – SAN SABA FIELDSTONE/RANDOM PATTERN