

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

HDRC CASE NO: 2023-020
ADDRESS: 3035 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 8619 BLK LOT 6A
ZONING: C-1, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Denise and Justin Andersen/JDAndersen Holding
OWNER: Denise and Justin Andersen/JDAndersen Holding
TYPE OF WORK: Conceptual approval of new construction; final approval of partial demo, exterior modifications, site work
APPLICATION RECEIVED: January 13, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests conceptual approval for new construction, to include 12 CONEX shipping containers.

The applicant requests a Certificate of Appropriateness for approval to modify a noncontributing building as follows:

1. Demolish the addition at the southwest corner of the building.
2. Replace two windows and one door on the primary elevation with an overhead metal and glass garage door.
3. Replace windows on the north and south elevations with pivoting metal frame windows.
4. Add two metal-frame full-lite doors to the south elevation.
5. Add two solid doors to the rear elevation.
6. Repair or replace the wood siding in kind.
7. Replace the composition shingle roof in kind.

APPLICABLE CITATIONS:

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

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- ii. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

- iii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iv. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

- i. Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can

provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
- ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. Roof slopes—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
- v. B. SITE DESIGN
- vi. Building orientation—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- vii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

viii. C. SOLAR COLLECTORS

- ix. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- x. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- xi. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Mission Historic District Design Manual

Section 2: Guidelines for Exterior Alterations and Additions

E. COMMERCIAL AND NONRESIDENTIAL

- i. Color and painting — The use of bright colors and lively paint schemes on masonry or stucco facades that are already painted is characteristic of the Mission Historic District and encouraged.

Section 3: Guidelines for New Construction

2. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT

- i. *Division of structures* — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.
- ii. *Site configuration* — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.
- iii. *Building spacing* — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.
- iv. *Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.
- v. *Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.
- vi. *Location of parking areas along corridors* — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.
- vii. *Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

B. BUILDING MASS, SCALE AND FORM

- i. *Monolithic elements and fenestrations* — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.
- ii. *Maximum facade length* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.
- iii. *Height* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM

- i. *Primary roof forms* — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.
- ii. *Secondary roof forms* — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.
- iii. *Ridge heights* — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS

- iv. *Traditional materials* — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.
- v. *Traditional stucco* — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.
- vi. *Primary materials* — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.
- vii. *Secondary materials* — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.
- viii. *Visual interest* — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.
- ix. *Decorative patterns and color* — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

- x. *Massing and structural elements* — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection. Photo 3.7 (top) and 3.8 (bottom) - Examples of appropriate materials and use of pattern.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

- i. *Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
- ii. *Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
- iii. *Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
- iv. *Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
- v. *Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

FINDINGS:

- a. The property at 3035 Roosevelt includes two buildings: a single-story Art Deco building built c 1945 with additions that appear c 1950, and a single-story Minimal Traditional residence built c 1950. The Art Deco building features a symmetrical marquee-style stucco-clad façade with elements that extend above the parapet of the flat roof. The north and south elevations of the historic core are also stucco-clad, with a rear addition clad in wood, plywood, and metal. Windows have metal sashes. The Minimal Traditional residence has panel board siding and a gabled roof clad in composition shingle. Windows and doors have been removed, and the fenestration covered in chicken wire. The property first appears with a smaller footprint, with a rear addition that appears by 1963. The property contributes to the Mission Historic District.
- b. REVIEW OF CONTRIBUTING STATUS: On May 20, 2022, the applicant requested an historic assessment of the property at 3035 Roosevelt to review contributing statuses of the extent buildings. The Art Deco building was determined to be contributing, while its rear additions were found noncontributing. All other buildings on the property, including the c 1950 Minimal Traditional residence, were determined to be noncontributing.
- c. NEW CONSTRUCTION: The applicant requests conceptual approval of new construction, to include converting 12 CONEX shipping containers to commercial kitchens. The containers will feature wood screens; stucco cladding, trim, and finishes; Hardie siding; wood- and metal-frame windows; metal-frame six-lite doors and paneled fiberglass doors; and murals by a local artist. Mission Historic District Design Guidelines 3.D.vi states that the use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. Guideline 3.D.vii says that non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials. The use of CONEX shipping containers does not conform to guidelines. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. While materials and finishes proposed to retrofit the CONEX shipping containers are appropriate for the Mission Historic District, the use of the CONEX shipping containers does not conform to either Mission Historic District Design Guidelines or Historic Design Guidelines.
- d. NONCONTRIBUTING BUILDING (ADMINISTRATIVE APPROVAL OF PARTIAL DEMOLITION, ROOF AND SIDING REPAIR): The applicant requests to demolish a rear addition to the noncontributing Minimal Traditional building, repair the wood siding and replace as needed, and replace the composition shingle roof in kind. The building was found noncontributing to the site and to the Mission Historic District in its entirety. These scopes of work are eligible for administrative review and approval, and do not require review by the Historic and Design Review Commission.

- e. NONCONTRIBUTING BUILDING (FENESTRATION MODIFICATIONS): The applicant requests approval to modify all existing fenestration on the Minimal Traditional building. The building was found noncontributing to the site and to the Mission Historic District in its entirety. Staff finds the request appropriate.
- f. NONCONTRIBUTING BUILDING (METAL-FRAME WINDOWS AND DOORS): The applicant requests approval to use metal-frame windows and doors and a metal-frame rolling garage door on the north, south, and east sides of the building. The building was found noncontributing to the site and to the Mission Historic District in its entirety. Staff finds the requests appropriate.
- g. NONCONTRIBUTING BUILDING (STEEL DOORS): The applicant requests approval to install two six-panel steel doors to the north elevation. The building was found noncontributing to the site and to the Mission Historic District in its entirety. Staff finds the request appropriate.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends denial of conceptual approval for new construction, to include 12 CONEX shipping containers, based on finding c. Staff recommends the applicant explore other building techniques that conform to the Mission Historic District Design Guidelines.

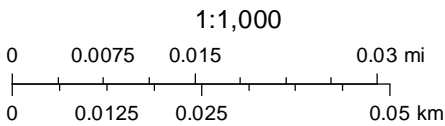
Staff recommends approval to modify a noncontributing building, items 1 through 7, based on findings d through g.

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



January 27, 2023



1. Convert Conex to commercial kitchens: While the use of Conex at a building structure is not considered a primary material, it does fall in line with Historic Guidelines Sustainability Policy Document. The goal is to use as many sustainable materials as possible as part of this build. We will include a Wood Slat Façade (primary material) on the front of some of the Conex's. Even though we are not aware of the use of Conex for building structures within the Mission Historic District, there have been approvals for use in other historical districts, such as Lavaca.
 - a. First floor: 40' Conex (4); 28' Conex (1), 20' Conex (2)
 - b. Second floor: 40' Conex (3), 20' Conex (2)
 - c. New wood frame window with insulated tempered tinted glazing
 - d. $\frac{3}{4}$ " Stucco
 - e. 6 Lite Door clear tempered glazing in existing openings
 - f. New Galvanized Steel ventilation screen
 - g. 26 GA. Galvanized Steel gutter and downspout- 6"x6"
 - h. 26 GA. Galvanized Steel coping
 - i. 1"x6" Stucco finish trim, doors, louver, and windows
 - j. 26 GA. Galvanized standing seam metal roof
 - k. 16'x24' Louver
 - l. 6 panel fiberglass exterior door
 - m. Steel window frame with tinted glazing
 - n. Limestone base
 - o. Hardiplank on 2x12
 - p. 2x4 Cedar stain finish
 - q. 96" wide overhead coiling counter door & service counter
 - r. Exterior backside of Conex will include mural design by local artist
 - s. Example of wood slat façade on a conex



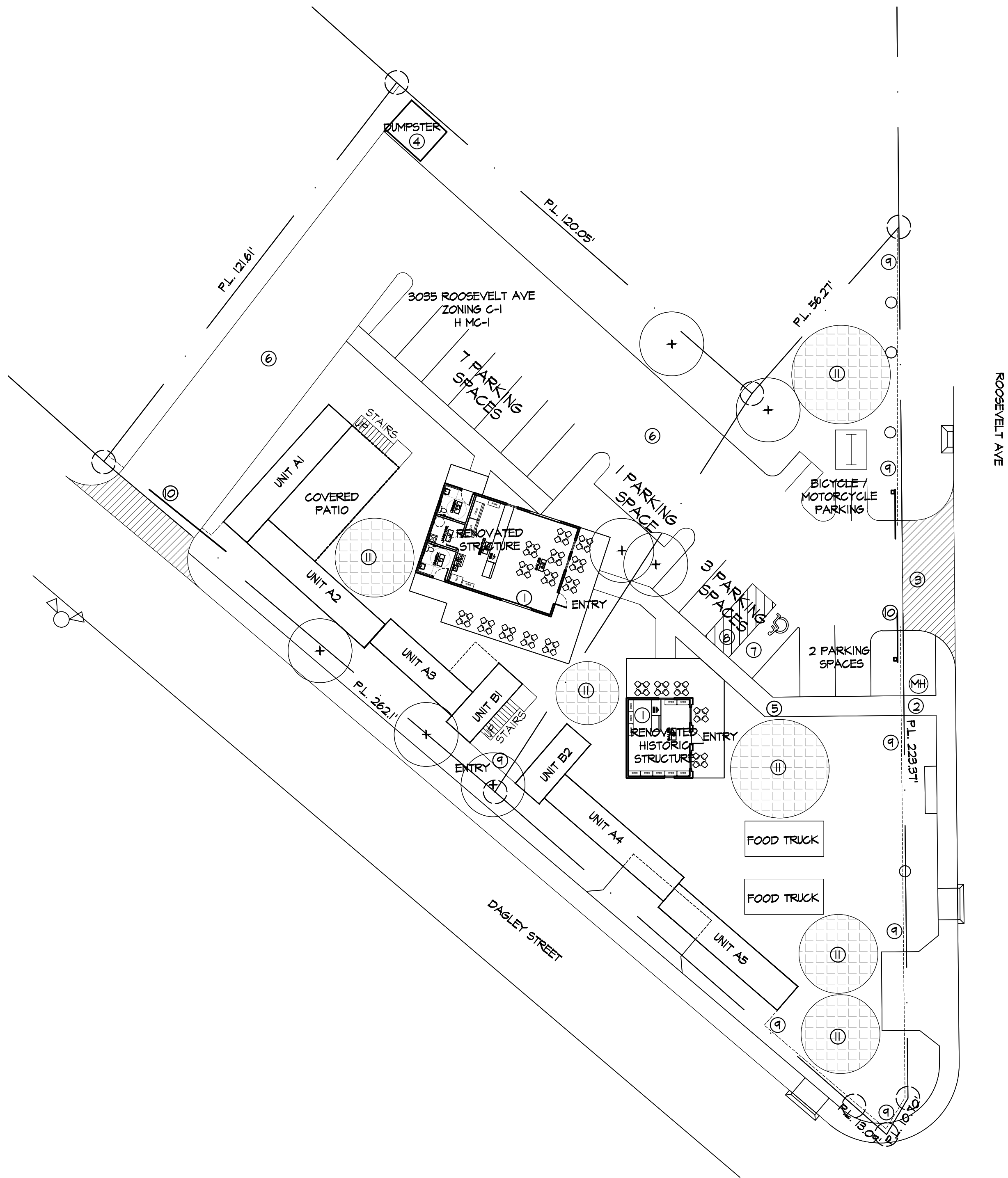
t.

2. Mural Art:

- a. In partnership with local artist, Albert Gonzales, the exterior backside of Conex will consist of mural art of indigenous flora and fauna.
- b. This is an example of Albert's art on metal structures



c.



| PHASE I LEVEL 1 AREA CALCULATIONS: | |
|---------------------------------------|----------|
| EXISTING HISTORIC STRUCTURE RENOVATED | 400 SF. |
| EXISTING STRUCTURE RENOVATED | 800 SF. |
| 40' CONEX 320 SF. (4) | 1280 SF. |
| 28' CONEX 224 SF. (1) | 224 SF. |
| 20' CONEX 160 SF. (2) | 320 SF. |

| PARKING REQUIREMENT CALCULATIONS: | |
|-----------------------------------|-------------------|
| PHASE I - LEVEL 1 | 3,440 SF. |
| 3,024/250 SF PARKING SPACES MIN. | 12.09 SPACES MIN. |
| TOTAL SITE PARKING REQUIRED | 11 SPACES MIN. |
| TOTAL ON SITE PARKING PROVIDED | 14 SPACES |

- SITE PLAN KEY NOTES**
- ① EXISTING BUILDING TO REMAIN
 - ② EXISTING CONCRETE WALK TO REMAIN
 - ③ EXISTING CONCRETE APRON TO REMAIN
 - ④ DUMPSTER
 - ⑤ NEW CONCRETE WALK
 - ⑥ PAVED DRIVE
 - ⑦ ACCESSIBLE PARKING SPACE
 - ⑧ ACCESSIBLE ACCESS AISLE
 - ⑨ 5' - TALL ORNAMENTAL IRON FENCE
 - ⑩ 5' TALL ELECTRICAL OPERATED SLIDING GATE 25' WIDE OPENING
 - ⑪ CONC PAVERS SITTING AREA



project managment

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218

Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



Alvin G. Peters

09.28.2022



The Yard
at
Mission
Trails

3035 Roosevelt Ave.
San Antonio, TX

bidding-
not for
construction

REVISIONS: DATE

PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: 01 OF

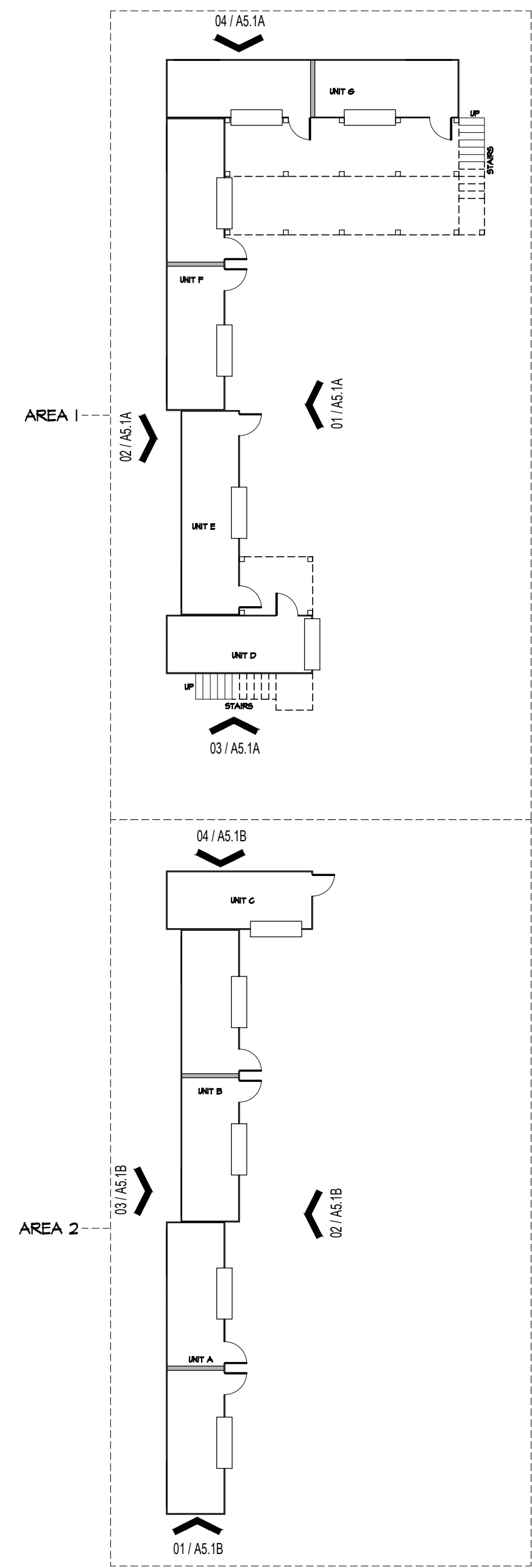
new work
site plan


A1.2

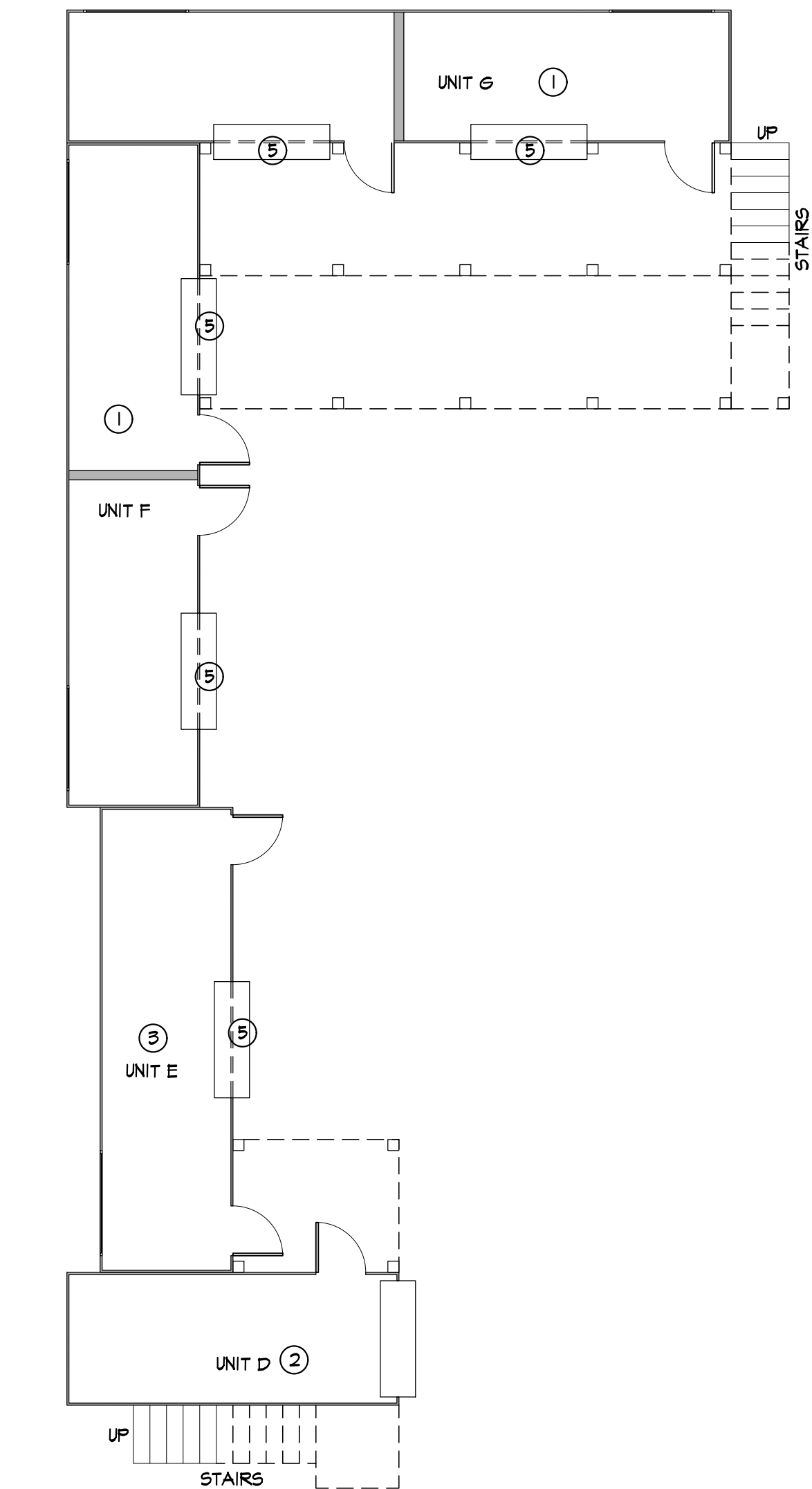



01

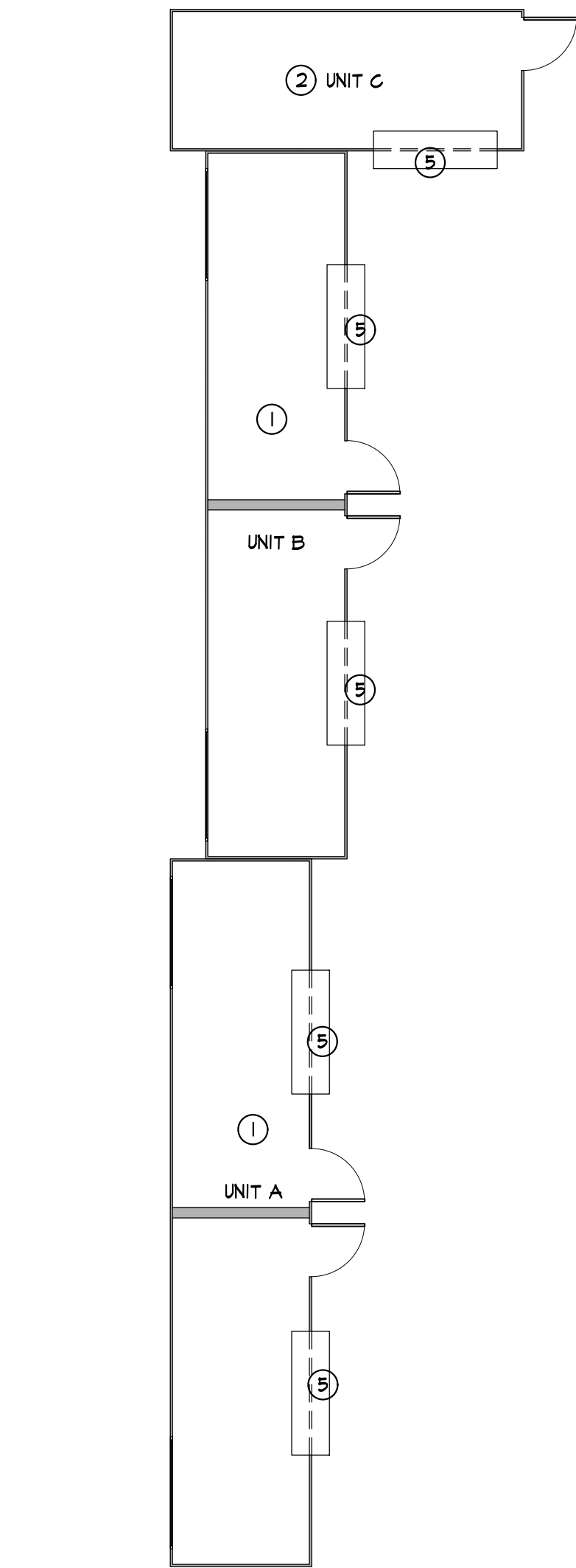
new work site plan
SCALE: 1" = 20'-0"




 **01 overall floor plan 1st floor**
SCALE: 1/16" = 1'- 0"



 **02 floor plan 1st floor - area 1**
SCALE: 1/8" = 1'- 0"



 **03 floor plan 1st floor - area 2**
SCALE: 1/8" = 1'- 0"

FLOOR PLAN LEGEND
===== EXISTING WALL CONSTRUCTION TO REMAIN
===== NEW INTERIOR WALL CONST.
===== 3/4" GWB BOTH SIDES 2x4 WOOD STUDS AT 16" O.C.

- KEY NOTES**
- ① 40' HIGH CONEX
 - ② 20' HIGH CONEX
 - ③ 30' HIGH CONEX
 - ④ PIVOTING COUNTER DOOR 10'-0" WIDE
 - ⑤ 96" WIDE OVERHEAD COILING COUNTER DOOR * SERVICE COUNTER



planning
project managment

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218

Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



Alvin G. Peters

09.28.2022



The Yard
at
Mission
Trails

3035 Roosevelt Ave.
San Antonio, TX

bidding-
not for
construction

REVISIONS: DATE

PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: 1 OF 1

floor plans
1st floor

A2.1



BRANDING + DESIGN VISION | ANALY DIEGO STUDIO

OBJECTIVE

4

SITE + CONTEXT

5

DESIGN INSPIRATION: MISSION SAN JOSE | DRIVE IN THE-
ATRE/WORLD HERITAGE CENTER

6

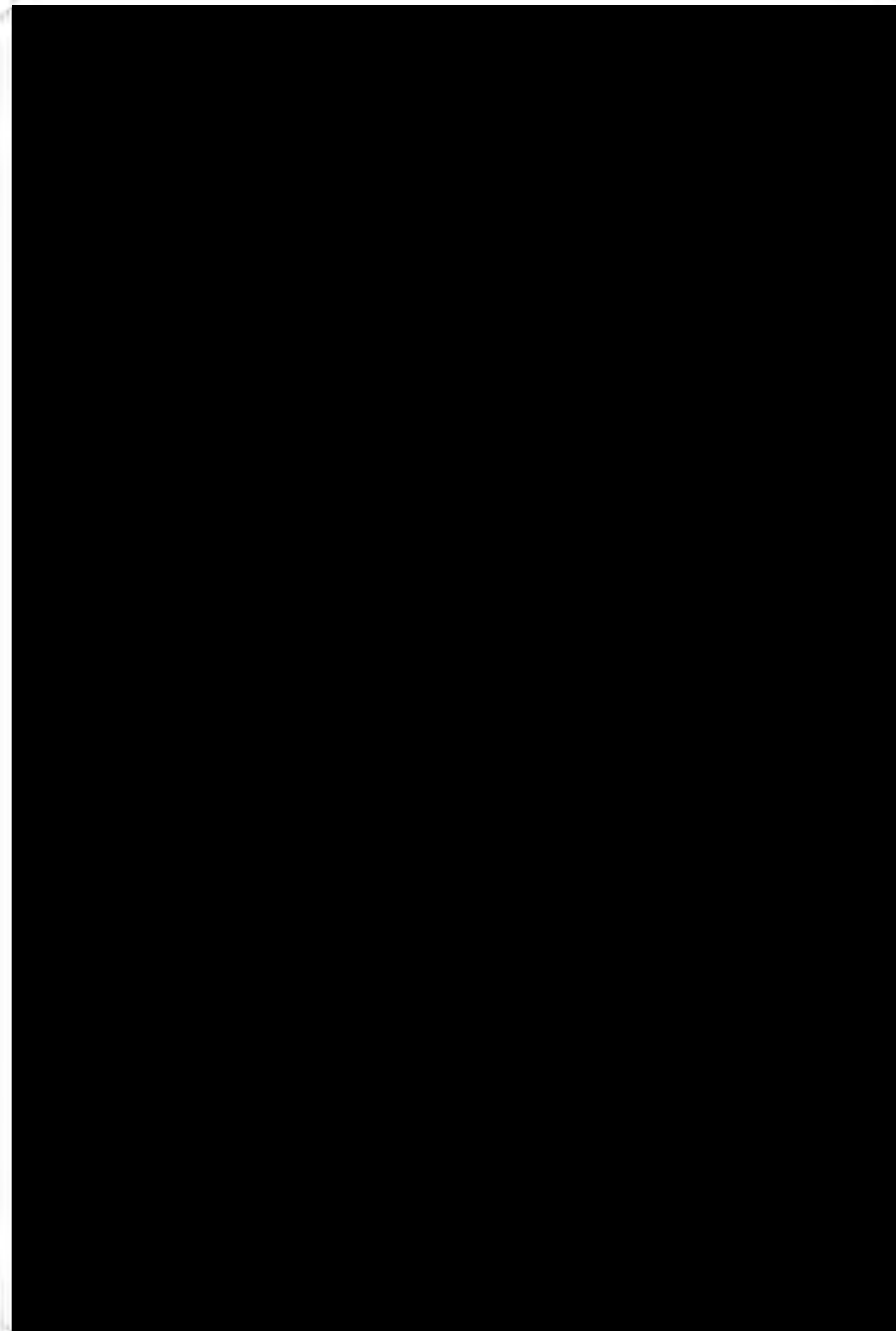
CONCEPT INSPIRATION: FOOD CULTURE

8

THE YARD— DESIGN VISION

9





REVITALIZE | CONNECT | ENGAGE

VISION:

The following document serves as a comprehensive planning guide for the design of a new licensed food prep facility, "The Yard at Mission Trails" to be located on 3035 Roosevelt Avenue.

First, an analysis of select historic structures that are in close proximity to the site as well as within the site boundaries was conducted, in order to establish a "design parti" presented later in the document.

The historic and architectural significance of these structures provides a sliver of history on how San Antonio has become a perfect "blend" of Hispanic and Anglo-American traditions and heritage. One of the purposes of this study is to draw inspiration from the many layers of history that are embedded within these places, and to reflect a conceptual linkage between the past and the present in this new licensed food prep facility.

Further, research findings, as well as historic images of the area paired with contemporary images of similar projects, serve as inspiration for material selections, color selections, landscape design and overall aesthetic approach for "The Yard at Mission Trails."

Our aim is to design "The Yard at Mission Trails" in a way that pays homage to the intangible layers of history embedded in the area, while creating a place that is relevant to current trends and needs of its patrons. Through thoughtful design, The Yard at Mission Trails will help revitalize the Roosevelt corridor; history and culture will allow people to connect with place, while food and social gathering spaces will create a sense of community and promote engagement with the site, and each other.



"3035 Roosevelt is within the Mission Historic District. Staff (Office of Historic Preservation) concludes that the gas station contributes to the Mission Historic District through its embodiment of distinguishing characteristics of the Art Deco style and its important and significant relationship to other distinctive structures, sites or areas by contributing to the overall character of the area based on architectural, historic and cultural motifs. The original gas station building along with its proximity to the Mission Marquee (Drive-In) tells the story of post-WWII automotive and entertainment culture in San Antonio and the economic development of the Roosevelt corridor."

Source- City of San Antonio Office of Historic Preservation, site assessment report

Originally inhabited by the native Coahuiltecan tribe, this community comprises one of the oldest parts of San Antonio, with a long history dating to prehistoric times.

The Mission Drive-In Theater opened on March 27, 1948. In 2000, after a run of more than half a century, the Mission was the last drive-in theater in San Antonio to go dark. It was reopened by Cinemark on May 25, 2001 with four screens and continued service through 2003. In 2007, the Mission Drive-In property was acquired by the City of San Antonio and is currently managed as an arts & culture facility by the City of San Antonio World Heritage Office (WHO). On June 14, 2014, Mission Marquee Plaza officially opened its doors for the next generation of nearby Southside families and all of San Antonio to enjoy.

Source- <https://www.missionmarquee.com/HISTORY-CULTURE>

The center will serve as a gateway to the San Antonio Missions National Historical Park, part of a UNESCO World Heritage Site that includes four of the city's five Spanish frontier missions.

The city's Historic and Design Review Commission approved a certificate of appropriateness for the structure in May, 2022. The center is expected to open in spring 2024.

The World Heritage Center will feature 10,000 square feet of indoor-outdoor exhibit and meeting space and also will complete the walking trail at Mission Branch Library. The building includes depictions of native plant and animal life important to the area's indigenous peoples.

Source- <https://www.sacurrent.com/news/san-antonio-releases-renderings-of-new-world-heritage-center-at-former-mission-drive-in-theater-28936073>

Mission San Jose is significant on all levels recognized by the U.S. National Park Service, Keeper of the National Register of Historic Places, from national to local. The property has national, state and local designations, and it is also internationally significant. All five of the San Antonio Missions were designated a World Heritage Site by UNESCO in 2015. The World Heritage inscription specifically recognizes the Outstanding Universal Value of the unique and enduring culture that formed as a result of cultural interaction through missionary activities.

Mission San Jose, as well as the other San Antonio Missions, have had significant impacts on the development of Texas and the United States, both politically and culturally. These effects are evident in a wide range of disciplines such as agriculture, commerce, architecture and art.

Source- Center for Cultural Sustainability | UTSA Historic Structure Report, Mission San Jose Convento

MISSION SAN JOSE



Photograph by Stephen Stookey



Daughters of the Republic of Texas (DRT) Library



James O. Thompson

As UTSA Center for Cultural Sustainability Historic Structure report mentions, Mission San Jose "exemplifies intangible cultural heritage in its use of traditional craftsmanship, specifically the enduring work of master builders, stone masons, carpenters and sculptors. It represents a multi-generational product of the culture that today retains a high integrity of intangible heritage."

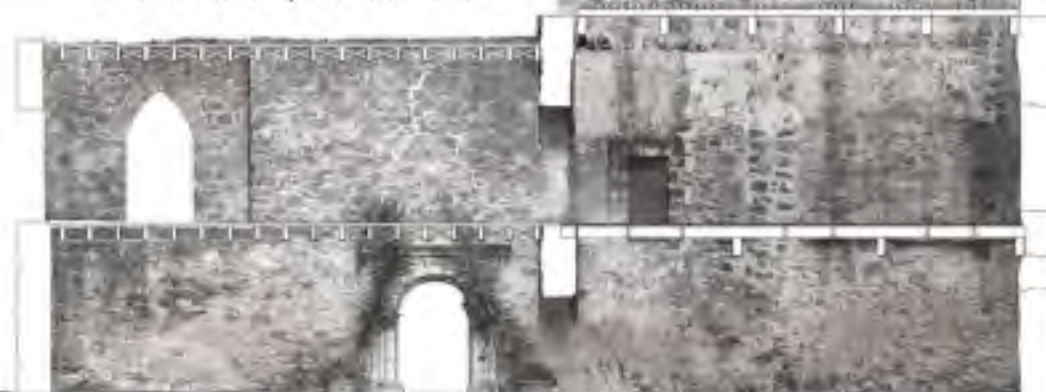
The Yard at Mission Trails aims to enhance the Missions' intangible heritage. Respect will be given to the superb craftsmanship, materiality and color found in Mission San Jose; these will serve as a source of inspiration for The Yard's material & color palette.

Additionally, the active engagement of The Yard with different community organizations will contribute to the long-term success of the San Antonio Missions as a WHS; The Yard, together with other mixed used developments along the Roosevelt corridor, will help the area capitalize on its history as a market place and town center by promoting family-oriented activities such as outdoor dining, shopping and recreation.



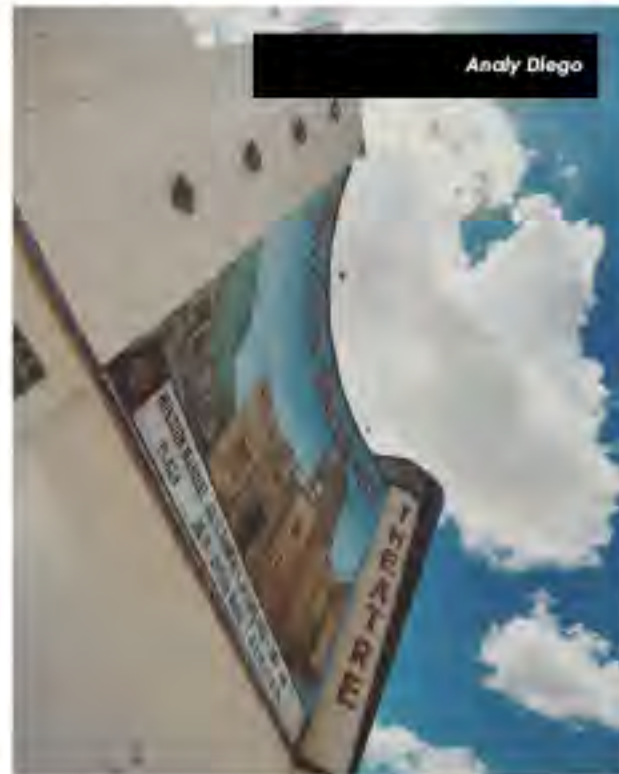
Photograph by Christopher Jackson

Drawing by: UTSA Center for Cultural Sustainability
Historic Structure Report, Mission San Jose



John Lowe, 1983- HAB5, Library of Congress

DRIVE IN THEATRE & WORLD HERITAGE CENTER



Analy Diego



Source: San Antonio Report

In January 2013 the Mission Drive-In Marquee Mural Re-Creation Project was completed by the City of San Antonio's Department of Arts & Culture. The mural re-creation work included researching the original mural, including sign lettering and lighting, proposing a re-creation of these components in a manner that complies with historic preservation standards, and finally, fabricating and constructing these components. The removal of the screen exposed the original stucco wall, which allowed this historical monument to be restored to its original condition.

In addition to the Drive-In Theatre restoration, during the World Heritage Land Use Symposium in February 2016, residents provided feedback on possible land uses within the World Heritage Buffer Zone, including the desire for a center. In 2018, the City analyzed private as well as city-owned property for the location of the center and ultimately decided that the former Mission Drive-In property would be the best location and in 2019 the consultant team of Dunaway and Muñoz were chosen for the project.

In June 2020 at the virtual World Heritage Open House, the location for the World Heritage Center was announced and a community survey was launched to obtain input regarding the new center. Residents and other survey respondents indicated their interest for the new center to provide information on history, art, and culture of the community around the missions, and for the center to include flexible indoor and outdoor space for hosting multiple types of functions. The concept design for the new center includes a trail connection from the center to the Mission Branch Library and then to Roosevelt Avenue for a pedestrian and bike connection to Mission San Jose.

The Yard at Mission Trails' close proximity to both the Mission Drive-In Theatre and The World Heritage Center will help strengthen the efforts of revitalizing the area, by attracting tourists and residents alike to gather, eat and connect. Moreover, The Yard's mission aligns with the City's masterplan of tailoring street corridors to become more pedestrian oriented, and conserving and enhancing the potential to connect Mission San Jose and Mission San Juan by creating places that promote cultural engagement.

Sources- <https://www.sanantonio.gov/WorldHeritage/Work-Plan-Updates/World-Heritage-Center#308164506-background>

<https://www.missionmarquee.com/HISTORY-CULTURE>

Market Assessment Report of Mission San Jose and Mission San Juan, UTSA



Dunaway Associates



Dunaway Associates

FOOD CULTURE



"Food culture by definition refers to the practices, attitudes, and beliefs as well as the networks and institutions surrounding the production, distribution, and consumption of food. It is the connection, beliefs, and experience we have with food and our food system. It incorporates our cultural heritage and ethnicity, but is not limited to it."

Source: thewellco.com

At The Yard at Mission Trails, we believe that food has the power to shape us, our identities, our culture and society. Our mission is to create a facility that allows us to continue shaping our society through this powerful tool.



As mentioned in our Mission statement, The Yard's family-friendly food court will serve as a gathering hub where local caterers, food entrepreneurs, food business start-ups, and students will create their culinary vision for the consumer market. In doing so, we will create jobs for local, aspiring entrepreneurs, which will allow them to grow their network while we continue to grow ours, therefore strengthening that sense of community which is part of our core values. Finally, we will be contributing to the larger collaborative effort of promoting a sustainable cultural development that assists in preserving the Missions' heritage/identity.



REVITALIZE—

According to UTSA's Marketing Assessment Report (2017) of The Missions, "the Southside of San Antonio has been described as "enormous and diverse, and is as varied from neighborhood to neighborhood as the people that live in it". The River South has been described as an area with declining population, higher poverty, lower educational levels and median income when compared to City data. Lack of development and struggling schools pose challenges for growth."

Source: MISSIONS OF SAN ANTONIO: Market Assessment and Report of Mission San Jose and Mission San Juan. UTSA, 2017

The incorporation of new development that promotes community engagement, activates the street and supports sustainable growth in the Southside of San Antonio is what we need, and The Yard would offer just that. Our goal is to join other businesses and facilities along the Roosevelt corridor (e.g. World Heritage Center) so together we can help revitalize this World Heritage site as well as South San Antonio, while attracting not only more visitors, but eventually attracting potential homeowners who wish to keep this historic area of our city alive.





CONNECT—

The incorporation of architectural features that allow people to connect visually and physically with the space will be crucial in order for us to promote social engagement between our patrons. By introducing breezeblock walls and/or perforated metal screens in our design, we can easily achieve this indoor/outdoor connection successfully. This will also assist in complementing the aesthetic that is being proposed for the “World Heritage Center”, thus adding to our goal of connecting with other developments along the Roosevelt corridor. Further, by adding interacting architectural features within the landscape, people will be more drawn to spending time outdoors and connecting with others, and the space.





deceen.com



glt.com



ptefest.com via vgnem



ptefest.com via vgnem



contemporit.com



slowtegradore.com

ENGAGE—

Mission Historic District Design Manual, Principle #4:

"Create Places that are People-Friendly and Promote an Active and Vibrant Community. San Antonio is people-oriented, and the Mission Reach and neighborhoods and commercial areas of the Mission Historic District should be alive with activity. New design should be friendly and comfortable. Places should attract people because people like being there. Human scale and proportion, color and texture, shade, partial enclosure, street trees and under-story trees, comfortable places to sit—the environments of the Mission Historic District should be made friendly and appealing in as many ways as possible."

The Yard's design will be one that incorporates simple geometry in building form, introduces landscape and features that seamlessly connect with the surroundings and pays homage to one structure of significant historic value that sits within the site by framing it within the surrounding buildings and restoring it with consideration and respect to historic guidelines. The arrangement of buildings and said features will be one that allows for people to engage in conversation while enjoying the natural environment. Further, implementation of modern and traditional materials along with vibrant pops of color will also be present, as this linkage of the timeless and the modern is one that reflects what San Antonio is today.

MATERIALS PALETTE—

Mission Historic District Design Manual:
"Building Form" — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern.

Traditional materials — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco.

Visual Interest — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged."

The Yard's facilities will use shipping containers as primary structure for each building. The geometry of shipping containers is one that reflects the "monolithic" feel that is encouraged by the Historic guidelines. Moreover, these will be partially clad with wood to avoid "monotony" and to tie in with the vernacular materials that surround the site. Stone, breezeblock and wood will be used in other features throughout the site, and strategic use of color will be implemented to contrast our neutral materials palette while functioning as primary wayfinding strategy for the site.



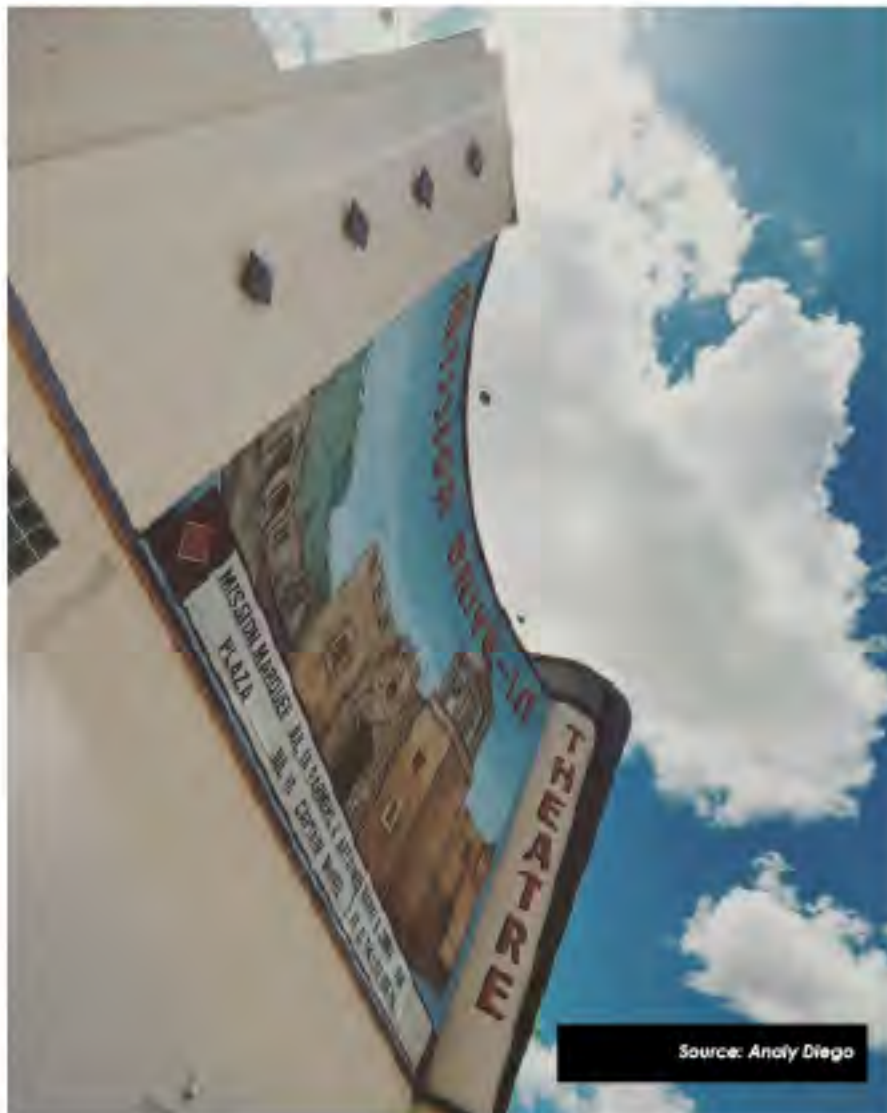
<http://rappsodyinrooms.com/>



earthworkstone.com



COLOR PALETTE:



Source: Andy Diego



www.dukeofkent.co.uk/gallery



Mission Historic District Design Manual:

Murals — "Painted murals on the blank side walls of existing buildings are generally acceptable as a form of public art. Murals are similar to painted masonry signs and are a means of enlivening the streetscape. Painted buildings, signage, and murals should be painted by professional artists experienced in mural design and execution."

The Yard at Mission Trails will take inspiration from our history, yet represent what San Antonio is today and what it will be in years to come. It will respect the meaningful layers of our past, yet incorporate the vibrant essence of our present through colorful, public art.

Color is deeply weaved into San Antonio's past, and it will be incorporated in this new complex in a bold, yet sophisticated manner. Through the incorporation of bold colors and art murals against an otherwise neutral materials palette, focal points throughout key areas in the building will be established.



LANDSCAPING:



SOSA Architects



pavehut.com



Hans Joosten

Mission Historic District Design Manual/ Goal 3: Enhance the ecological context associated with the Mission Reach of the San Antonio River by extending its design and environmental characteristics throughout the Mission Historic District and World Heritage Buffer Area.

"Ecological responsibility and sustainability are foundation concepts of the City's Comprehensive Plan and future vision for the City. Work toward reestablishing an ecologically vital landscape along the River began in the mid-1990s and has been central to the Historic District's revitalization over the past two decades. This effort has only just begun and will require decades for its implementation.

Guidelines within the Mission Historic District Design Manual encourage the extension of an ecological approach to the landscape throughout the Historic District. Other guidelines promote design approaches that emphasize landscape as the unifying physical and visual element that tie the different areas within the District to the river and to each other."



Mark T. Joeckel



lshome.com

The design approach for The Yard at Mission Trails is one that considers buildings and landscape as equally important; the goal is to create a seamless connection between the natural and the man-made.

The incorporation of drought resistant, Texas native plants, especially those commonly found in the South San Antonio area will be introduced, not only in the landscape, but also in the buildings. Additionally, pavers, grass, gravel, mulch, and stone benches reminiscent of the primary material found in the Mission facades will allow us to create that "visual element that ties to the different areas within the District".

WAYFINDING:

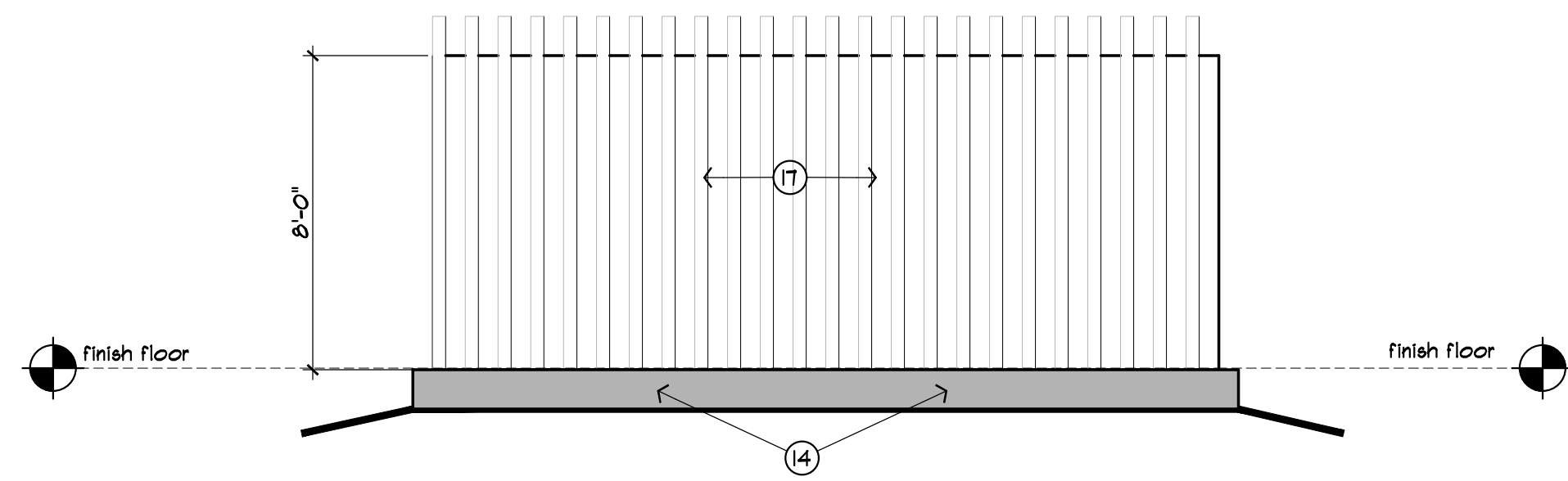


Wayfinding at The Yard will be one of two primary elements (art being the second) that will introduce color to the complex.

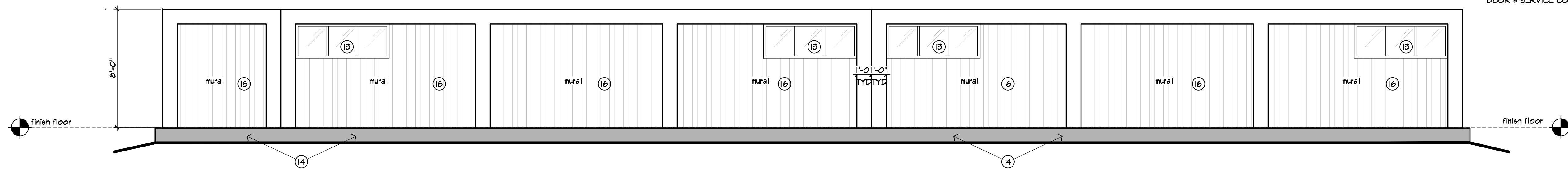
Wayfinding signage will be implemented to establish building identities and to give guests a clear way to differentiate the many amenities within the complex.

Art murals will be strategically located in close proximity to wayfinding signage in order to create moments of placemaking in between the public spaces.

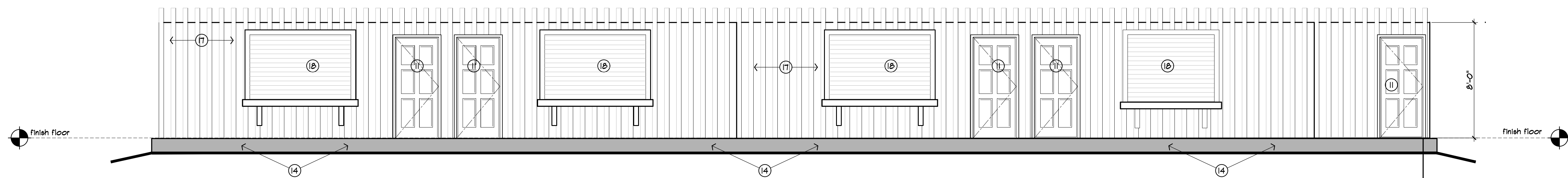




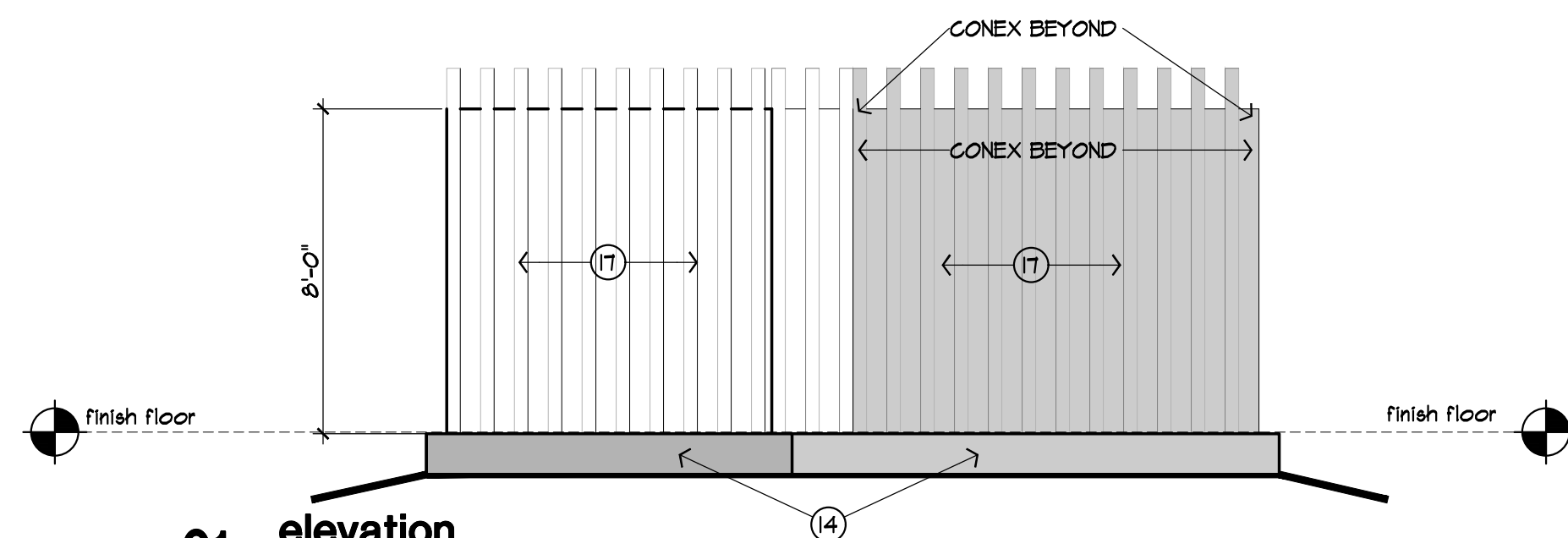
04 elevation
SCALE: 1/4" = 1' - 0"



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



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



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

ELEVATION KEY NOTES

- 1 NEW WOOD FRAME WINDOW WITH INSULATED TEMPERED TINTED GLAZING
- 2 3/4" STUCCO ON 15 LB FELT ON 1/2" EXTERIOR SHEATHING ON WOOD FRAMING
- 3 6 LITE DOOR CLEAR TEMPERED GLAZING IN EXISTING OPENING
- 4 NEW GALV STEEL VENTILATION SCREEN
- 5 26 GA. GALVANIZED STEEL GUTTER - 6" X 6"
- 6 26 GA. GALVANIZED STEEL DOWN SPOUT - 6" X 6"
- 7 26 GA. GALVANIZED STEEL COPING
- 8 1" X 6" STUCCO FINISH TRIM @ DOORS, LOUVER & WINDOWS
- 9 26 GA. GALVANIZED STANDING SEAM METAL ROOFING ON 15 LB. FELT ON 1/16" EXTERIOR SHEATHING ON 2X WOOD FRAMING
- 10 16" X 24" LOUVER
- 11 6 PANEL FIBERGLASS EXTERIOR DOOR
- 12 3 TAB ARCH SHINGLES
- 13 STEEL WINDOW FRAME W/ TINTED GLAZING
- 14 LIMESTONE BASE
- 15 HARDPLANK ON 2X12
- 16 "MURAL AREA" ON PAINTED CONEX EXTERIOR STEEL SIDING
- 17 2X4 CEDAR STAIN FINISH @ 12" O.C.
- 18 46" WIDE OVERHEAD COILING COUNTER DOOR & SERVICE COUNTER



1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218
Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



09.28.2022



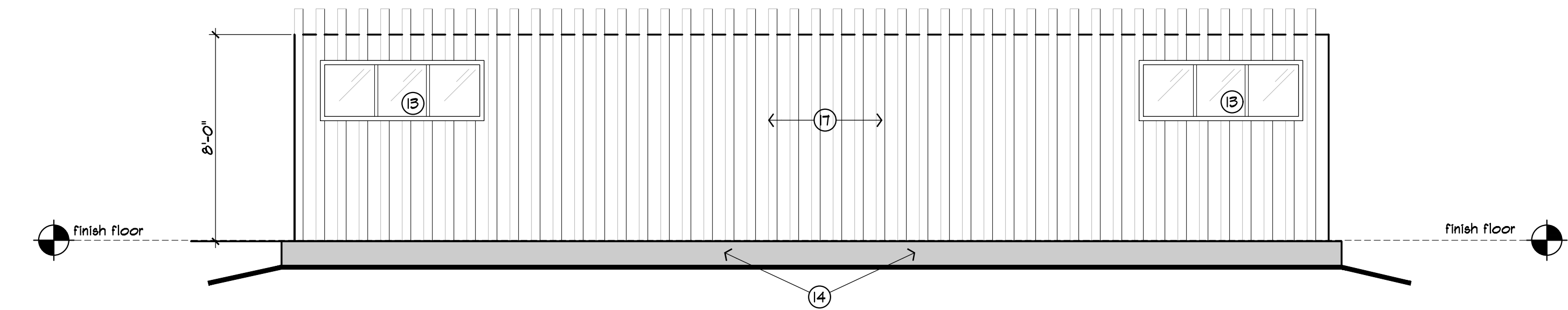
The Yard
at
Mission
Trails
3035 Roosevelt Ave.
San Antonio, TX
bidding-
not for
construction

REVISIONS: DATE

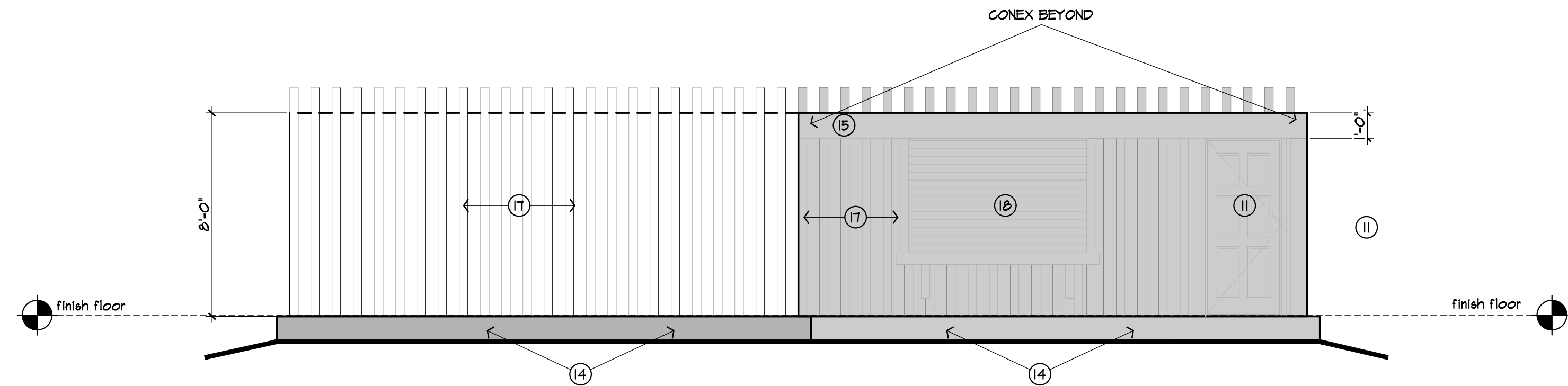
PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: OF

exterior elevations
building x

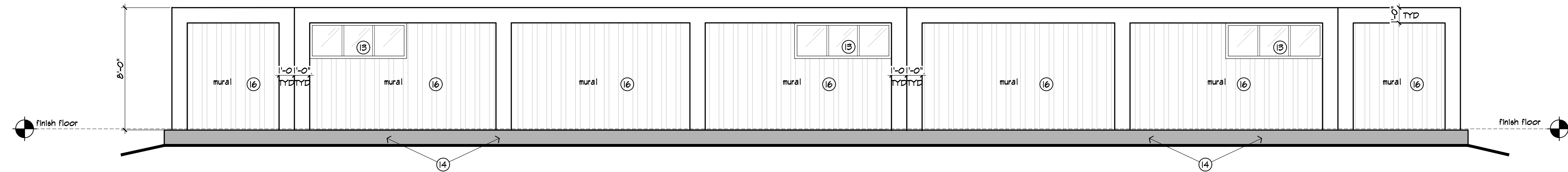
A5.1B



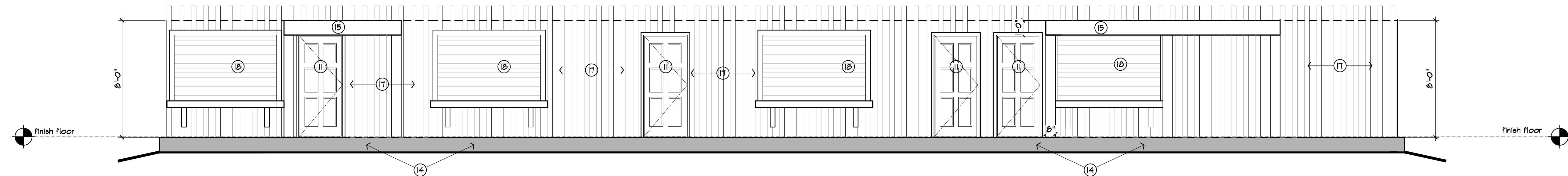
04 elevation
SCALE: 1/4" = 1' - 0"



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



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



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

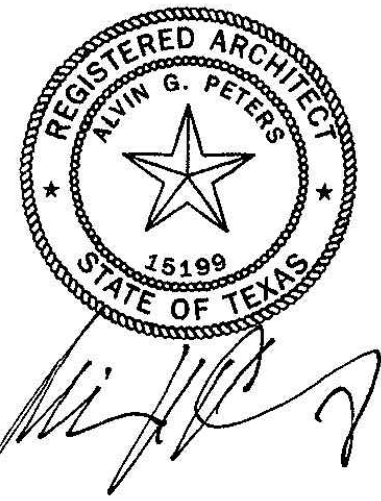
ELEVATION KEY NOTES

- 1 NEW WOOD FRAME WINDOW WITH INSULATED TEMPERED TINTED GLAZING
- 2 3/4" STUCCO ON 15 LB FELT ON 1/2" EXTERIOR SHEATHING ON WOOD FRAMING
- 3 6 LITE DOOR CLEAR TEMPERED GLAZING IN EXISTING OPENING
- 4 NEW GALV STEEL VENTILATION SCREEN
- 5 26 GA. GALVANIZED STEEL BUTTER - 6" X 6"
- 6 26 GA. GALVANIZED STEEL DOWN SPOUT - 6" X 6"
- 7 26 GA. GALVANIZED STEEL COPING
- 8 1" X 6" STUCCO FINISH TRIM @ DOORS, LOUVER & WINDOWS
- 9 26 GA. GALVANIZED STANDING SEAM METAL ROOFING ON 15 LB. FELT ON 1/16" EXTERIOR SHEATHING ON 2X WOOD FRAMING
- 10 16" X 24" LOUVER
- 11 6 PANEL FIBERGLASS EXTERIOR DOOR
- 12 3 TAB ARCH SHINGLES
- 13 STEEL WINDOW FRAME W/ TINTED GLAZING
- 14 LIMESTONE BASE
- 15 HARDPLANK ON 2X12
- 16 "MURAL AREA" ON PAINTED CONEX EXTERIOR STEEL SIDING
- 17 2X4 CEDAR STAIN FINISH @ 12" O.C.
- 18 96" WIDE OVERHEAD COILING COUNTER DOOR @ SERVICE COUNTER



1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218
Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



09.28.2022



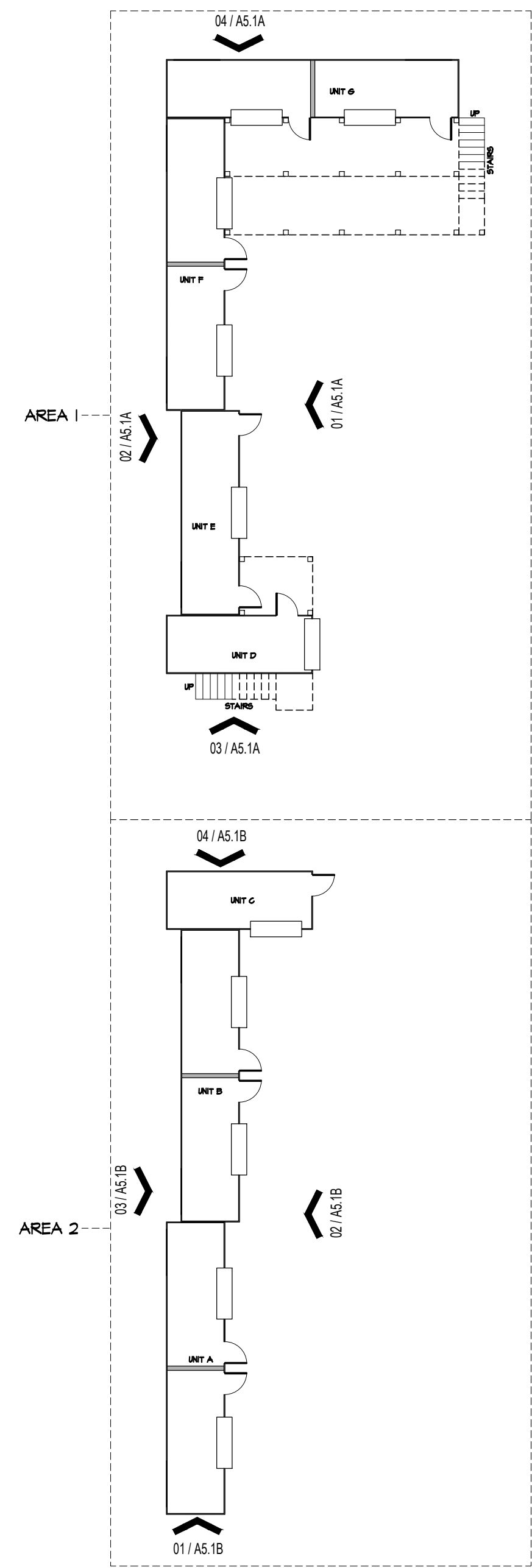
The Yard
at
Mission
Trails
3035 Roosevelt Ave.
San Antonio, TX
bidding-
not for
construction

REVISIONS: DATE

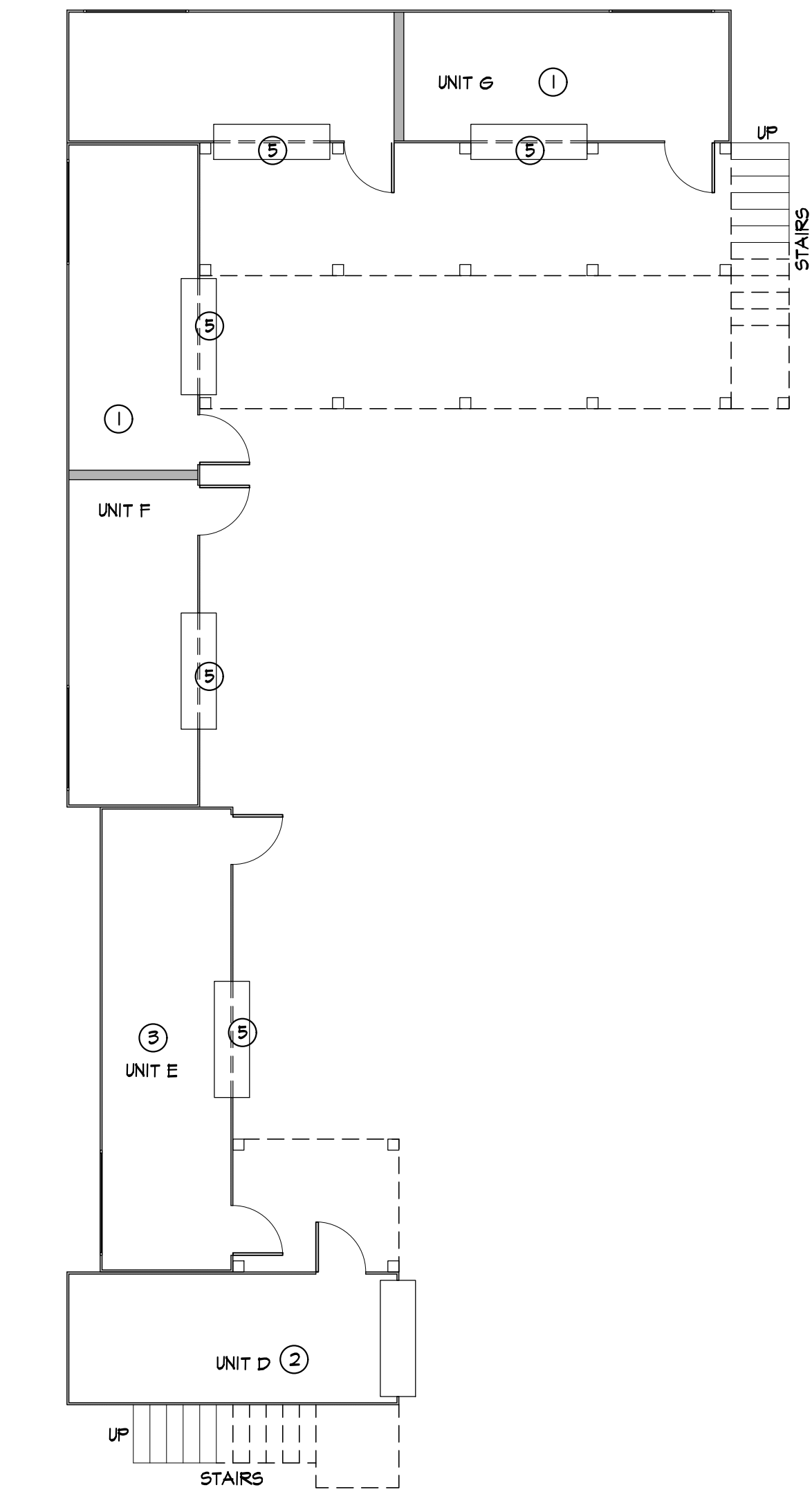
PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: 01 OF 01

exterior elevations
building x

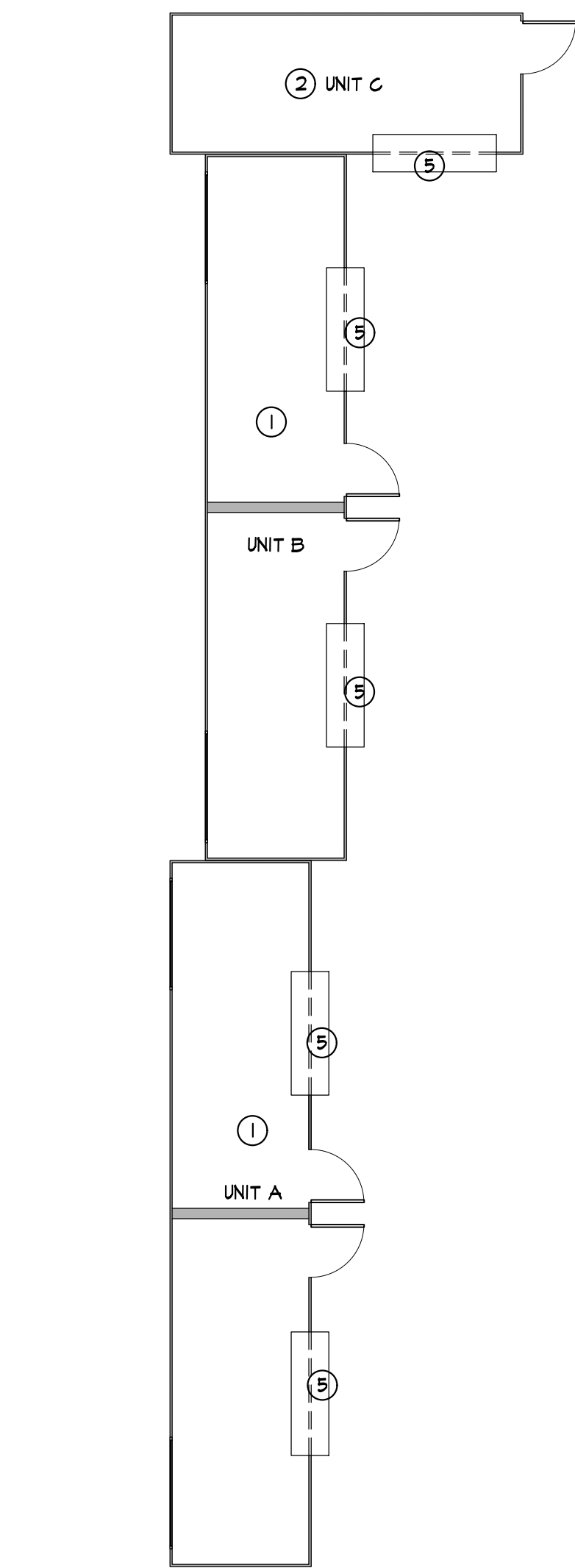
A5.1A



01 overall floor plan 1st floor
SCALE: 1/16" = 1'-0"



02 floor plan 1st floor - area 1
SCALE: 1/8" = 1'-0"



03 floor plan 1st floor - area 2
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND
EXISTING WALL CONSTRUCTION TO REMAIN
NEW INTERIOR WALL CONST.
3/4" GUB BOTH SIDES 2x4 WOOD STUDS AT 16" O.C.

- KEY NOTES**
- ① 40' HIGH CONEX
 - ② 20' HIGH CONEX
 - ③ 30' HIGH CONEX
 - ④ PIVOTING COUNTER DOOR 10'-0" WIDE
 - ⑤ 96" WIDE OVERHEAD COILING COUNTER DOOR * SERVICE COUNTER

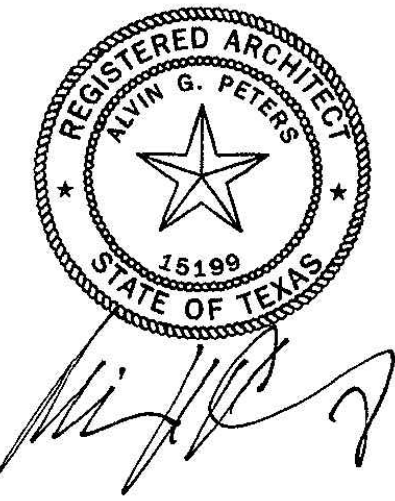


planning
project managment

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218

Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



09.28.2022



The Yard
at
Mission
Trails

3035 Roosevelt Ave.
San Antonio, TX

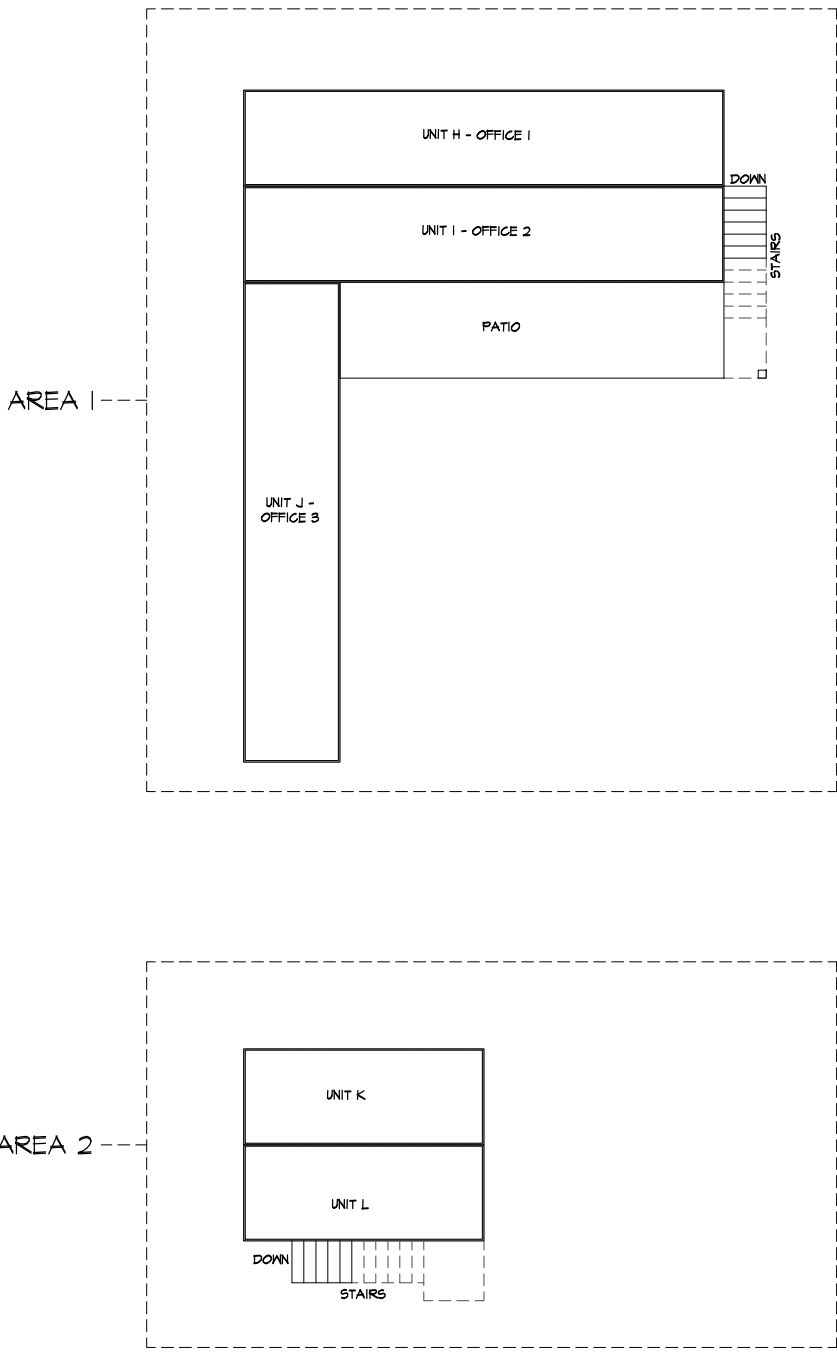
bidding-
not for
construction

REVISIONS: DATE

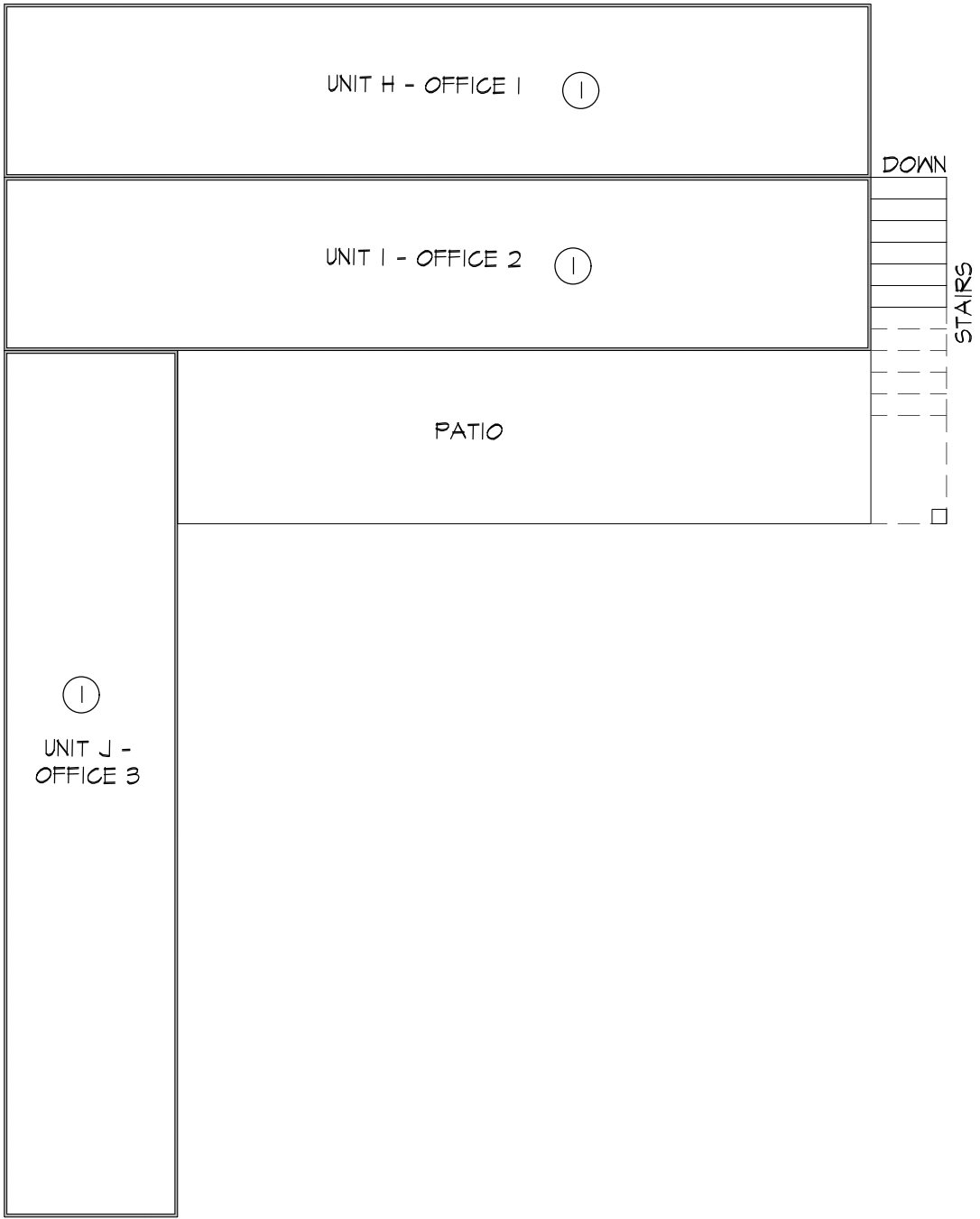
PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: 1 OF 1

floor plans
1st floor

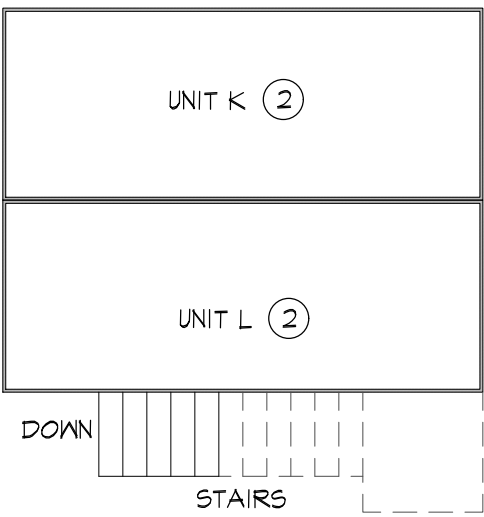
A2.1



01 overall floor plan 2nd floor
SCALE: 1/16" = 1'- 0"



02 floor plan 2nd floor - area 1
SCALE: 1/8" = 1'- 0"



03 floor plan 2nd floor - area 2
SCALE: 1/8" = 1'- 0"

FLOOR PLAN LEGEND
EXISTING WALL CONSTRUCTION TO REMAIN
NEW INTERIOR WALL CONST.
3/4" GIBB BOTH SIDES 2x4 WOOD STUDS AT 16" O.C.

- KEY NOTES
① 40' HIGH CONEX
② 20' HIGH CONEX
③ 30' HIGH CONEX



planning
project managment

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218
Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



09.28.2022



The Yard
at
Mission
Trails

3035 Roosevelt Ave.
San Antonio, TX

bidding-
not for
construction

REVISIONS: DATE

PROJECT No: 2022.058
DATE: 09.28.2022
SHEET: 0 F

floor plans
2nd floor

A2.2





















3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.

Existing Dwelling

1. Exterior modifications to existing “dwelling structure”
 - a. Addition of a concrete sidewalk and sitting area (WITHDRAWN)
 - b. Replace existing front door with overhead coiling door 14’0”x 7’0”
 - c. Replace existing side window with pivoting counter door 10’-0” W
 - d. Add two rear doors for exterior access to lavatories
 - e. Replace roof with 3-tab asphalt shingle
 - f. Repair/Replace wood siding and paint
 - g. Exterior doors to code

3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

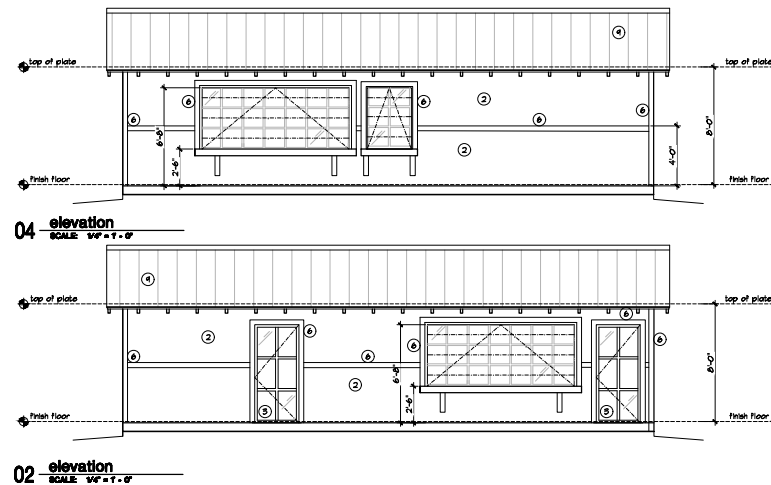
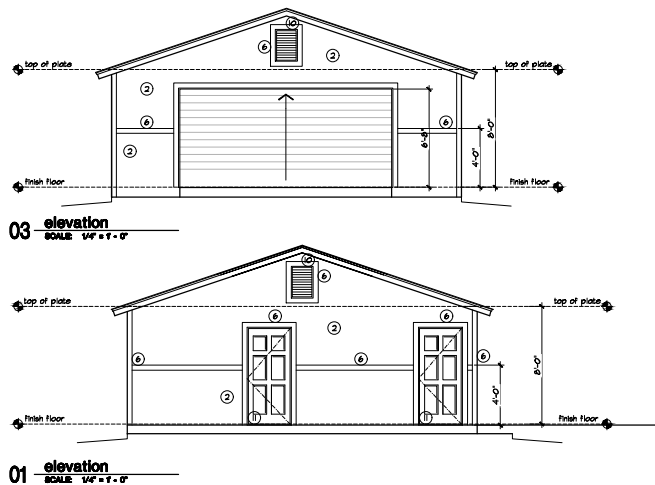
HDRC Application – ~~Administrative~~Administrative Approval Request.



3035 Roosevelt Ave.

HDRC Application – ~~Administrative~~Administrative Approval Request.





- ELEVATION KEY NOTES**
- ① NEW HOOD FRAME WINDOW WITH INSULATED TEMPERED TINTED GLAZING
 - ② 5/8" STUCCO ON 1/2" TILT ON 1/2" EXTERIOR SHEATHING ON HOOD FRAMING
 - ③ 6 LITE DOOR CLEAR TEMPERED GLAZING IN EXISTING OPENING
 - ④ NEW GALV STEEL VENTILATION SCREEN
 - ⑤ 26 GA. GALVANIZED STEEL GUTTER - 6" X 6"
 - ⑥ 26 GA. GALVANIZED STEEL DOWN SPOUT - 6" X 6"
 - ⑦ 26 GA. GALVANIZED STEEL COPING
 - ⑧ 1" X 6" STUCCO FINISH TRIM @ DOORS, LOUVER & WINDOWS
 - ⑨ 26 GA. GALVANIZED STANDING SEAM METAL ROOFING ON 1/2" TILT ON 1/2" EXTERIOR SHEATHING ON 2X HOOD FRAMING
 - ⑩ 6" X 24" LOUVER
 - ⑪ 6 PANEL FIBERGLASS EXTERIOR DOOR

AP
architect
planning
project management

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.com
210.986.0218
Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



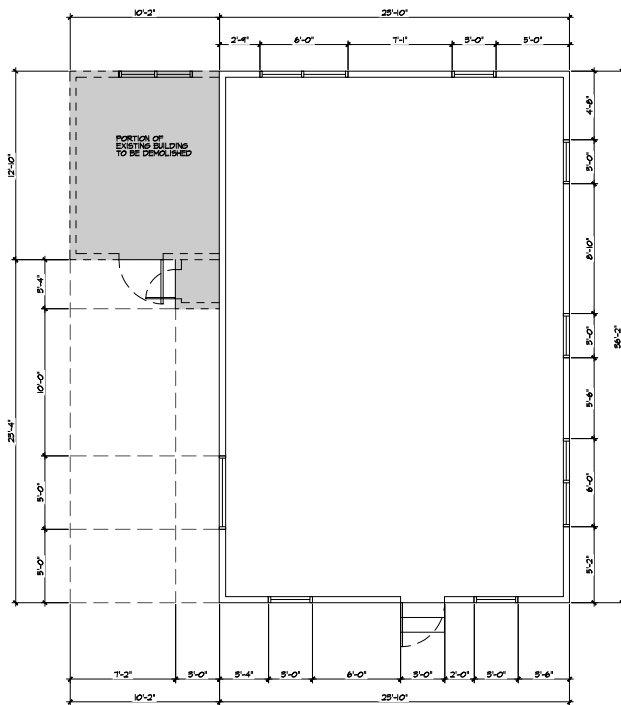
The YARD
AT MISSION TRAILS

The Yard at Mission Trails
3035 Roosevelt Ave.
San Antonio, TX
bidding - not for construction

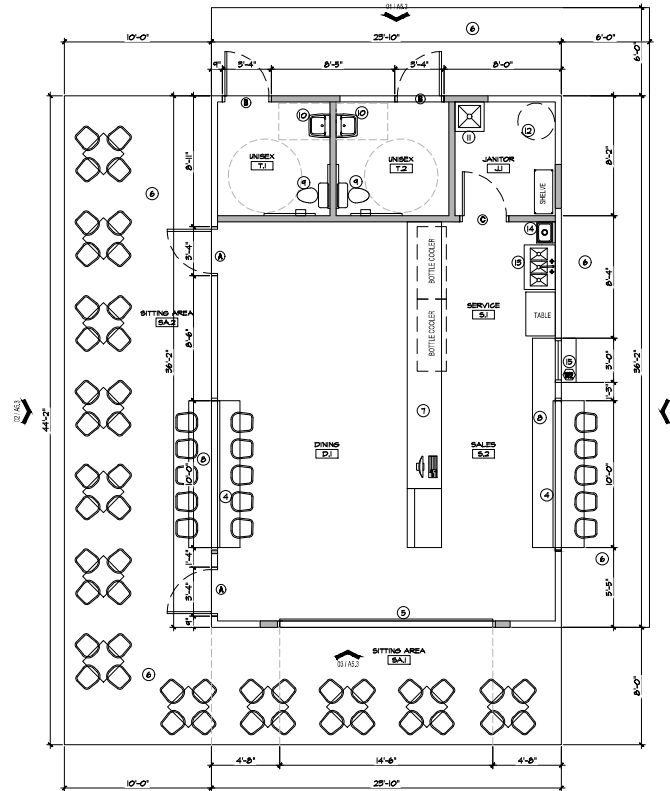
REVISIONS: DATE:

PROJECT No: 2022/09
DATE: 03/24/2022
SHEET: 01

**exterior elevations
& floor plan
building 1
A5.3**



01 **demolition plan**
SCALE: 1/4" = 1'-0"



02 **new work floor plan**
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND
 EXISTING WALL CONSTRUCTION TO REMAIN
 NEW INTERIOR WALL CONST.
 1/2" GIBB BOTH SIDES 2x4 WOOD STUDS AT 16" O.C.

KEY NOTES

- 1) 40' HIGH CONEX
- 2) 30' HIGH CONEX
- 3) 50' HIGH CONEX
- 4) PIVOTING COUNTER DOOR 10'-0" WIDE
- 5) OVERHEAD COILING DOOR 14'-0" X 7'-0"
- 6) 3000 PSI CONCRETE SIDEWALK
- 7) SALES COUNTER
- 8) SITTING COUNTER
- 9) ACCESSIBLE WATER CLOSET
- 10) ACCESSIBLE LAVATORY
- 11) JANITOR SINK
- 12) 80 GALLON ELECTRIC HOT WATER HEATER
- 13) 3 COMPARTMENT SINK
- 14) HAND WASH SINK
- 15) PASS THRU WINDOW

AP
 architecture
 planning
 project management
 1016 State Highway 46 East
 Boerne, Texas 78006
 www.aparchitects.com
 210.986.0218
 Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



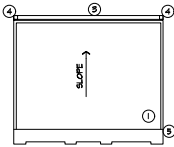
The YARD
 AT MISSION TRAILS
The Yard
 at
Mission Trails
 3035 Roosevelt Ave.
 San Antonio, TX
 bidding-
 not for
 construction

REVISIONS: DATE:

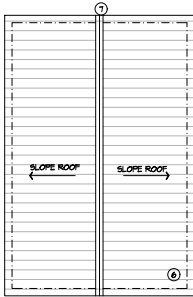
PROJECT No: 2022/09
 DATE: 03.24.2022
 SHEET: 47

enlarged floor plans
 building 1

A2.3



02 roof plan historic building 2
SCALE: 1/8" = 1'-0"



01 roof plan building 1
SCALE: 1/8" = 1'-0"

- ROOF PLAN GENERAL NOTES**
1. ROOF SYSTEM AND SUPPORT TO MEET U.L. IS AND W/PLT DESIGN CRITERIA
 2. VERIFY MEH ROOF PENETRATIONS, QUANTITIES AND LOCATIONS WITH MEH DRAWINGS
 3. ALL ROOF CURBS/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE ROOFING MANUFACTURERS STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION
- ROOF PLAN KEY NOTES**
1. NEW MEMBRANE ROOFING SYSTEM ON 12" OSB
 2. ROOF BEARING ON WOOD FRAMING
 3. THRU WALL SCUPPER AND OVERFLOW DRAIN
 4. 26 GA. GUTTER 6" X 6"
 5. 26 GA. DOWNPOUT 6" X 6"
 6. 26 GA. GALVANIZED STEEL COPING + PARAPET
 7. 26 GA. GALVANIZED STANDARDS BEAM METAL ROOFING
 8. 26 GA. GALLUM CONTINUOUS RIDGE

AP
architecture
planning
project management

10116 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.com
210.996.0218
Alvin G. Peters, Architect #15199

AP Architects, All Rights Reserved. This drawing and its reproductions are the property of AP Architects and may not be reproduced, published, or used in any way without the written permission of AP Architects.



The YARD
AT MISSION TRAILS

**The Yard
at
Mission
Trails**
3035 Roosevelt Ave.
San Antonio, TX
bidding-
not for
construction

REVISIONS: DATE:

PROJECT No: 2022/09
DATE: 03.14.2022
SHEET: 01

roof plans

A3.2

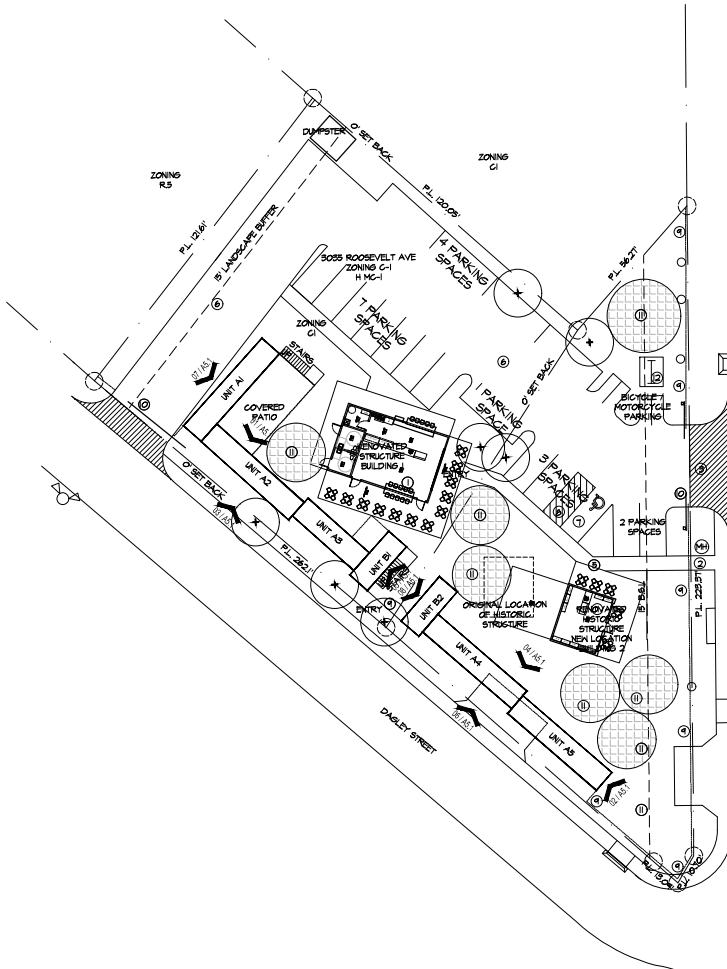
PHASE 1
LEVEL AREA CALCULATIONS:

| | |
|---------------------------------------|------------|
| EXISTING HISTORIC STRUCTURE RENOVATED | • 335 SF. |
| EXISTING STRUCTURE RENOVATED | • 862 SF. |
| 40' CONEX 320 SF. (A) | • 1360 SF. |
| 20' CONEX 124 SF. (I) | • 248 SF. |
| 20' CONEX 160 SF. (J) | • 320 SF. |

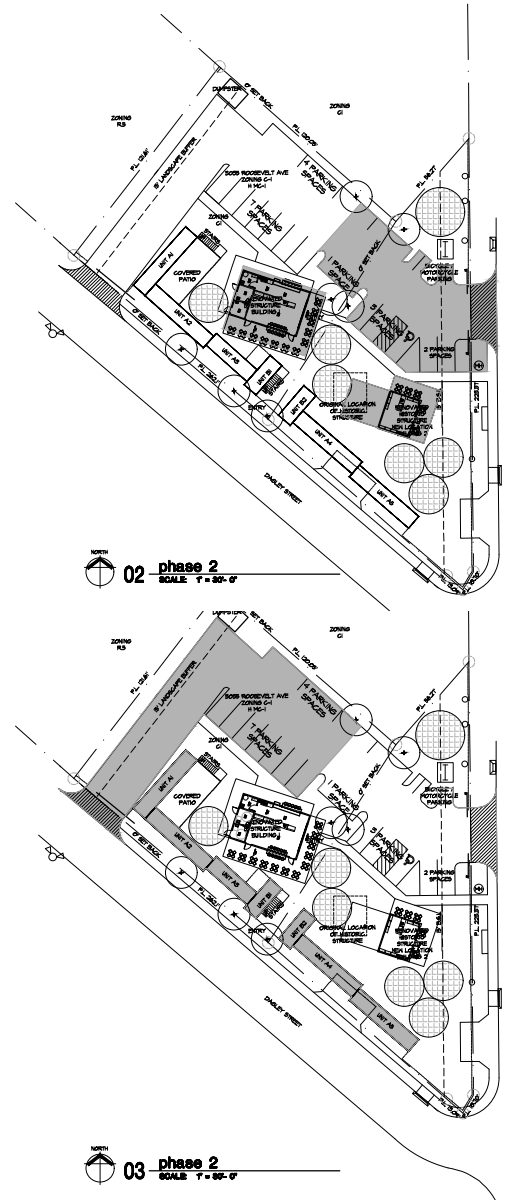
PARKING REQUIREMENT CALCULATIONS:

PHASE 1 - LEVEL 1
3,640 SF PARKING SPACES 1% = 3.64 SF
3,640 SF PARKING SPACES 1% = 3.64 SF

TOTAL SITE PARKING REQUIRED = 11 SPACES 1%
TOTAL ON SITE PARKING PROVIDED = 11 SPACES



01 new work site plan - phase 1 & phase 2
SCALE 1/8" = 10'-0"



02 phase 2
SCALE 1/8" = 10'-0"

03 phase 2
SCALE 1/8" = 10'-0"

- SITE PLAN KEY NOTES**
- EXISTING BUILDING TO REMAIN
 - EXISTING CONCRETE WALK TO REMAIN
 - EXISTING CONCRETE APRON TO REMAIN
 - DUMPTER
 - NEW CONCRETE WALK
 - PAVED DRIVE
 - ACCESSIBLE PARKING SPACE
 - ACCESSIBLE ACCESS AISLE
 - 5' - TALL ORNAMENTAL IRON FENCE
 - 5' - TALL ELECTRICAL OPERATED SLIDING GATE 20' WIDE OPENING
 - CONG PAVES SITTING AREA
 - VEHICLE BICYCLE RACK

AP
architect
planning
project management

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.986.0218
Alvin G. Peters, Architect #13199



09.28.2022



**The Yard
at
Mission
Trails**
3035 Roosevelt Ave.
San Antonio, TX
bidding-
not for
construction

REVISIONS: DATE

PROJECT No: 22222
DATE: 09/28/22
SHEET: 01

**new work
site plan**

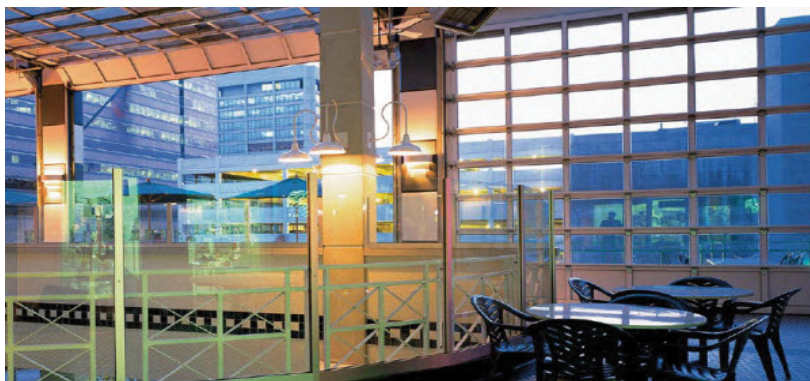
**A1.2
ALT**

Restaurant Glass Garage Doors



Indoor Becomes Outdoor

Beautiful views in the winter transform into outdoor open space in the summer.



American Door offers a full line of restaurant glass garage doors to fulfill the needs of restaurants, bars, and storefront businesses.

>> Push-up, Chain Hoist, or Motorized

>> Style and Color Options to Match Any Space

>> Maximum Visibility

>> Insulated Glass

>> Weather Sealed

AmericanDoor.com
(631) 586-8006 (718) 895-6136

9 LUCON DR, DEER PARK, NY 11729



With so many configurations, nearly two hundred frame colors, and numerous types of glass panels and glass alternatives, your design imagination can be satisfied.



AmericanDoor.com
(631) 586-8006 (718) 895-6136
 9 LUCON DR, DEER PARK, NY 11729



Not Only for Chill Atmospheres:

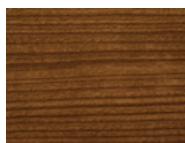
Our Restaurant Glass Garage Doors complete the perfect workspace, where collaborators, entrepreneurs, and high-output doers can get together and make things happen!



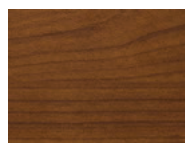
Wood Grain Powder Coat Options for the Frame:



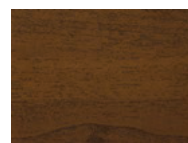
Knotty Pine



Cherry



Cherry with
Flame



Dark Walnut

Standard Powder Coat Options for the Frame:



AmericanDoor.com
(631) 586-8006 (718) 895-6136

9 LUCON DR, DEER PARK, NY 11729



STANDARD FEATURES OVERVIEW

CONSTRUCTION

| | |
|-------------------|--|
| MAX HEIGHT | 16'1" (4.9 meters) |
| MAX WIDTH | 26'2" (8 meters) |
| MOUNTING | 2" (51mm) Track, Angle |
| OPERATION | Manual Lift-Up, Motorized |
| FRAME | 6063-T6 or 6061-T6 Aluminum |
| SECTION THICKNESS | 1 ³ / ₈ " - 1 ³ / ₄ " |
| HINGES | Galvanized Steel. |
| LOCKING OPTIONS | Interior-mounted Side Lock, Key lock, and Interlock for Motorized Units. |
| WEATHER STRIPPING | Optional Flexible PVC Jamb and Header Seals |
| SPRINGS | 25k, 50k, and 100k Cycles |
| WARRANTY | 1-Year limited Warranty |

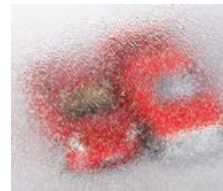
OTHER OPTIONS:

- Insulated Rail and Stiles
- Powder Coat Finish
- Anodized Bronze, Clear, or Black Aluminum
- Wind Load Options up to 30 psf
- Glass can be Annealed, Tempered, Wire, Laminate, Acrylic, or Polycarbonate
- Track can be Standard Lift, High Lift, Roof Pitch, Vertical Lift, Low Headroom Rear-mount, or Low Headroom Front-Mount
- Pass Door
- Bottom Sensing Edge
- Exhaust Ports

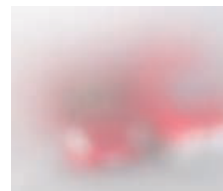
Glass Finishes:



Double-Strength
DSB
(Standard)



Obscure



Satin Etched



Grey Tint



Green Tint



Bronze Tint



Impacted
Frosted
Polycarbonate

When you need Restaurant Glass Garage Doors
call



AmericanDoor.com
(631) 586-8006 (718) 895-6136

9 LUCON DR, DEER PARK, NY 11729

