

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2023

HDRC CASE NO: 2023-063
ADDRESS: 145 NAVARRO ST
LEGAL DESCRIPTION: NCB 986 LOT 11 THRU 13 AND E 5.14FT OF 10
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Peter Ketter/Sandvick Architects Inc.
OWNER: Kunal Mody/145 NAVARRO LLC
TYPE OF WORK: Rehabilitation, construction of a rooftop addition, exterior modifications, window and storefront system replacement, signage
APPLICATION RECEIVED: February 10, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform rehabilitative scopes of work including the cleaning and repointing of the historic, masonry façade. Where brick or stone masonry elements are beyond repair, they will be replaced with new brick to match the original. The applicant has also proposed to replace non-original railings at the first floor with new railings.
2. Replace the existing, non-original windows with new, aluminum windows. Steel lintels that are beyond repair will be replaced, in-kind.
3. Replace the existing, non-original storefront systems with new, aluminum storefront systems.
4. Restore the storefront on the Navarro (east) elevation to its original location by removing the current storefront's recess.
5. Recess the north and northeast (river) storefront systems to increase the amount of exterior space within the street level arcades.
6. Create a roof skylight opening to feature a gabled skylight covering.
7. Install an entrance canopy at the south (Villita) façade.
8. Construct a rooftop addition to feature one (1) story in height.
9. Install two (2) concrete parkway extensions within the existing public right of way to create parallel parking stalls within the right of way on Villita Street.
10. Install signage on the proposed, Villita Street entrance canopy.
11. Install a signage plaque between the two Villita Street entrance doors.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building facade to which they will be attached. See UDC Section 35-609(j).
- iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the facade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to

distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry. *iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

A. GENERAL

- i. Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

- i. Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

- i. Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

Downtown Design Guide, Chapter 2, Sidewalk and Setbacks

A. SIDEWALKS

The City of San Antonio has the opportunity to reinforce downtown as a distinct living and entertaining environment: a pedestrian precinct, where pedestrians share the downtown with automobiles and public transportation. The mix of traffic can provide a sense of excitement and actually enhance the pedestrian's experience if these other elements are kept in balance. Paramount could be providing a sense of comfort for pedestrians. This includes ensuring that sidewalks are designed to facilitate walking and that public spaces are created which are lively and inviting.

1. Provide a minimum 72 inch wide continuous pedestrian path of travel as seen in Figure 2.1.
2. Provide an 18 inch to 24 inch wide access or utility zone next to the curb, which includes the six (6) inch curb and 12 inch wide decorative granite or brick edge band adjacent to the back of curb.
3. Outdoor dining may occur on any portion of the paved sidewalk provided a minimum wide (72 inches) continuous clear path of public travel is maintained and obtain proper permits
4. Provide continuous landscaped and hardscaped area, commonly referred to as —parkway, adjacent to the curb on predominantly non-commercial streets. The continuous landscaped and hardscaped parkways should be designed to collect and retain or treat storm runoff.
5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5' feet wide.

8. Where tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated the tree well and parkway design should be modified by the design to eliminate such conflicts. Parking meters and sign posts or signage are examples of existing features that can be easily relocated.
9. Where existing sidewalks are narrow, the reviewing body may determine that a canopy or similar shading device be provided, in lieu of street trees.

Downtown Design Guide, Chapter 8, Streetscape Improvements

E. STREET TREES

1. An owner should agree to maintain street trees so that the pedestrian light fixtures are accessible for maintenance purposes.
2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
3. Street trees should be planted adjacent to a project when they cannot be accommodated onsite.
4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
5. Required street trees should perform as shade trees. However, if approved by the Development Services Department and Department of Planning and Community Development, palms may be planted between or in addition to required shade trees for vertical emphasis.
6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit —topping and —heading.
9. Plant a minimum 36 inch box tree wherever possible. Other sizes may be employed to add additional trees.
10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer’s specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.

FINDINGS:

- a. The historic structure located at 145 Navarro Street is commonly known as the A.B. Frank Building and was constructed in 1926. The structure was design by Ayres & Ayres and was constructed by McKenzie Construction. The structure features eight stories in height and a brick façade. The structure has been modified numerous times, including the construction of a skybridge addition, a rooftop penthouse, street level storefront modifications and window replacement.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval for the proposed scopes of work at the December 21, 2022, Historic and Design Review Commission hearing with the following stipulations:
 - That all rehabilitative work be done in-kind. *This stipulations has been met.*
 - That if brick is to be cleaned, it shall be done in a manner that does not damage the face of the brick. *This stipulations has been met.*
 - That window frames and their components feature dark colors. *This stipulations has been met.*
 - That storefront system frames and their components feature dark colors. *This stipulations has been met.*
 - That detailed canopy documents be submitted for future review and approval. *This stipulations has been met.*
 - That final materials specification be provided for future review and approval for the proposed rooftop addition. *This stipulations has been met.*
 - That the addition feature dark colored materials and paint colors. *This stipulations has been met.*

- That final signage details be provided for future review and approval for the proposed canopy sign.
Signage elements should be consistent with the Guidelines for Signage.

- c. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work to the historic structure including the cleaning and repointing of the historic, masonry façade. Where brick or stone masonry elements are beyond repair, they will be replaced with new brick to match the original. The applicant has noted that all rehabilitative scopes of work will be done in-kind. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, non-original windows with new, aluminum windows. Historic photos show steel windows featuring a six over six profile. Per historic photos, the original windows were operable. The existing, aluminum windows feature four, single panes. The applicant has proposed aluminum replacement windows that will feature simulated divided lite windows; however, the proposed simulations will be both internal and external to window panes. The applicant has noted that the proposed windows will also feature true muntins, dark colored windows, and sloped windows sills. Generally, staff finds the proposed replacement windows to be appropriate.
- e. STOREFRONT SYSTEM REPLACEMENT – The applicant has proposed to replace the existing, non-original storefront systems with new, aluminum storefront systems. Per historic photos, the original storefront systems featured one large, central pane with smaller, divided lites. The applicant has proposed to match this profile and to install storefront systems with black frames. Generally, staff finds the proposed replacement storefront systems to be appropriate.
- f. STOREFRONT SYSTEM PLACEMENT (Navarro Facade) – The applicant has proposed to restore the storefront on the Navarro (east) elevation to its original location by removing the current storefront's recess. Per historic photos, this is the original location and profile of the storefront systems. Staff finds the proposed placement to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. STOREFRONT SYSTEM RECESS (River Facades) – The applicant has proposed to recess the north and northeast (river) storefront systems to increase the amount of exterior space within the street level arcades. The storefront systems on both of these facades are non-original, and currently feature a recess. Staff finds the proposal to increase the recess at the northeast and north facades to be appropriate. The proposed replacement storefront systems will feature a folding glass door system. Given the recess from the original arched openings, staff finds this change in profile to be appropriate.
- h. SKYLIGHT – The applicant has proposed to create a roof skylight opening to create an interior atrium. The proposed skylight cover will feature a gabled roof form. Staff finds the proposed skylight installation to be appropriate as it will not impact any exterior elements that are visible from the right of way.
- i. ENTRANCE CANOPY – The applicant has proposed to install an entrance canopy at the street level on the Villita Street façade. The Guidelines for Exterior Maintenance and Alterations 11.A.ii. notes that new canopies should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the building façade to which it will be attached. The applicant has proposed for the canopy to feature a steel frame, steel canopy rods and laminated glass roof panels. Generally, staff finds this to be appropriate and consistent with the Guidelines.
- j. ADDITION – The applicant has proposed to construct a rooftop addition to feature 1-story in height and approximately 3,700 square feet. The applicant has noted that the proposed addition will feature setbacks from the south, east, northeast and north facades.
- k. ADDITION – Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block and should be located to minimize visual impact from the public right of way. Additionally, the Guidelines for Additions 1.B.i. notes that the height of a rooftop addition should not be more than forty (40) percent of the original height of the structure. Staff finds that the proposed massing of the addition features massing that will be minimally visible from the right of way.
- l. ADDITION (Materials) – The applicant has proposed materials that include brick, stucco, metal coping, and aluminum windows and storefront systems. The applicant has provided materials specifications and construction details for the proposed windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines.
- m. ADDITION (Architectural Details) – The applicant has proposed architectural details that present a massing, materials and general design that is subordinate to the details and massing of the historic structure. Staff finds the proposed architectural details to be appropriate and consistent with the Guidelines.

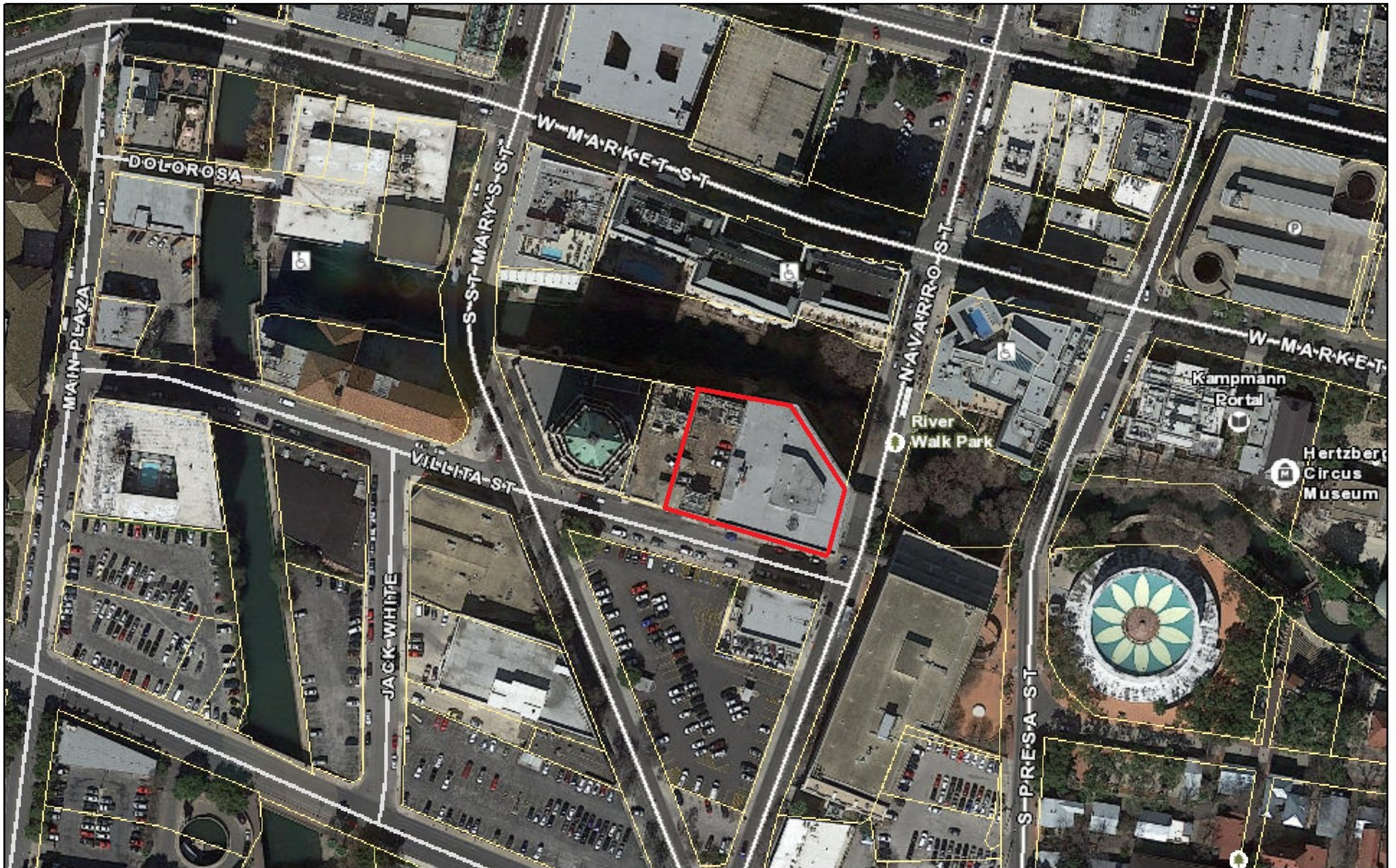
- n. RIGHT OF WAY MODIFICATION – The applicant has proposed to install two (2) concrete parkways within the existing public right of way to create reserved parallel parking stalls within the right of way on Villita Street. The proposed parallel parking will extend approximately 8’ – 6” into the right of way. Parallel parking currently exists in this space. The applicant has noted coordination with Public Works Department. Generally, staff finds the proposed parkway installations to be appropriate; however, staff finds that a street tree or landscaping beds should be incorporated in each curb. The applicant should follow the Downtown Design Guide’s sidewalk and street planting standards as outlined in Chapter 2, Section A and Chapter 8, Section E.
- o. CANOPY SIGNAGE – The applicant has proposed to install one (1) set of channel letters on the proposed street canopy. Staff finds the proposed signage to be appropriate and consistent with the Guidelines regarding size and placement. The proposed channel letters should not be internally illuminated nor should they feature plastic construction. Metal channel letters that are indirectly or halo lit would be appropriate.
- p. PLAQUE SIGN – The applicant has proposed to install a plaque sign at street level between the two entrance doors. Staff finds the location and size of this sign to be appropriate. The plaque should be constructed of metal and should not feature plastic.
- q. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

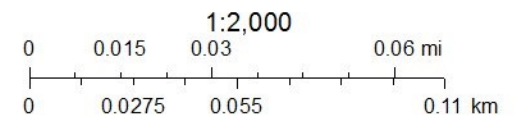
- 1. Staff recommends approval of item #1, rehabilitation, as submitted, based on finding c.
- 2. Staff recommends approval of item #2, non-original window replacement, as submitted, based on finding d.
- 3. Staff recommends approval of item #3, non-original storefront replacement, as submitted, based on finding e.
- 4. Staff recommends approval of item #4, storefront restoration, as submitted, based on finding f.
- 5. Staff recommends approval of item #5, the installation of a new storefront system featuring a recess, as submitted, based on finding g.
- 6. Staff recommends approval of item #6, the installation of a skylight, as submitted, based on finding h.
- 7. Staff recommends approval of item #7, the installation of a street canopy on the Villita Street façade, as submitted, based on finding i.
- 8. Staff recommends approval of item #8, the construction of a rooftop addition, as submitted, based on findings j through m.
- 9. Staff recommends approval of item #9, the installation of two concrete parkways based on finding n with the following stipulation:
 - i. That street trees or landscaping beds be installed in each parkway. The applicant is to follow the Downtown Design Guide’s sidewalk and street planting standards as outlined in Chapter 2, Section A and Chapter 8, Section E.
- 10. Staff recommends approval of item #10, the installation of canopy signage based on finding o with the following stipulation:
 - i. That the applicant installs metal channel letters that are indirectly, or halo lit. Plastic faces are not to be installed.
- 11. Staff recommends approval of item #11, the installation of a street level entrance plaque based on finding p with the following stipulation:
 - i. That the plaque be constructed of metal and not feature plastic.

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



December 8, 2022













A.B. Frank Co. – 145 Navarro Street San Antonio Historic and Design Review Commission

Proposed Scope of Exterior Work

1. Repair/rehabilitate historic masonry façades.

Reference Drawings: A3.0.1; A3.1-A3.5

- All existing exterior masonry to be cleaned using gentlest means possible, with no damage to existing masonry. All cleaning products and methods to be tested in inconspicuous locations prior to selection and execution of full cleaning.
- All deteriorated masonry joints to be repointed with mortar matching the color, texture, and joint profile of historic mortar.
- Isolated, severely deteriorated brick to be removed and replaced with new brick to match the existing in coursing, color, texture, size, and detailing.
- Isolated existing penetrations exposed by removal of existing equipment to be repaired with new brick to match the existing adjacent brick in coursing, color, texture, size, and detailing.
- All existing embedded steel window lintels to be cleaned in place to remove surface corrosion and repainted.
- Approximately 5% of existing steel window lintels to be replaced with new painted steel. Surrounding masonry will be carefully removed to expose and replace the lintel, with the same masonry then reinstalled to match the existing appearance.
- Existing non-historic metal railings in first-floor arched openings on the northeast and north elevations to be removed and replaced in the same location with similar new metal railings, painted black.

2. Replace existing non-original windows with new aluminum windows.

Reference Drawings: A0.7.0-A0.7.2; A3.0.1; A3.1-A3.5

- All existing non-original aluminum windows on floors 2 through 10 to be replaced with new aluminum windows.
- All new windows to be Quaker H450 product, with chestnut painted finish (see color sample).
- Typical openings to receive tripartite, 6/6 windows (Type A-1, A0.7.1), consistent with the configuration and appearance of the original steel windows as seen in historic photographs.
- Narrow openings at north and south ends of west elevation to receive similar single 6/6 window (Type B-1, A0.7.2).
- All new windows to be fixed/non-operable. Thicker, horizontal true muntin simulates appearance of original operable vent frames.
- All new muntins to be simulated divided light, created with a combination of exterior-applied, interior-applied, and between-the-glass muntins.

3. Replace existing non-original south and east storefronts with new aluminum storefronts.

Reference Drawings: A0.7.3-A0.7.4; A0.7.6; A1.1; A3.0.1; A3.1-A3.2

- All existing non-original aluminum storefronts at the first-floor on the south and east façades to be replaced with new aluminum storefront windows and doors.
- All new storefront windows to be Quaker H450 product, with black painted finish. All new entry doors to be Kawneer 500 standard entrance door system, also with black painted finish.
- Typical fixed openings to receive tripartite frames with one large undivided fixed window in the center, surrounded by divided sidelights and transoms and set on paneled knee walls, consistent with the configuration and appearance of the original first-floor openings as seen in historic photographs.
- A total of 3 new door openings are proposed on the south elevation, including two double-doors in adjacent bays at the new main entry, and one single door in the westernmost bay.
- One additional single door entry is proposed in the center storefront at the recessed bay on the southeast corner.
- At each location where new doors are proposed, the central knee wall and undivided window will be omitted, with full-light single or double-doors installed in the center section.
- All new muntins to be simulated divided light, created with a combination of exterior-applied, interior-applied, and between-the-glass muntins.

4. Restore the original storefront plane on the east (Navarro St.) façade.

Reference Drawings: A1.1; A3.1-A3.2

- New storefront windows on the east elevation to be installed within the arched openings at the original exterior wall plane, restoring the original condition as seen in historic photographs and eliminating the existing non-original recessed storefront plane.
- Southeast corner bay will receive recessed storefronts, consistent with their original placement as seen in historic photographs, and matching the appearance and details of all new storefronts proposed for the south and east façades.

5. Replace existing storefronts on northeast and north (River Walk) elevations with new aluminum storefronts, recessed back from the original exterior wall to enlarge the existing exterior space within the street-level arcade.

Reference Drawings: A0.4.7; A0.7.5; A1.1; A3.0.1; A3.3-A3.4

- All existing non-original aluminum storefronts at the first-floor on the northeast and north (River Walk) elevations to be replaced with new aluminum storefronts.
- New storefronts to be recessed further back from the original exterior wall than the existing, increasing the depth of the existing exterior space.
- New storefronts at east end of northeast elevation to be Kawneer Versa Glaze Trifab 451 T, with black painted finish. Assembly to include two double-door entries and horizontal frame member to subdivide 10-foot tall opening.

- Remaining northeast and north bays to receive Nanawall SL70 folding storefront system, with black painted finish. Typical Nanawall storefronts to be 10-foot tall panels with no horizontal division. Westernmost bay of northeast elevation to include 3-foot knee wall at base to conceal interior bar behind it.
 - Solid sections of wall between and above new storefronts to receive Dryvit exterior finish in Monastery Brown color (see color sample).
6. Create new opening in existing roof, over proposed interior atrium. New gabled aluminum skylight to be installed over the proposed opening.

Reference Drawings: A1.11-A1.12; A3.1-A3.6; Sightline Renderings

- New skylight opening proposed in existing roof, above an interior atrium to be created through center of building.
 - New skylight to be a gabled aluminum skylight by Supersky, with its ridge running east-west. Aluminum frame will have a black painted finish.
 - Skylight will be minimally visible from the ground, but only at a considerable distance and with no significant visual impact on the historic building (see Sightline Renderings).
7. Construct a new entrance canopy on the south (Villita Street) façade.

Reference Drawings: A3.1-A3.2; A7.3

- A new steel and glass canopy is proposed near the center of the south (Villita Street) façade, suspended from the façade with stainless steel tension rods and extending across the two bays that will serve as the new primary entry.
 - The canopy will be constructed of simple steel tubes, with two horizontal frame members and ten equally spaced purlins. All steel tubes to be painted black.
 - Canopy structure to receive laminated glass roof panels, connected to the steel frame with stainless steel spider clips.
 - New signage is shown conceptually, consisting of individual letters mounted to a black painted steel frame, to be installed across the top of the canopy. Full signage details will be provided in a separate future signage submittal.
8. Construct a new one-story rooftop addition.

Reference Drawings: A1.11-A1.12; A3.1-A3.6; Sightline Renderings

- A new one-story addition will be constructed on the roof of the existing building, creating one additional level of occupiable space, to house a bar/lounge, event space, and exterior roof deck.
- The addition will be faced with a Dryvit exterior finish in Monastery Brown color (see color sample), with black painted aluminum storefronts – both fixed and operable – consistent with the appearance and details of the new storefronts proposed on the north elevations at the first floor.
- Trellis structures, consisting of painted steel columns and beams (in the same Monastery Brown color proposed for the Dryvit) with dark-stained wood rafters, will extend from the north, east and south elevations of the addition.

- Exterior roof decks will be surrounded by glass railings with a stainless steel top rail, interrupted periodically by planters.
- New rooftop addition is set back from all existing elevations, minimizing its visibility from the ground and its associated visual impact on the building (see Sightline Renderings).

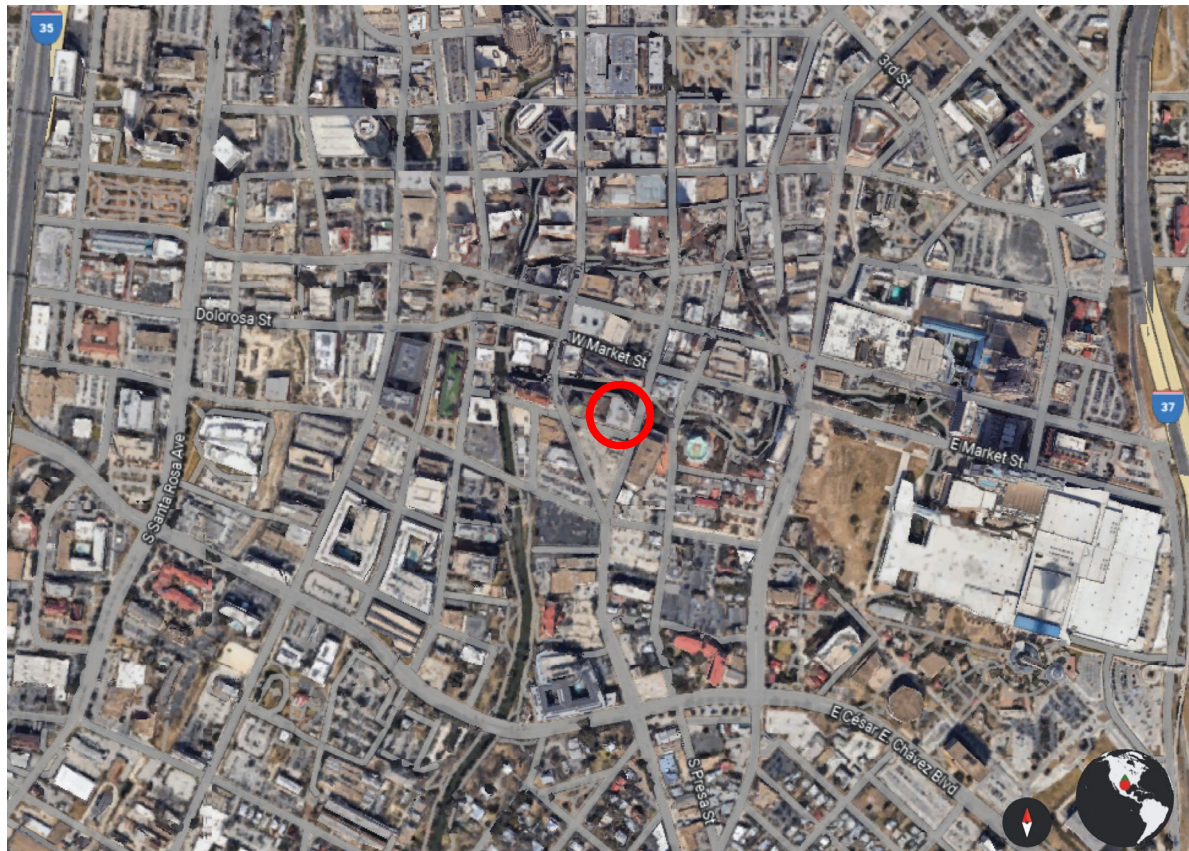
A.B. Frank Company

145 Navarro Street

Proposed Exterior Alterations
HDRC Review – February 2023



A.B. Frank Company – 145 Navarro Street



Site Location

A.B. Frank Company – 145 Navarro Street



South Elevation



Southeast Oblique

A.B. Frank Company – 145 Navarro Street



Southeast Oblique



Northeast Oblique

A.B. Frank Company – 145 Navarro Street



Northeast Oblique

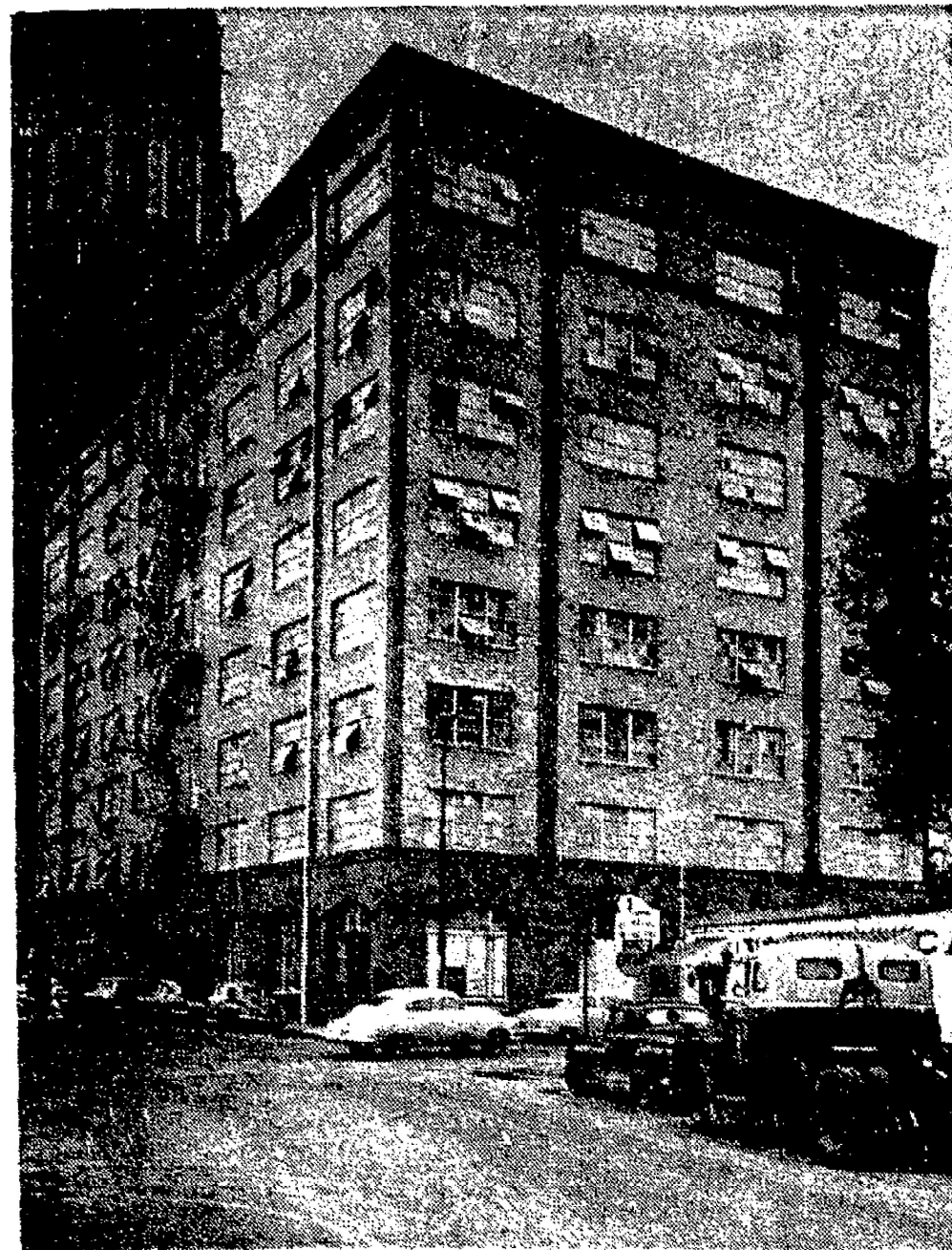


Northwest Oblique
(From River Walk)

A.B. Frank Company – 145 Navarro Street



c. 1927



1953



1981

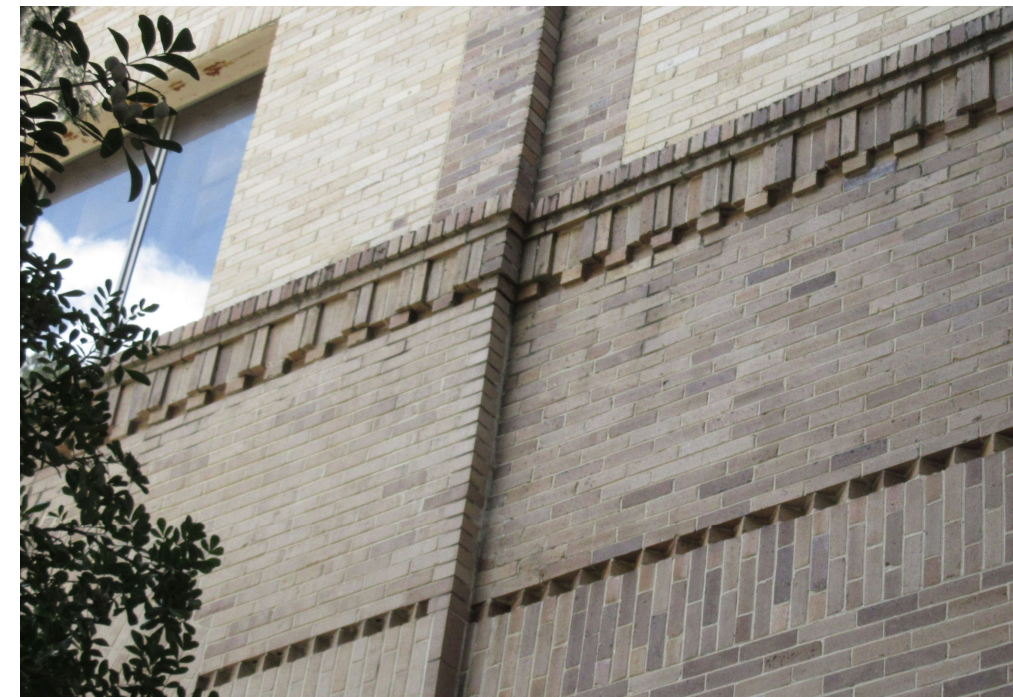
A.B. Frank Company – 145 Navarro Street



2-Story Vertical Addition in 1984



Recreated/Relocated Masonry at Crown



Restored Masonry at Base

A.B. Frank Company – 145 Navarro Street



Reinstated Masonry Arches



Recessed Storefront/Arcade at
East Elevation

A.B. Frank Company – 145 Navarro Street



Recessed Storefronts at Northeast / North Elevations

A.B. Frank Company – 145 Navarro Street

Proposed Exterior Work

- General Masonry Maintenance/Repairs (Cleaning, Repointing, etc) – In-Kind/No Visual Changes
- Replacement of Non-Historic Windows with New Historically Appropriate Windows
- Replacement of Non-Historic Storefronts with Historically Compatible Windows/Storefronts
- Return East Storefronts to Historic Plane at Main Façade
- Recess North/Northeast Storefronts to Expand Existing Exterior Space in Building Footprint
- New Roof Opening/Skylight to Create Interior Atrium
- New Entrance Canopy
- Compatible New Rooftop Addition – Set Back and Minimally Visible
- Signage to Be Presented Separately in Future Submittal

Please Reference Attached Drawings and Detailed Scope Narrative

A.B. Frank Company – 145 Navarro Street



Proposed Exterior Color Samples

A.B. Frank Company – 145 Navarro Street



Rooftop/Skylight View From South – E. Nueva Street
(Approximately 500 Feet From Building – Rooftop Additions Not Visible North of Nueva)

A.B. Frank Company – 145 Navarro Street



Rooftop View From North – Navarro @ W. Market Street
(Approximately 300 Feet From Building)

A.B. Frank Company – 145 Navarro Street



Rooftop View From North – Navarro Street, North of River
(Approximately 200 Feet From Building – First Point of Visibility to North)

A.B. Frank Company – 145 Navarro Street



Rooftop View From West – St. Mary's Street Bridge

(Approximately 330 Feet From Building – Narrow View Corridor – Not Visible From Northwest or Southwest)



HISTORIC PHOTO



RENDERING

PROJECT GRAPHICS

SHEET INDEX - SEE SHEET G1.0.1

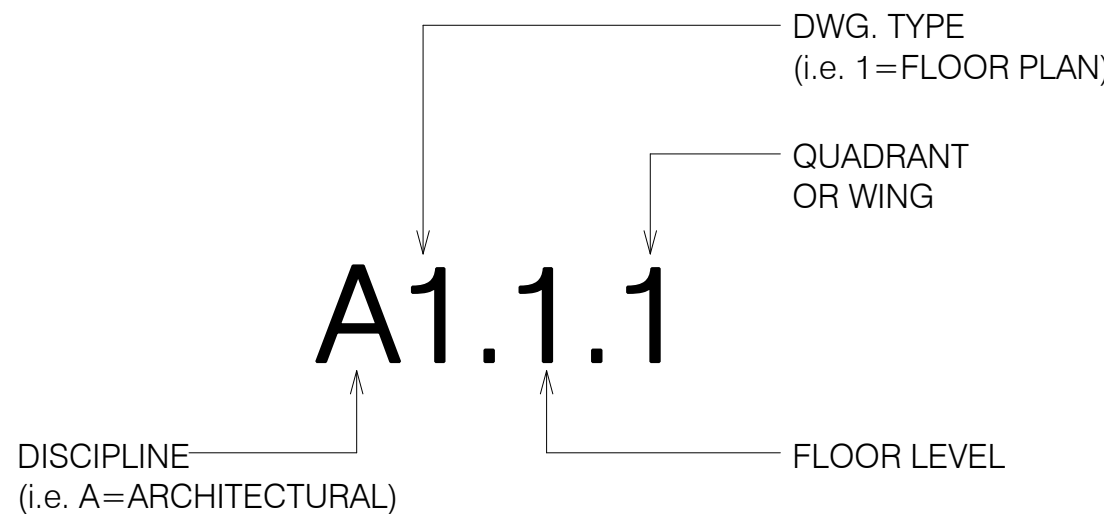
TDLR PROJECT #: TABS2023010941

PROJECT LOCATION

NOT TO SCALE



SHEET NUMBERING KEY



CERTIFICATION















Jonathan Sandvick
NOVEMBER 4, 2022

The Historic AB Frank Building

145 Navarro Street
San Antonio, TX 78205

An Historic Tax Credit Rehabilitation Project

S.A. PROJECT NUMBER: 0885

DEVELOPER  Signature (signature name: title) _____ Date _____ ARCHITECT  Signature Jonathan Sandvick, AIA: President _____ Date _____	Blueprint Hospitality 3 Sugar Creek Center Blvd., Suite 100 Sugar land, Texas 77478 Phone #: (501) 213-5013 Contact: Kunal Mody kunal.mody@blueprinthospitality.com Sandvick Architects, Inc. 1265 West 6th Street Cleveland, Ohio 44113 Phone #: (216) 621-8055 Fax #: (216) 687-1814 Contact: Timothy R. Wagner, AIA, NCARB timw@sandvickarchitects.com www.sandvickarchitects.com	GENERAL CONTRACTOR  Signature (signature name: title) _____ Date _____ ENGINEER (STRUCTURAL)  Signature _____ Date _____	Arch-Con 190 T C Jester Blvd., Suite 200 Houston, Texas 77007 Phone #: (713) 533-1900 Contact: Steve Ziegler sziegler@arch-con.com arch-con.com Barber & Hoffman 2217 E. 9th Street, Suite 350 Cleveland, Ohio 44115 Phone #: (216) 875-0100 Fax #: (216) 875-0111 Contact: Brad Boomer, P.E. bboomer@barberhoffman.com barberhoffman.com
ENGINEER (M, E, P)  Signature _____ Date _____	Blum Consulting Engineers, Inc. 144 Walnut Hill Lane, Suite 200 Dallas, Texas 75231-4316 Phone #: (214) 373-8222 Contact: Jake Music, P.E. jmusic@blumeng.com www.blumeng.com	ENGINEER (CIVIL)  Signature (signature name: title) _____ Date _____	LJA Engineering 1100 NE Loop 410, Suite 850 San Antonio, Texas 78209 Phone #: (210) 503-2700 Fax #: (210) 503-2749 Contact: Priscilla Flores, P.E. pflores@lja.com LJA.com
INTERIOR DESIGNER  Signature (signature name: title) _____ Date _____	Premier Project Management 14185 Dallas Parkway, Suite 1400 Dallas, Texas 75254 Phone #: (972) 778-9238 Contact: Carla Niemann, RID, IIDA carlaniemann@premierpm.com premierpm.com	HOTEL MANAGEMENT  Signature (signature name: title) _____ Date _____	Remington Hotels 14185 Dallas Parkway, Suite 1150 Dallas, Texas 75254 Phone #: (972) 778-9730 Contact: Joe Masi joemasi@remingtonhotels.com remingtonhotels.com
REGISTERED ACCESSIBILITY SPECIALIST  Signature _____ Date _____	Abadi Accessibility 7516 Danfield Ct. Dallas, Texas 75252 Phone #: (214) 403-8714 Contact: Marcela Abadi Rhoades, FAIA, RAS Registered Accessibility Specialist #240 marhoades@abadiaccess.com abadiaccess.com	LIGHTING  Signature _____ Date _____	Oldner Lighting Design, LLC 4645 Greenville Ave., Studio B Dallas, Texas 75252 Phone #: (214) 414-1030 Contact: Scott Oldner scott@oldnerlighting.com oldnerlighting.com
KITCHEN & LAUNDRY DESIGNER  Signature _____ Date _____	Ricca Desing Studios 5613 DTC Parkway, Suite 100 Greenwood Village, CO 80111 Phone #: (405) 260-0019 Contact: Ted Doyals tdoyals@ricca.com ricca.com	GEOTECH  Signature _____ Date _____	Braun Intertec Corporation 1160 Mustang Drive, Suite 300 Dallas, Texas 75261 Phone #: (817) 786-5999 Contact: John A. Focht III, P.E. jfocht@braunintertec.com braunintertec.com

ISSUES:	
DATE:	DESCRIPTION:
2022-11-4	Demolition Package
2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD

REVISIONS:		
No:	DESCRIPTION:	DATE:

ISSUE TITLE: ARCH-3 DD

ISSUE DATE: 2/3/2023

ARCHITECTURAL - VOLUME 1

G1.0

Demo Package	ARCH-2 SD Submittal	Issued for GMP	ARCH-3 DD Submittal	Permit Set Submittal	ARCH-4 90% Submittal	Issued for Construction (IFC)	Sheet Number	Sheet Name
■							G1.0	Cover Page
							G1.0.1	Sheet Index
							G1.1	General Information
							G2.0	Guestroom Matrix
							G3.0	Accessibility Standards Requirements
							G3.1	Accessibility Restroom Details

		■	■				C0.0	Cover Sheet
		■	■				C1.0	Demolition Plan
		■	■				C2.0	Site Plan

			■				CA0.1	General Code Information
			■				CA1.0	River Level Code Plan
			■				CA1.1	First Floor Code Plan
			■				CA1.2	Second Floor Code Plan
			■				CA1.3	Third Floor Code Plan
			■				CA1.4	Fourth Floor Code Plan
			■				CA1.5	Fifth Floor Code Plan
			■				CA1.6	Sixth Floor Code Plan
			■				CA1.7	Seventh Floor Code Plan
			■				CA1.8	Eighth Floor Code Plan
			■				CA1.9	Ninth Floor Code Plan
			■				CA1.10	Tenth Floor Code Plan
			■				CA1.11	Penthouse Floor Code Plan

		■	■	■			A0.1.0	Wall Types
		■	■	■			A0.1.1	Wall Types, Cont.
		■	■	■			A0.1.2	Column Types
		■	■	■			A0.2.0	Existing & New Floor Types
		■	■	■			A0.3.0	Firestopping Details - Wall Penetrations
		■	■	■			A0.3.1	Firestopping Details - Wall Penetrations
		■	■	■			A0.3.2	Firestopping Details - Floor Penetrations
		■	■	■			A0.3.3	Firestopping Details - Floor Penetrations
		■	■	■			A0.3.4	Firestopping Details - Floor Joints
		■	■	■			A0.3.5	Firestopping - Metal Deck / Preformed Devices
		■	■	■			A0.3.6	Smoke & Acoustic Details
			■	■			A0.3.7	Firestopping Details - Intumescent Details
			■	■			A0.4.0	Door Schedule River Level - 2nd Floor
				■			A0.4.1	Door Schedule - 3rd & 4th Floor
				■			A0.4.2	Door Schedule - 5th & 6th Floor
				■			A0.4.3	Door Schedule - 7th & 8th Floor
				■			A0.4.4	Door Schedule - 9th - Penthouse
			■	■			A0.4.5	Door Types
			■	■			A0.4.7	Nana Wall Details
			■	■			A0.4.8	Interior Storefronts
			■	■			A0.4.9	Interior Storefronts
			■	■			A0.4.10	Miscellaneous Interior Details
		■	■	■			A0.7.0	Window Types & Schedule
		■	■	■			A0.7.1	Existing / Proposed Window Details
		■	■	■			A0.7.2	Existing / Proposed Window Details
		■	■	■			A0.7.3	Storefront Elevations
		■	■	■			A0.7.4	Storefront Elevations, Cont.
		■	■	■			A0.7.5	Storefront Details
		■	■	■			A1.0	River Level Plan
			■	■			A1.0.1	River Level Floor Plan - Enlarged Southeast
			■	■			A1.0.2	River Level Floor Plan - Enlarged Southwest
			■	■			A1.0.3	River Level Floor Plan - Enlarged Northeast
			■	■			A1.0.4	River Level Floor Plan - Enlarged Northwest
		■	■	■			A1.1	1st Floor Plan
			■	■			A1.1.1	1st Floor Plan - Enlarged Southeast
			■	■			A1.1.2	1st Floor Plan - Enlarged Southwest
			■	■			A1.1.3	1st Floor Plan - Enlarged Northeast
			■	■			A1.1.4	1st Floor Plan - Enlarged Northwest
			■	■			A1.2	2nd Floor Plan
			■	■			A1.2.1	2nd Floor Plan - Enlarged Southeast
			■	■			A1.2.2	2nd Floor Plan - Enlarged Southwest
			■	■			A1.2.3	2nd Floor Plan - Enlarged Northeast
			■	■			A1.2.4	2nd Floor Plan - Enlarged Northwest
			■	■			A1.3	3rd Floor Plan
			■	■			A1.3.1	3rd Floor Plan - Enlarged Southeast
			■	■			A1.3.2	3rd Floor Plan - Enlarged Southwest
			■	■			A1.3.3	3rd Floor Plan - Enlarged Northeast
			■	■			A1.3.4	3rd Floor Plan - Enlarged Northwest
		■	■	■			A1.4	4th Floor Plan
			■	■			A1.4.1	4th Floor Plan - Enlarged Southeast
			■	■			A1.4.2	4th Floor Plan - Enlarged Southwest
			■	■			A1.4.3	4th Floor Plan - Enlarged Northeast
			■	■			A1.4.4	4th Floor Plan - Enlarged Northwest
			■	■			A1.5	5th Floor Plan
			■	■			A1.5.1	5th Floor Plan - Enlarged Southeast
			■	■			A1.5.2	5th Floor Plan - Enlarged Southwest
			■	■			A1.5.3	5th Floor Plan - Enlarged Northeast
			■	■			A1.5.4	5th Floor Plan - Enlarged Northwest
			■	■			A1.6	6th Floor Plan
			■	■			A1.6.1	6th Floor Plan - Enlarged Southeast
			■	■			A1.6.2	6th Floor Plan - Enlarged Southwest
			■	■			A1.6.3	6th Floor Plan - Enlarged Northeast
			■	■			A1.6.4	6th Floor Plan - Enlarged Northwest
			■	■			A1.7	7th Floor Plan
			■	■			A1.7.1	7th Floor Plan - Enlarged Southeast
			■	■			A1.7.2	7th Floor Plan - Enlarged Southwest
			■	■			A1.7.3	7th Floor Plan - Enlarged Northeast
			■	■			A1.7.4	7th Floor Plan - Enlarged Northwest
			■	■			A1.8	8th Floor Plan
			■	■			A1.8.1	8th Floor Plan - Enlarged Southeast
			■	■			A1.8.2	8th Floor Plan - Enlarged Southwest
			■	■			A1.8.3	8th Floor Plan - Enlarged Northeast
			■	■			A1.8.4	8th Floor Plan - Enlarged Northwest
			■	■			A1.9	9th Floor Plan
			■	■			A1.9.1	9th Floor Plan - Enlarged Southeast
			■	■			A1.9.2	9th Floor Plan - Enlarged Southwest
			■	■			A1.9.3	9th Floor Plan - Enlarged Northeast

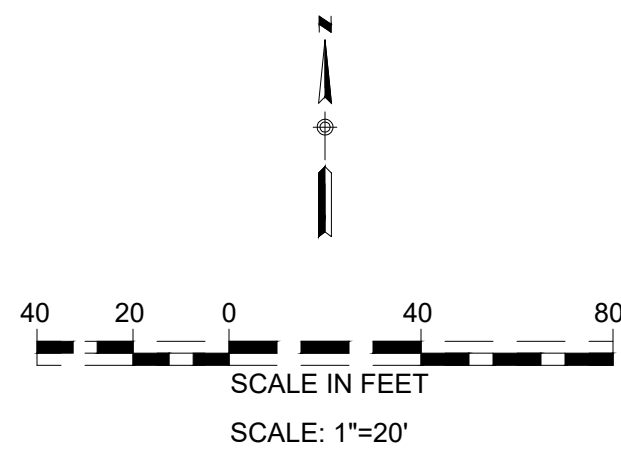
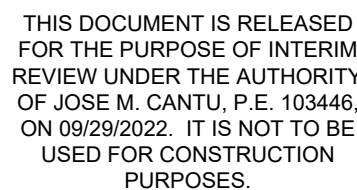
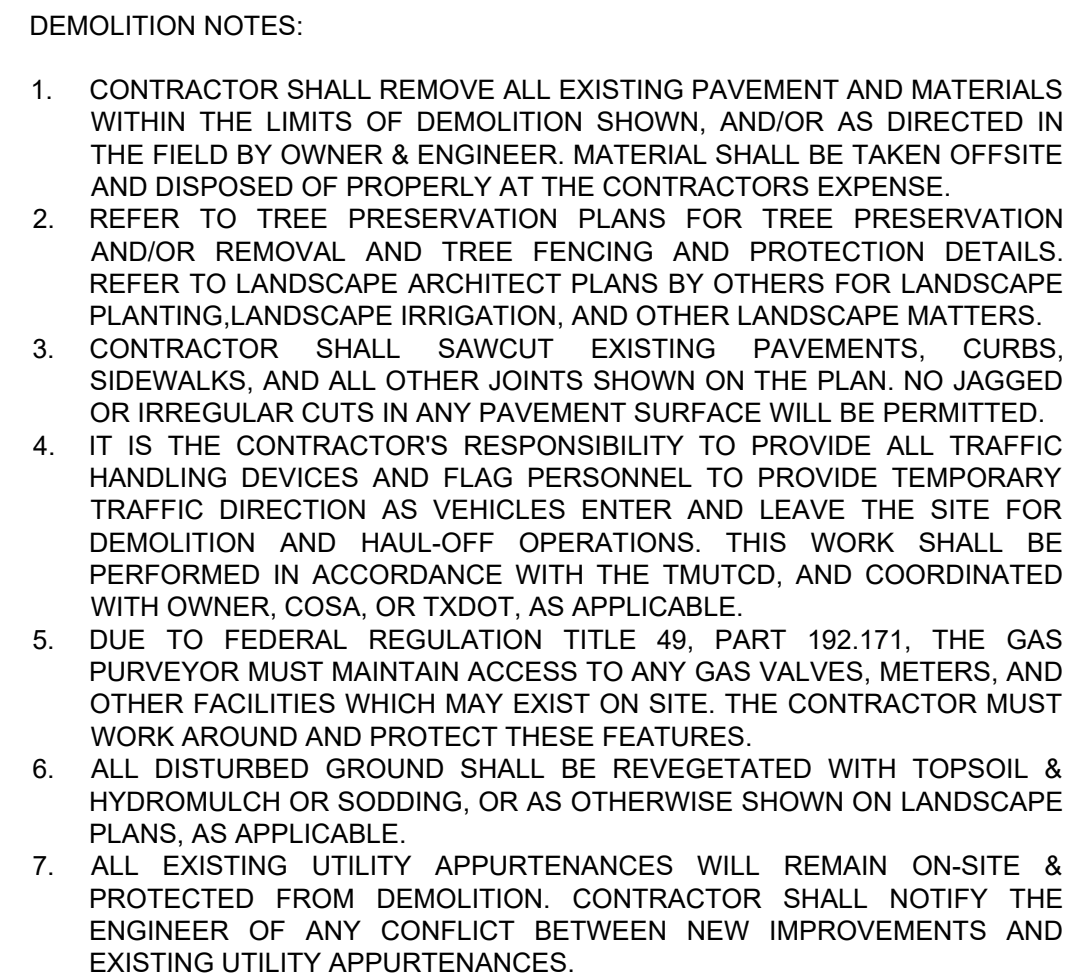
Demo Package	ARCH-2 SD Submittal	Issued for GMP	ARCH-3 DD Submittal	Permit Set Submittal	ARCH-4 90% Submittal	Issued for Construction (IFC)	Sheet Number	Sheet Name
							A1.9.4	9th Floor Plan - Enlarged Northwest
							A1.10	10th Floor Plan
							A1.10.1	10th Floor Plan - Enlarged Southeast
							A1.10.2	10th Floor Plan - Enlarged Southwest
							A1.10.3	10th Floor Plan - Enlarged Northeast
							A1.10.4	10th Floor Plan - Enlarged Northwest
							A1.11	Penthouse Floor Plan
							A1.11.1	Penthouse Floor Plan - Enlarged Southeast
							A1.11.2	Penthouse Floor Plan - Enlarged Southwest
							A1.11.3	Penthouse Floor Plan - Enlarged Northeast
							A1.11.4	Penthouse Floor Plan - Enlarged Northwest
							A1.12	Roof Plan
							A2.0	River Level Reflected Ceiling Plan
							A2.1	1st Floor Reflected Ceiling Plan
							A2.2	2nd Floor Reflected Ceiling Plan
							A2.3	3rd Floor Reflected Ceiling Plan
							A2.4	4th Floor Reflected Ceiling Plan
							A2.5	5th Floor Reflected Ceiling Plan
							A2.6	6th Floor Reflected Ceiling Plan
							A2.7	7th Floor Reflected Ceiling Plan
							A2.8	8th Floor Reflected Ceiling Plan
							A2.9	9th Floor Reflected Ceiling Plan
							A2.10	10th Floor Reflected Ceiling Plan
							A3.0.1	Exterior Repair and Restoration Notes
							A3.0.2	Keyed Exterior Restoration Notes
							A3.1	South Elevation
							A3.2	East Elevation
							A3.3	Northeast Elevation
							A3.4	North Elevation
							A3.5	West Elevation
							A3.6	Penthouse & Lightwell Elevations
							A4.1	Longitudinal Building Section
							A4.2	Transverse Building Section
							A4.4	Enlarged Penthouse Building Sections
							A4.4.1	Penthouse Wall Sections
							A5.1	Enlarged Employee Restrooms #010 & #011
							A5.2	Enlarged River Level Restrooms #006 & #007
							A5.3	Enlarged River Level Unisex Restroom #029
							A5.4	Enlarged First Floor Men's Restroom #121
							A5.4.1	Enlarged First Floor Women's Restroom #123
							A6.0	General Stair Details
							A6.1	Lumious Egress Path Markings
							A6.2	New Penthouse Stair Extension - NS-1.11
							A6.2.1	New Penthouse Stair Extension - NS-2.11
							A6.3	Elevator Extension
							A6.4	Atrium Elevations
							A6.4.1	Atrium Details
							A6.5	Linen Chute Details
							A7.2	Skylight Plan & Details
							A7.3	Canopy Plan & Details
							A7.5	Roof Details
							A7.5.2	Roof Details, Cont.
							A7.6	Typical Dryvit Details


























Demo Package	ARCH-2 SD Submittal	Issued for GMP	ARCH-3 DD Submittal	Permit Set Submittal	ARCH-4 90% Submittal	Issued for Construction (IFC)	Sheet Number	Sheet Name
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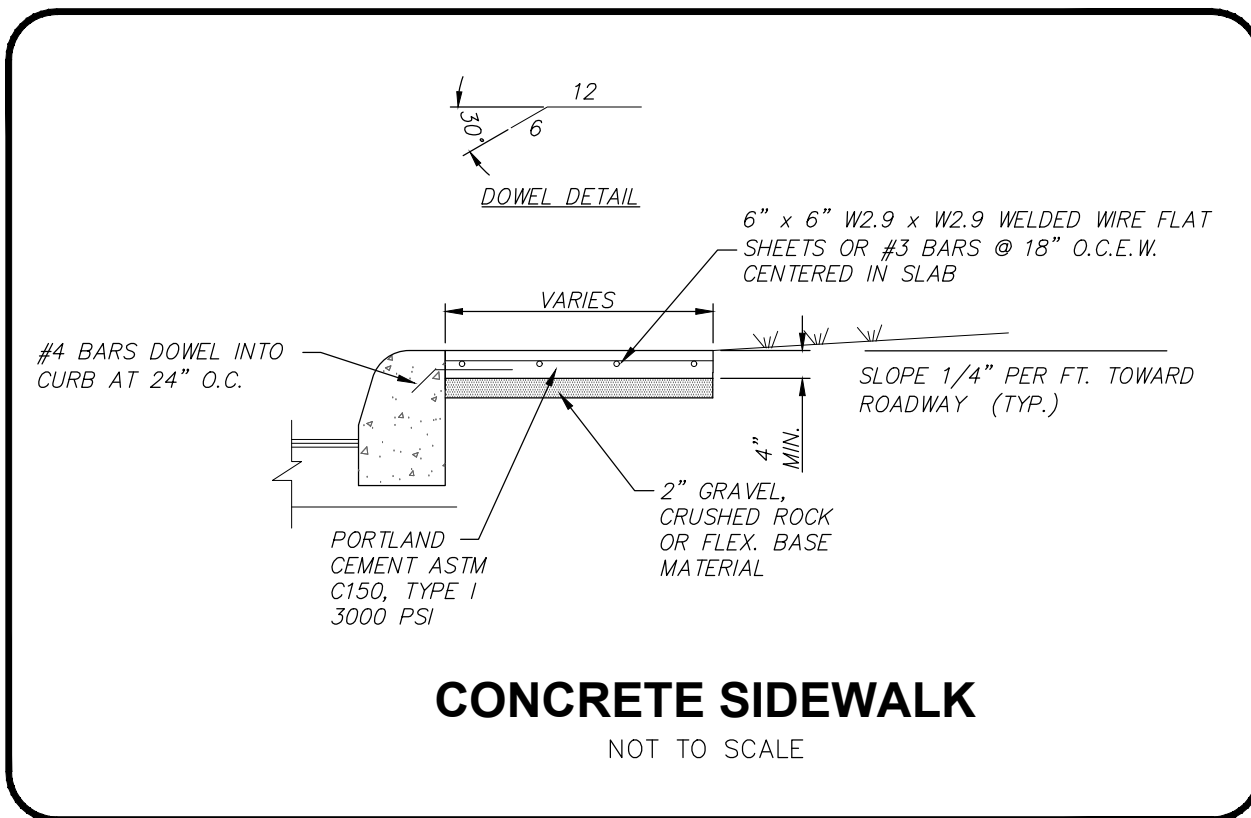
			■				QF000-1	Index Sheet
			■				QF100-1	Foodservice Key Plan
			■				QF100-2	Foodservice Key Plan
			■				QF100-3	Foodservice Key Plan
			■				QF400-1	Foodservice Equipment Plan
			■				QF400-2	Foodservice Utility Schedule
			■				QF401-1	Foodservice Equipment Plan
			■				QF401-2	Foodservice Utility Schedule
			■				QF402-1	Foodservice Equipment Plan
			■				QF402-2	Foodservice Utility Schedule
			■				QF402-2A	Foodservice Utility Schedule
			■				QF403-1	Foodservice Equipment Plan
			■				QF403-2	Foodservice Utility Schedule
			■				QF404-1	Foodservice Equipment Plan
			■				QF404-2	Foodservice Utility Schedule
			■				QF405-1	Foodservice Equipment Plan
			■				QF405-2	Foodservice Utility Schedule
			■				QF406-1	Foodservice Equipment Plan
			■				QF406-2	Foodservice Utility Schedule
							QL000-1	Index Sheet
							QL100-1	Laundry Key Plan
							QL400-1	Laundry Equipment Plan
							QL400-2	Laundry Utility Schedule

			■	■			S0.1	General Notes
			■	■			S0.2	General Notes
			■	■			S1.0	Foundation Plan - River Level
			■	■			S1.1	First Floor Framing Plan
			■	■			S1.2	Second Floor Framing Plan
			■	■			S1.3	Third Floor Framing Plan
			■	■			S1.4	Fourth Floor Framing Plan
			■	■			S1.5	Fifth Floor Framing Plan
			■	■			S1.6	Sixth Floor Framing Plan
			■	■			S1.7	Seventh Floor Framing Plan
			■	■			S1.8	Eighth Floor Framing Plan
			■	■			S1.9	Ninth Floor Framing Plan
			■	■			S1.10	Tenth Floor Framing Plan
			■	■			S1.11	Existing Roof Framing Plan
			■	■			S1.12	New Penthouse Floor Framing Plan
			■	■			S1.13	Existing Roof And P.H. Floor Framing Plan
			■	■			S1.14	New Penthouse Roof Framing Plan

HIGHLIGHTED SHEETS INDICATE SELECTED DRAWINGS PERTAINING TO EXTERIOR WORK PRESENTED FOR HDRC REVIEW



LEGEND	
	SCREW IN CONCRETE FOUND
	BOUNDARY CORNER
	BOUNDARY LINE
	ADJONER LINE
	FLOOD ZONE LINE
	BUILDING INSET
	EASEMENT LINE
	UNDERGROUND CABLE MARKING
	UNDERGROUND ELECTRIC MARKING
	SINGLE SIGHT POINT
	TELEPHONE MANHOLE
	SANITARY SEWER MANHOLE
	STORM MANHOLE
	GAS VALVE
	WATER VALVE
	CLEANOUT
	DRAIN
	LIGHT POLE
	Vault
	PARKING METER
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL LIGHT POLE
	SPRINKLER STANDPIPES
	PUMP
O.P.R.B.C.T.X.	OFFICIAL PUBLIC RECORDS REAR CORNER TEXAS POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
ES.MT.	EASEMENT
B.D.G.	BUILDING
	TITLE EXCEPTION



CAUTION:
EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR



Know what's below.
Call before you dig.



SANDVICK ARCHITECTS
1265 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 621-8005 FAX: (216) 687-1814



EL PORTAL
SAN ANTONIO

Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
Demolition Package

[illegible]

Project Number	SA217
Drawn By	JCG
Checked By	JC

PRELIMINARY
NOT FOR CONSTRUCTION

November 4, 2022

TITLE: SITE PLAN

DRAWING NUMBER:
C2.0

SCALE: 1" = 20'

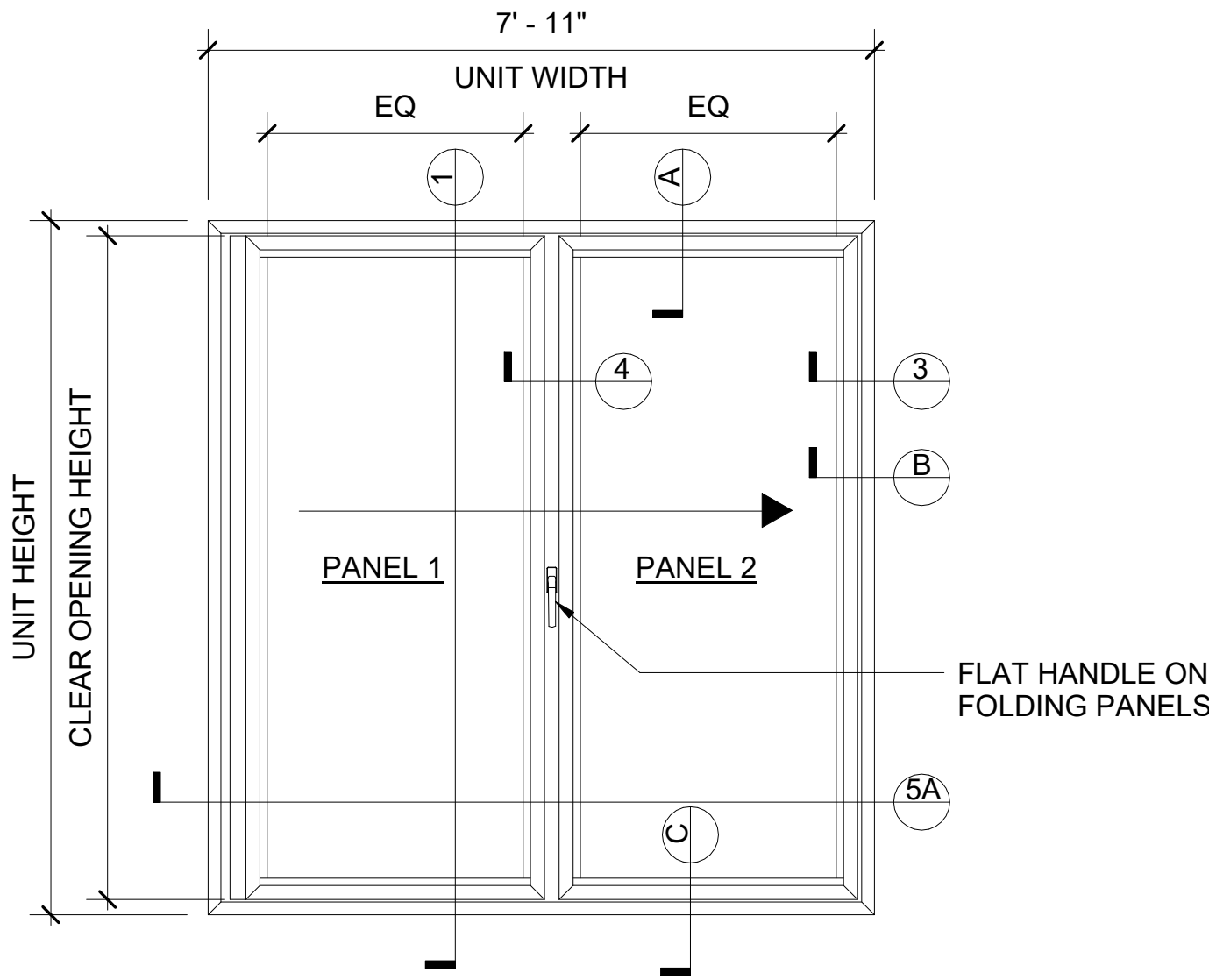
LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

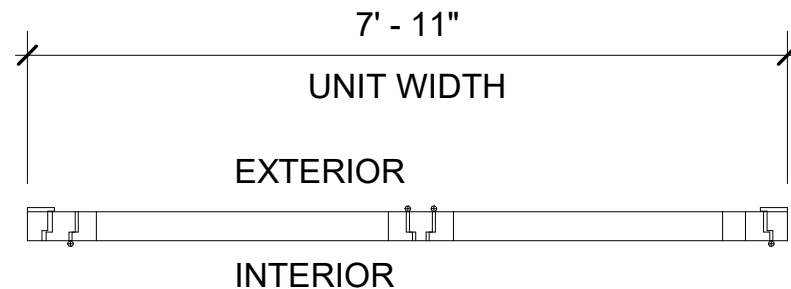
Phone 210.503.2700
Fax 210.503.2749
FRN-F-1386

© 2022 SANDVICK ARCHITECTS INC.

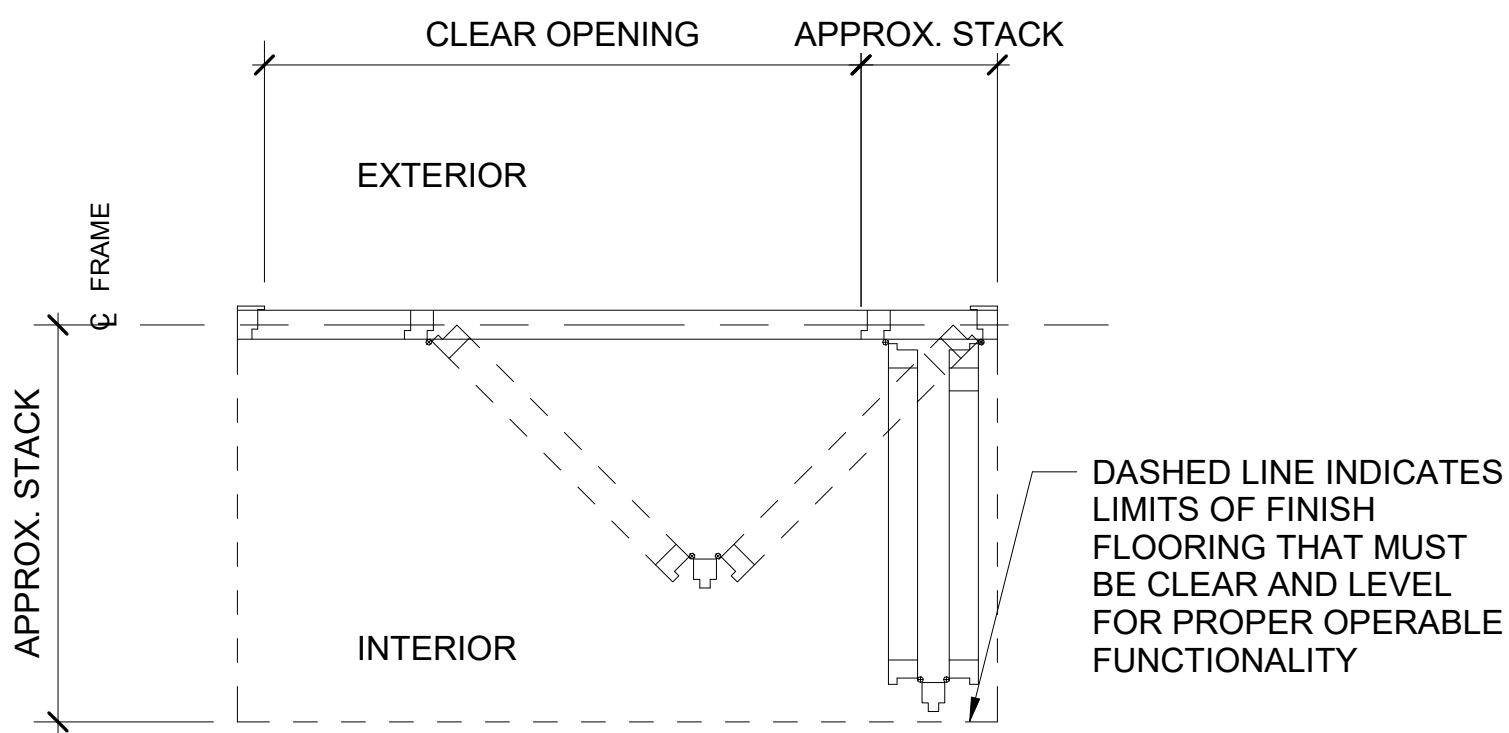
NANA WALL - FOLDING SYSTEM (ALU)
LOCATION: 628D
SL70 - i2r - CUSTOMIZED
CONFIGURATION: INWARD 2 RIGHT
SILL TYPE : RECESSED ADA-COMPLIANT (CONFIRM FIELD
CONDITION PRIOR TO ORDER)
MOUNT OPTION : FLOOR



ELEVATION - PANELS CLOSED

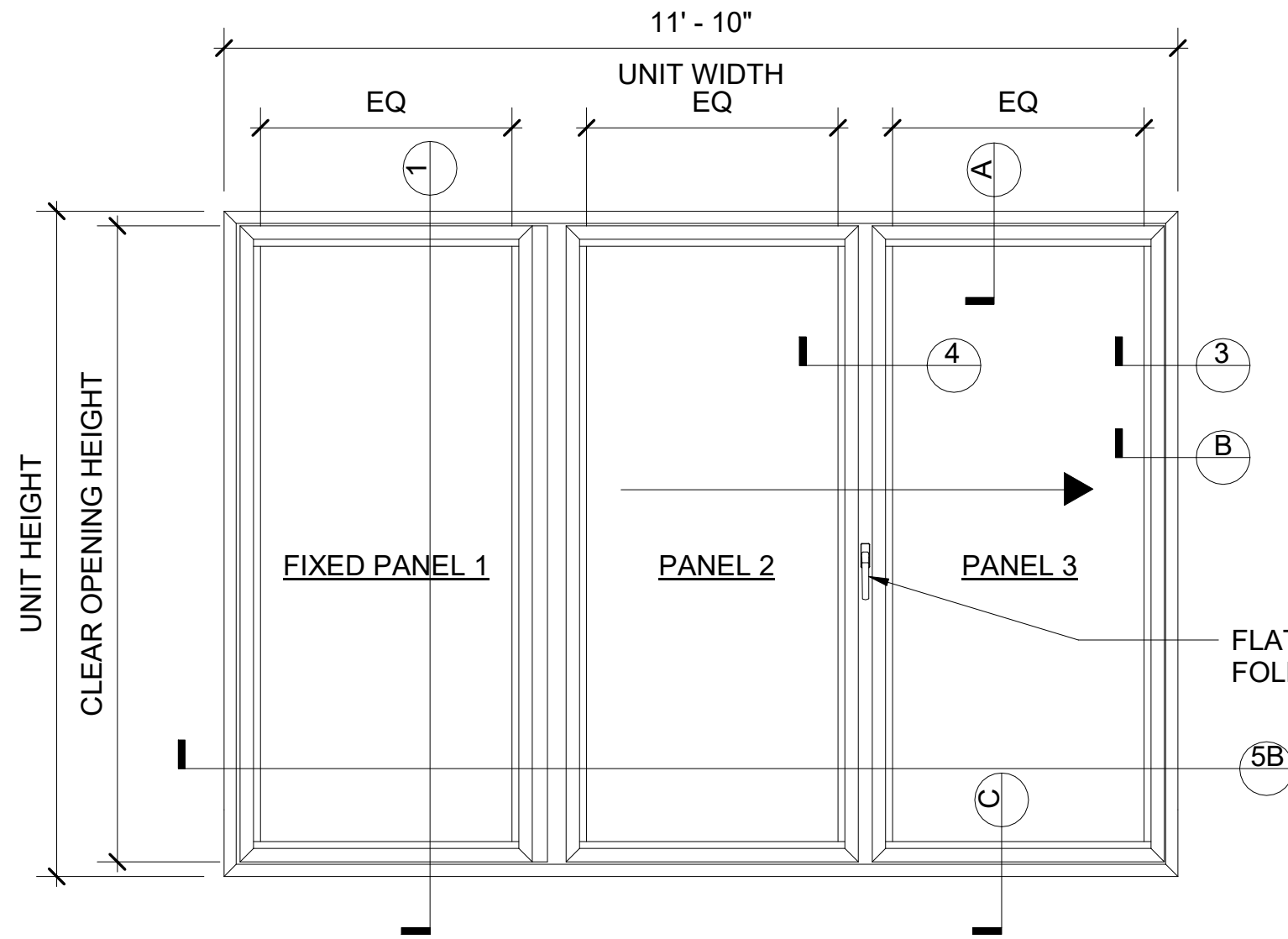


5A- PLAN SECTION - PANELS CLOSED

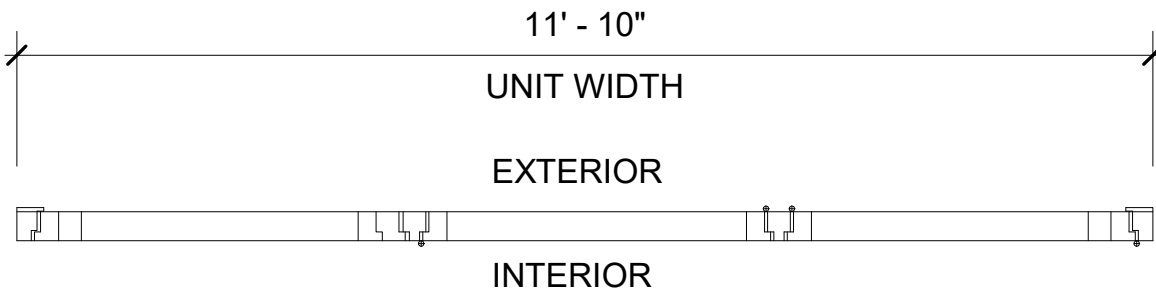


5A- PLAN SECTION - PANELS OPEN

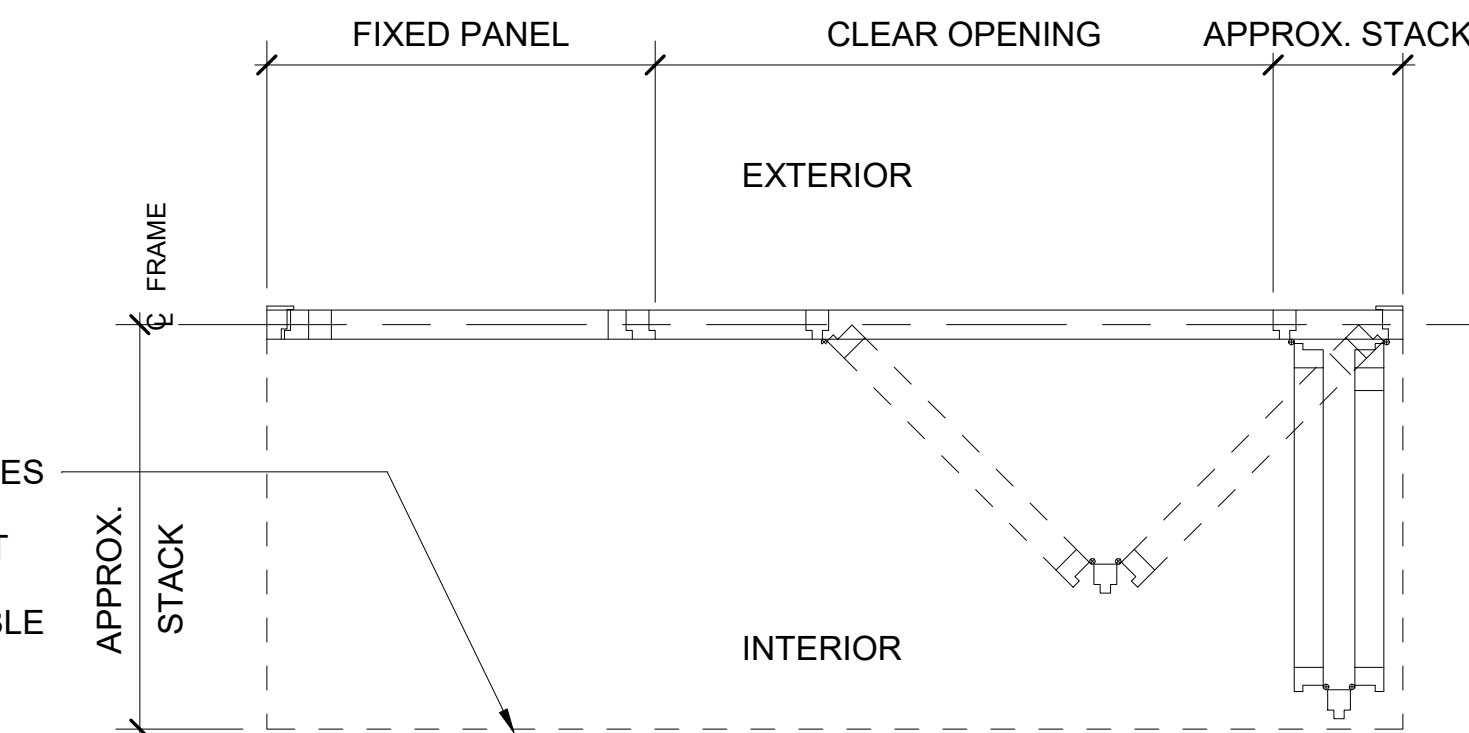
NANA WALL - FOLDING SYSTEM (ALU)
LOCATION: 628B, 1402A
SL70 - CUSTOMIZED
CONFIGURATION: FIXED 1 LEFT - INWARD 2 RIGHT
SILL TYPE : RECESSED ADA-COMPLIANT (CONFIRM FIELD
CONDITION PRIOR TO ORDER)
MOUNT OPTION : FLOOR



PLAN SECTION - PANELS OPEN

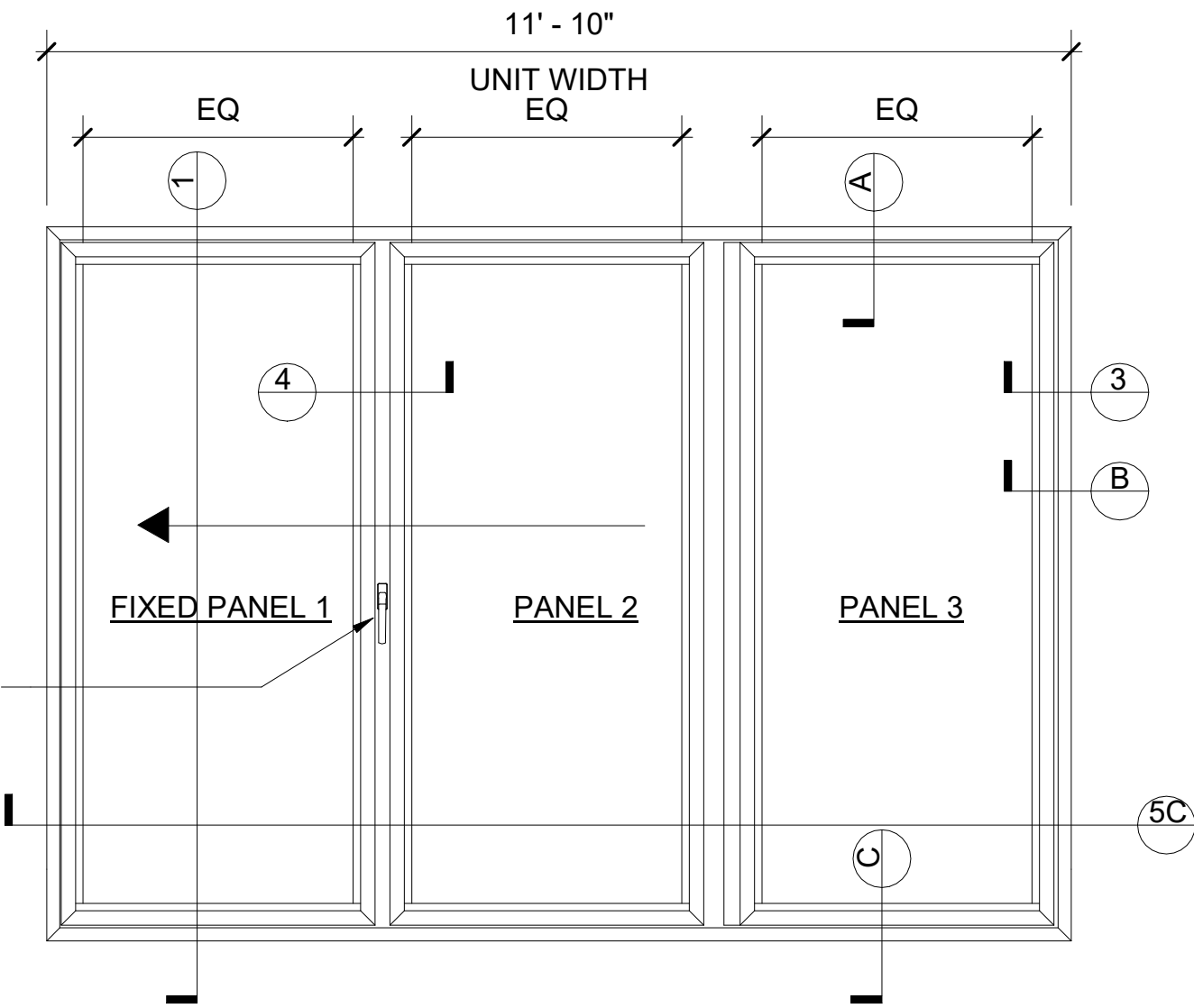


5B - PLAN SECTION - PANELS CLOSED

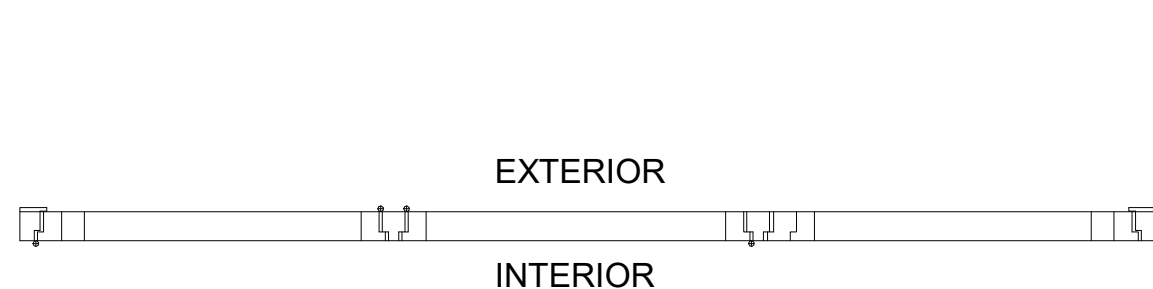


5B - PLAN SECTION - PANELS OPEN

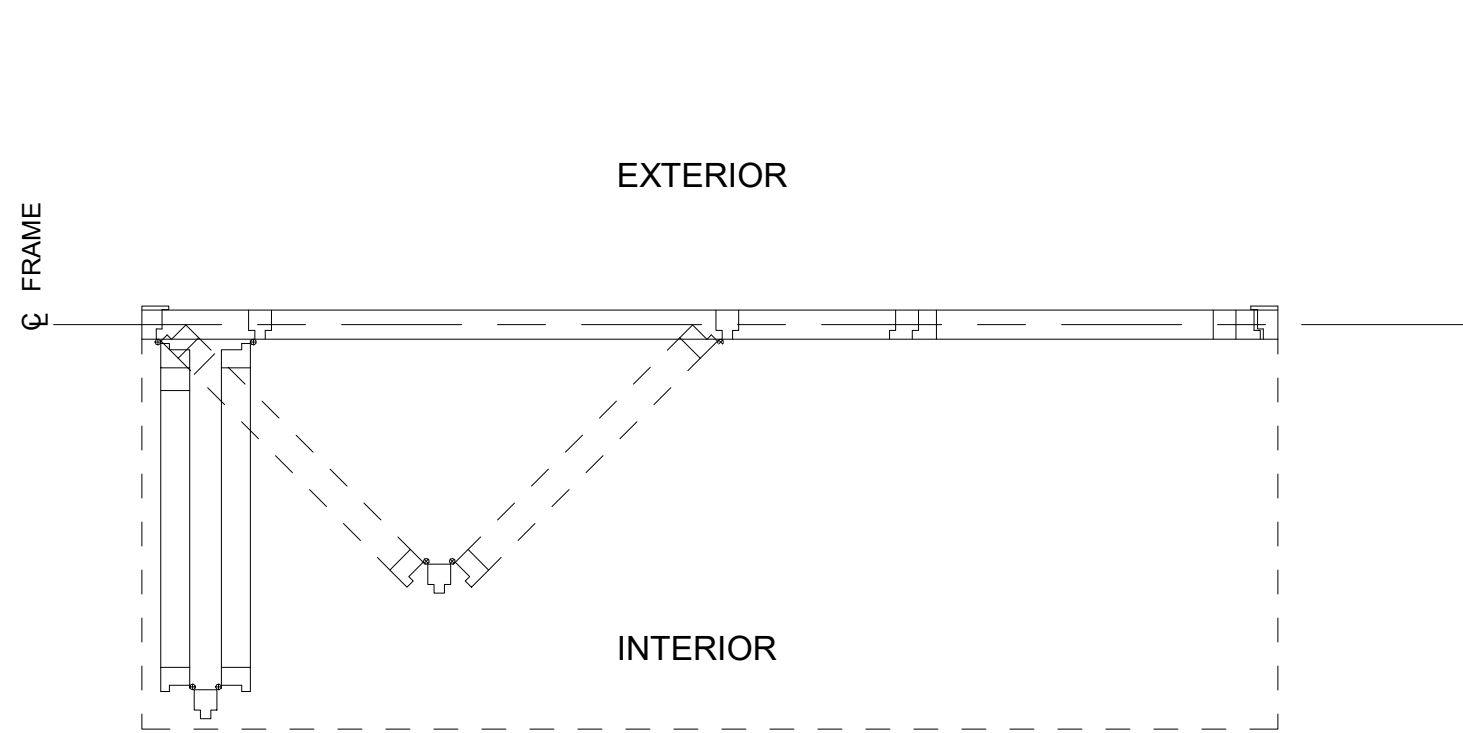
NANA WALL - FOLDING SYSTEM (ALU)
LOCATION: 628A, 628C, 1402B, 1402C
SL70 - CUSTOMIZED
CONFIGURATION: FIXED 1 LEFT - INWARD 2 RIGHT
SILL TYPE : RECESSED ADA-COMPLIANT (CONFIRM FIELD
CONDITION PRIOR TO ORDER)
MOUNT OPTION : FLOOR



PLAN SECTION - PANELS OPEN



5C - PLAN SECTION - PANELS CLOSED

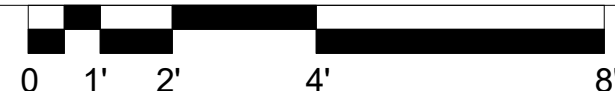


5C - PLAN SECTION - PANELS OPEN

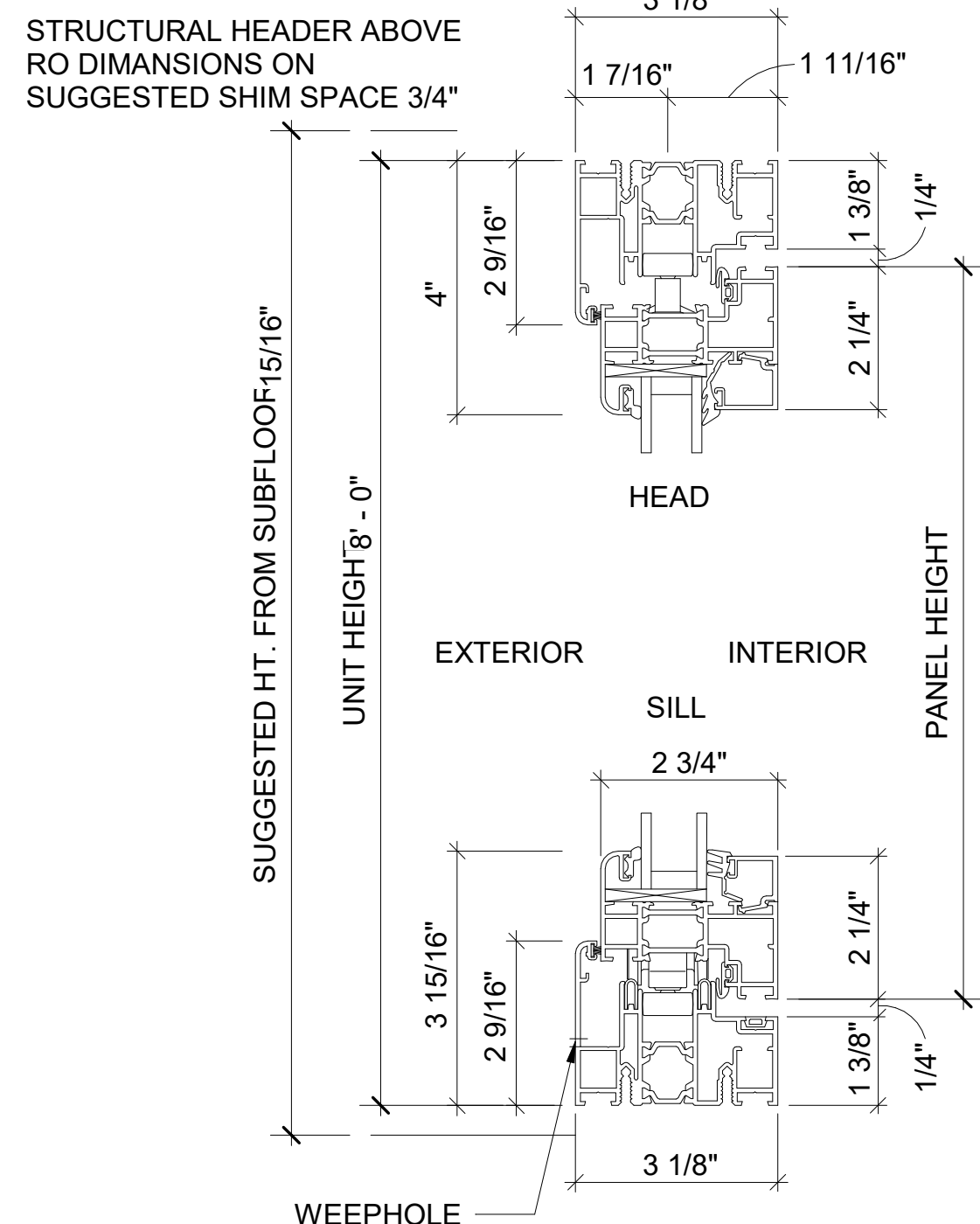
NOTE: REFER TO A4 DETAILS FOR
DOORS 1402A, 1402B, 1402C

Nana Wall Units - Elevations & Plans

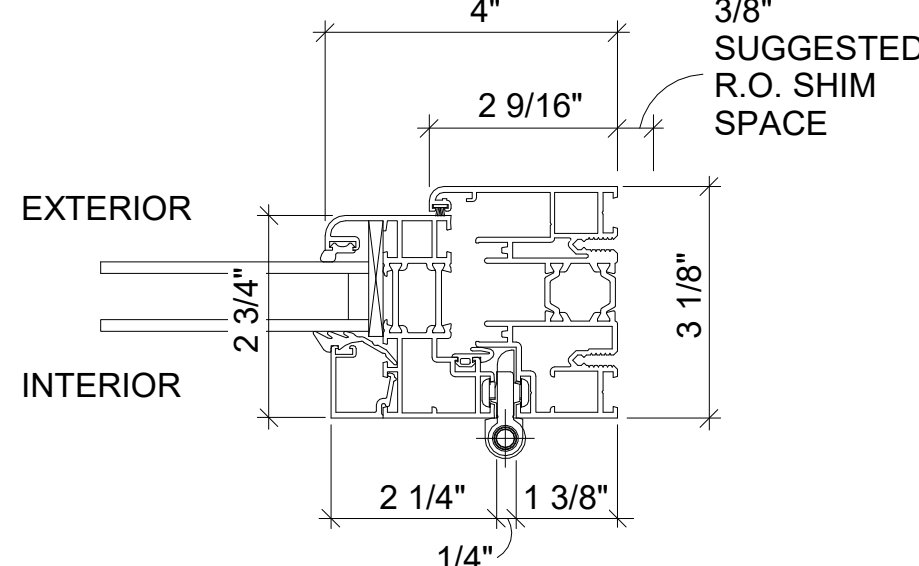
1/2" = 1'-0"



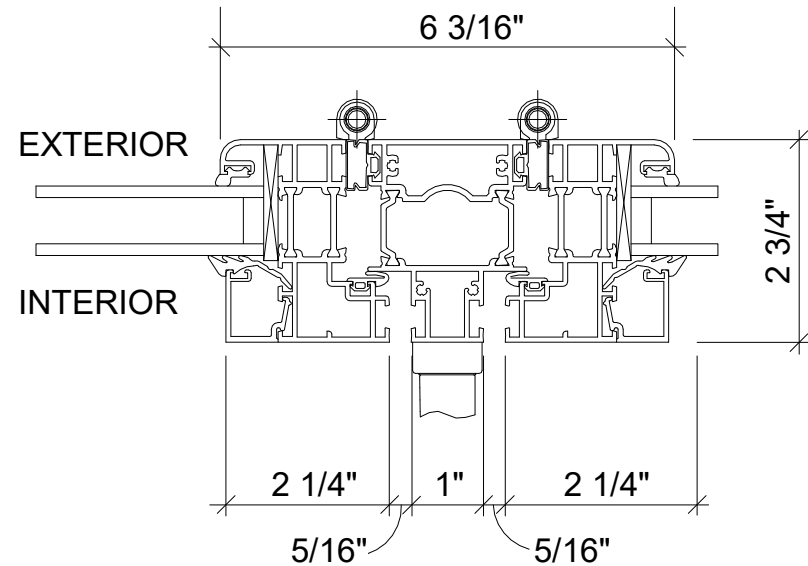
1 - TYPICAL VERTICAL SECTION - NTS



3 - TYPICAL JAMB



4 - TYPICAL FOLDING WITH HANDLE



*IN CERTAIN AREAS, MAX ALLOWABLE SHIM SPACE IS 3/8\"/>

Nana Wall - Typical Frame Details

Not to Scale

ISSUE DATE:

2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

Project Number 0885
Drawn By Author
Checked By Checker

PRELIMINARY
NO FOR CONSTRUCTION
November 4, 2022

TITLE:

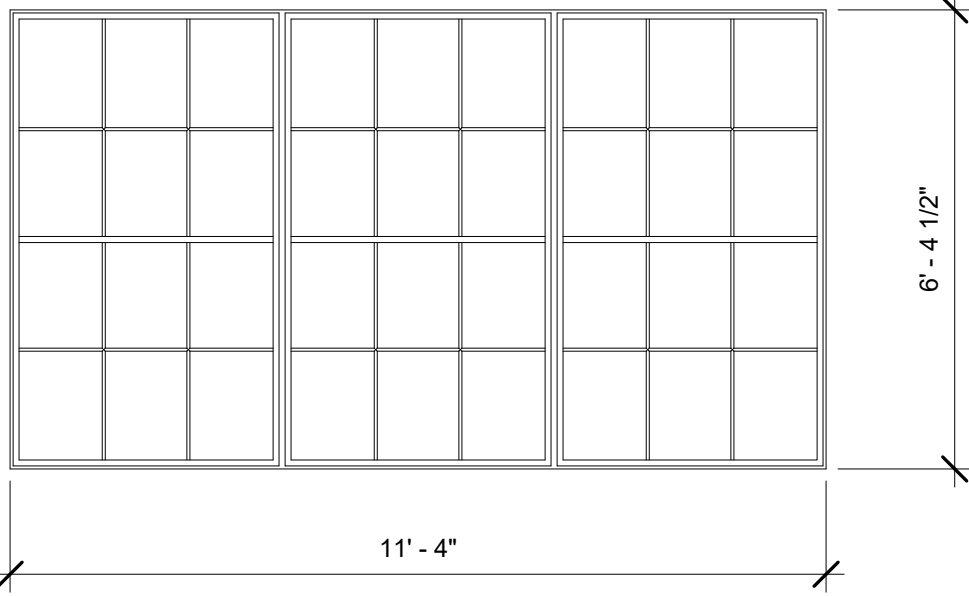
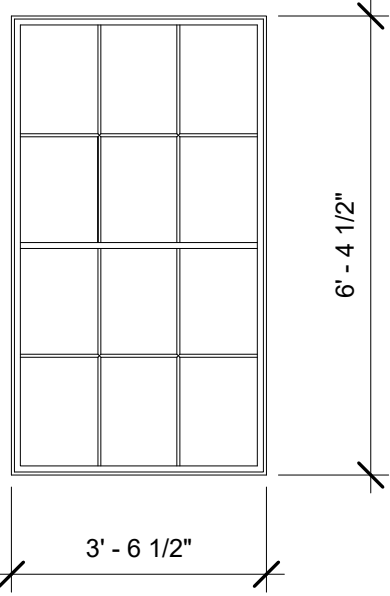
Nana Wall Details

DRAWING NUMBER:

A0.4.7

SCALE: As indicated


SAN ANTONIO WINDOW TYPES

STEEL INDUSTRIAL SASH WINDOWS	TYPE A-1	TYPE B-1
	FIXED GLAZING	FIXED GLAZING
		
	189 WINDOWS	12 WINDOWS
	SOUTH: 72 EAST: 27 NORTHEAST: 45 NORTH: 27 WEST: 18	WEST: 12
DETAIL REFERENCES		
WINDOW SECTION		
OPTIONAL HEAD DETAIL		
JAMB SECTION		
MULLION DETAIL		
	SHEET A0.7.1	SHEET A0.7.2

ISSUE DATE:		
2022-11-4	Demolition Package	
2022-12-9	GMP Issue	
2023-2-3	ARCH-3 DD	

No.	Description	Date

Project Number	0885
Drawn By	SA TEAM
Checked By	TRW

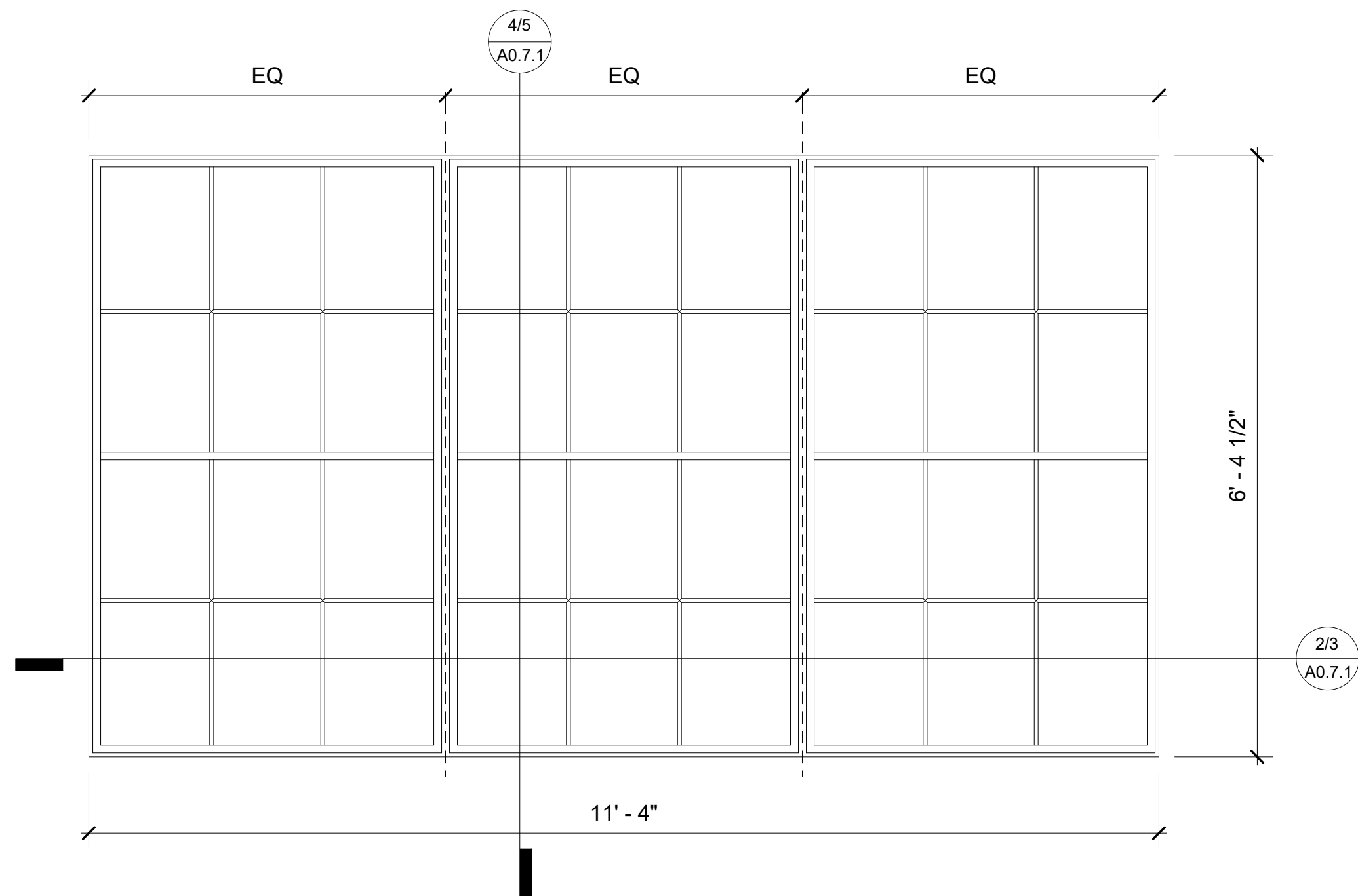


Jonathan Sandvick
November 4, 2022

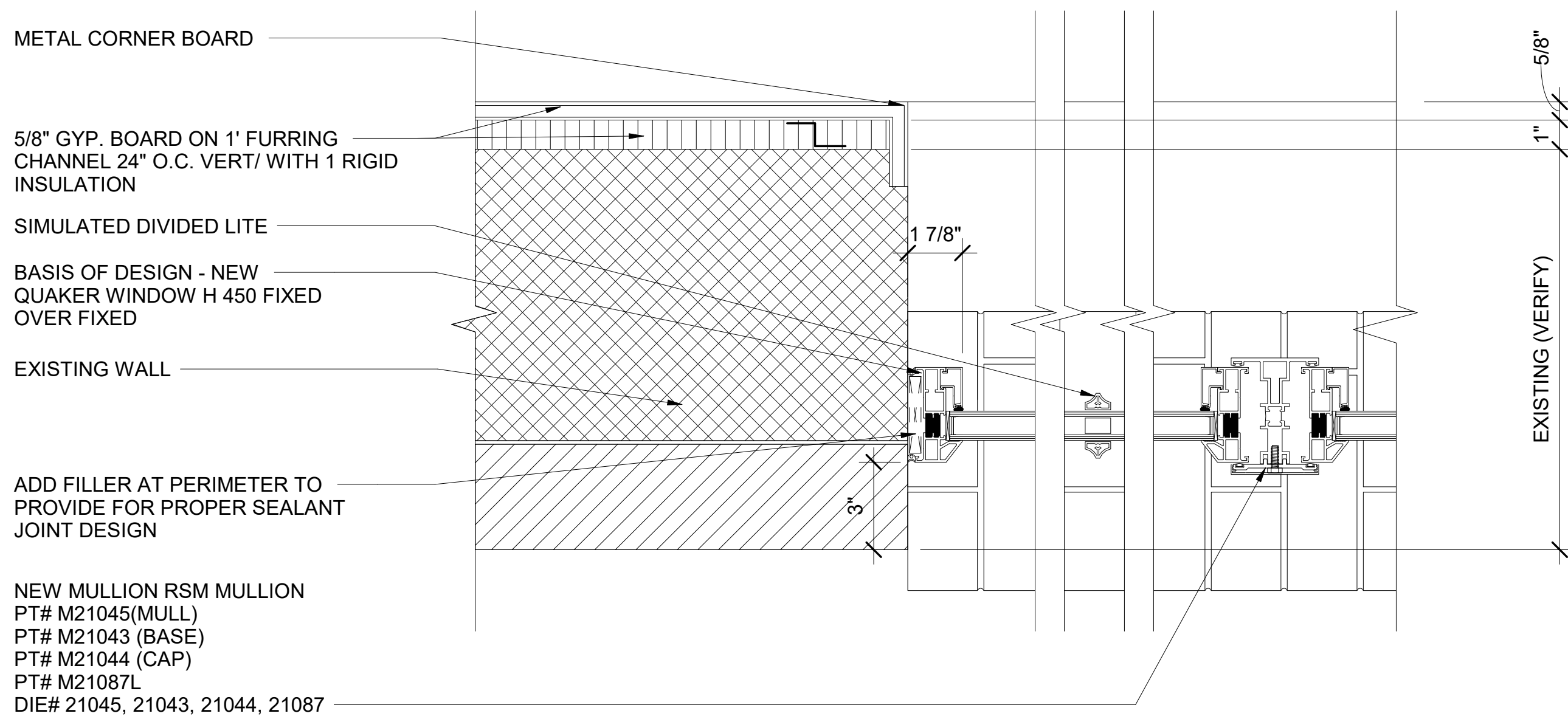
TITLE:
Window Types &
Schedule

DRAWING NUMBER:
A0.7.0

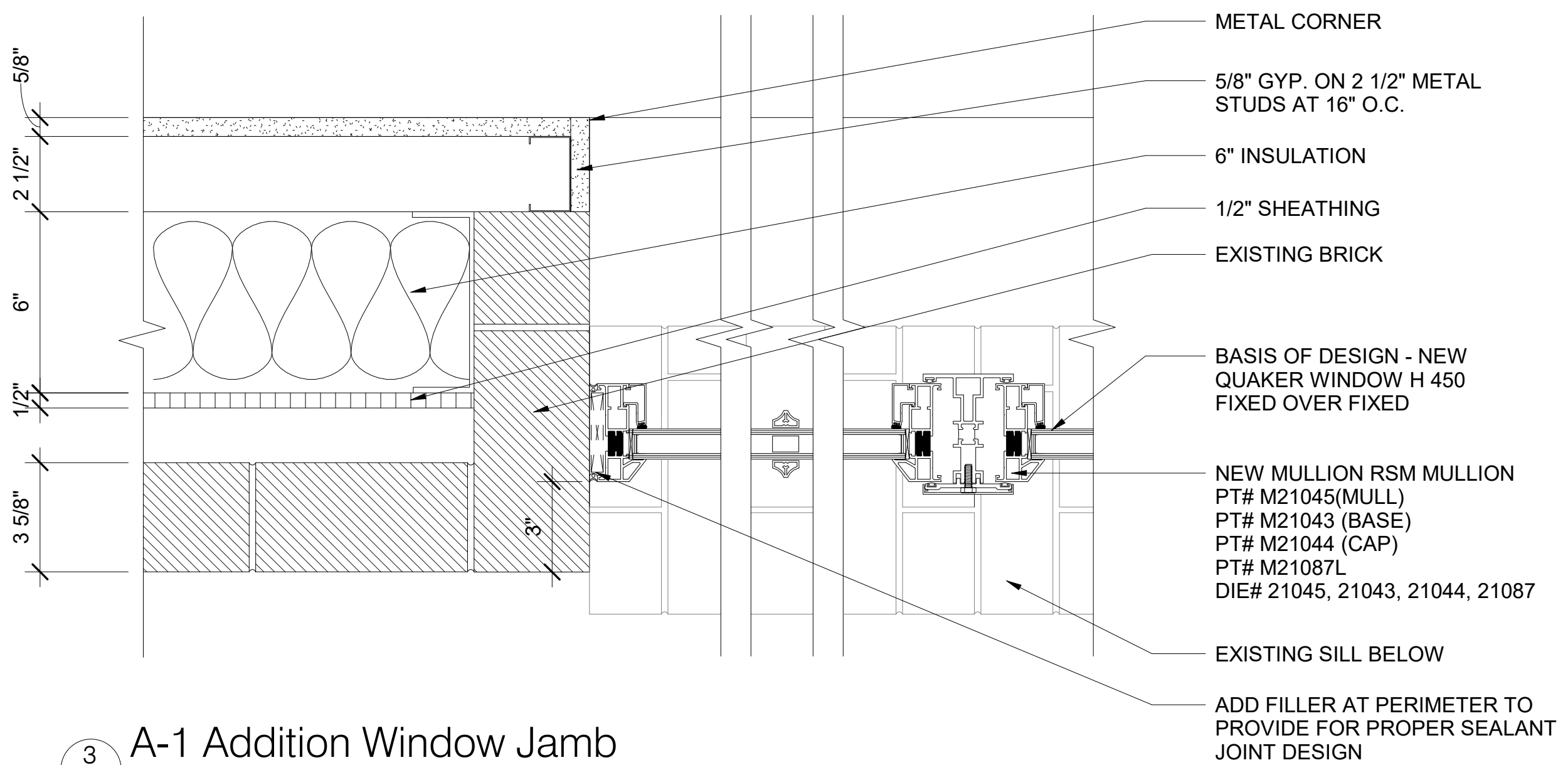
SCALE: 3/8" = 1'-0"



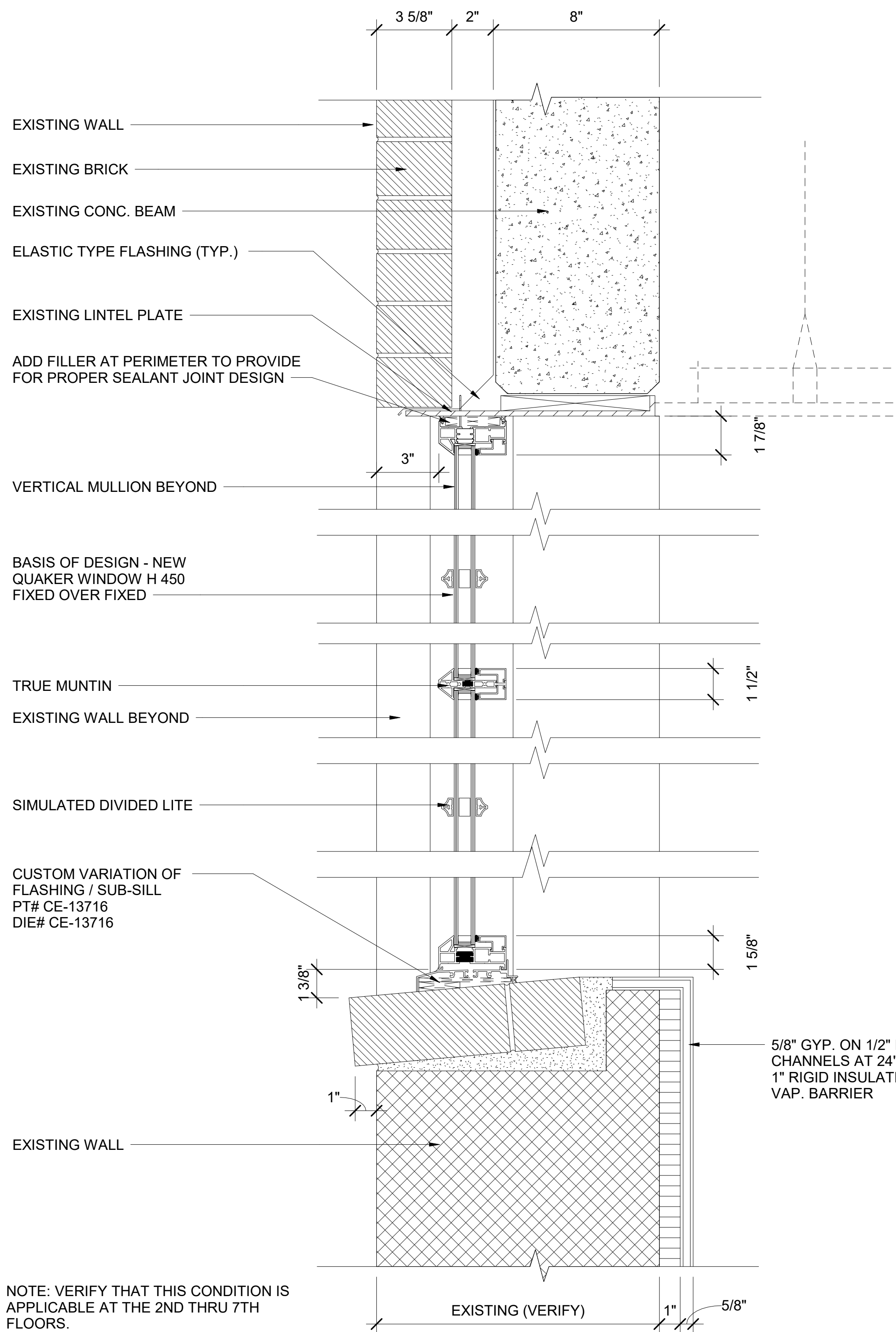
1 A-1 Window Elevation
3/4" = 1'-0"



2 A-1 Existing Window Jamb
3" = 1'-0"

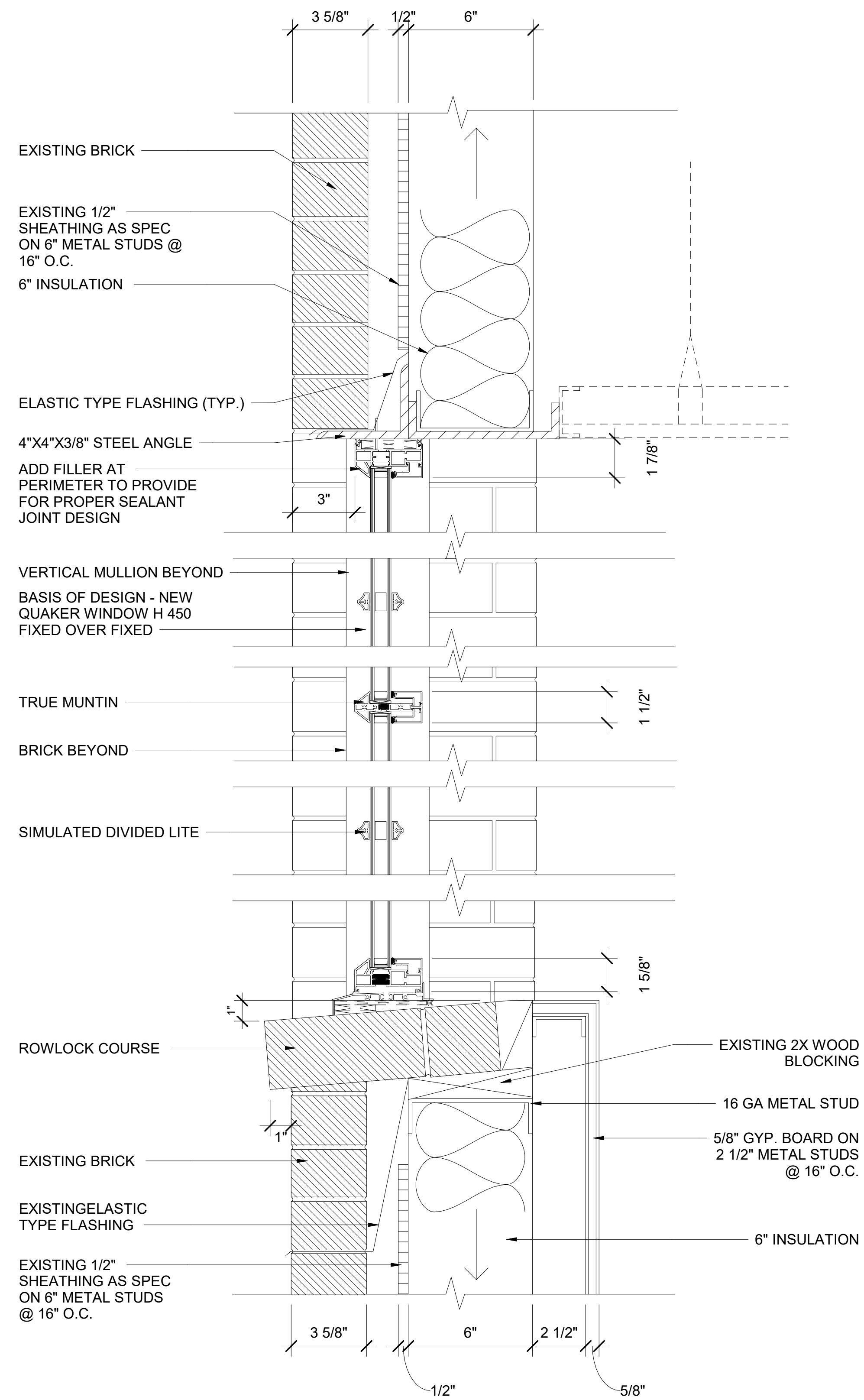


3 A-1 Addition Window Jamb
3" = 1'-0"



NOTE: VERIFY THAT THIS CONDITION IS APPLICABLE AT THE 2ND THRU 7TH FLOORS.

4 A-1 Existing Window Section
3" = 1'-0"



5 A-1 Addition Window Section
3" = 1'-0"

GENERAL NOTES:
1. OPENING DETAILS REFLECT DETAILS SHOWING IN HE 1984 DRAWINGS. OPENING CONDITIONS REFLECT EXISTING CONDITIONS. NEW INTERIOR FINISH DETAILS TO BE DETERMINED.
2. SILL CONDITION ON 10TH FLOOR VARIES. DETAIL TO COME.
3. ALL OPENINGS ARE TO BE FIELD VERIFIED

ADDITIONAL ALTERNATES:
1. PROVIDE PERIMETER RECEPTOR SYSTEM IF OPENINGS AR RACKED

APPROVED EQUALS:
1. GRAHAM SR6700 FIXED
2. KAWNEER NX 380 FIXED

ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

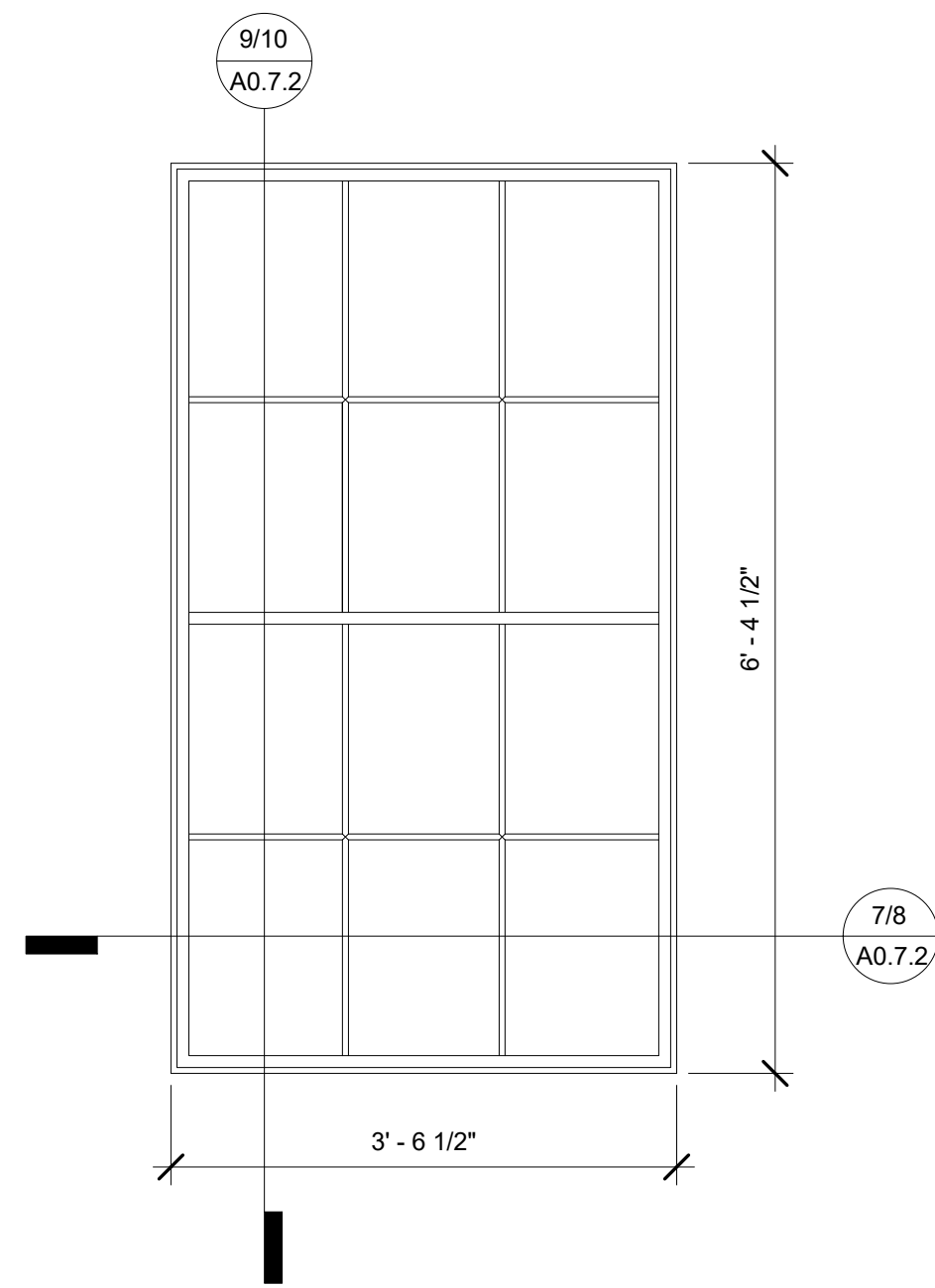
Project Number 0885
Drawn By SA TEAM
Checked By TRW

REGISTERED ARCHITECT
NEW YORK
NOVEMBER 4, 2022
November 4, 2022

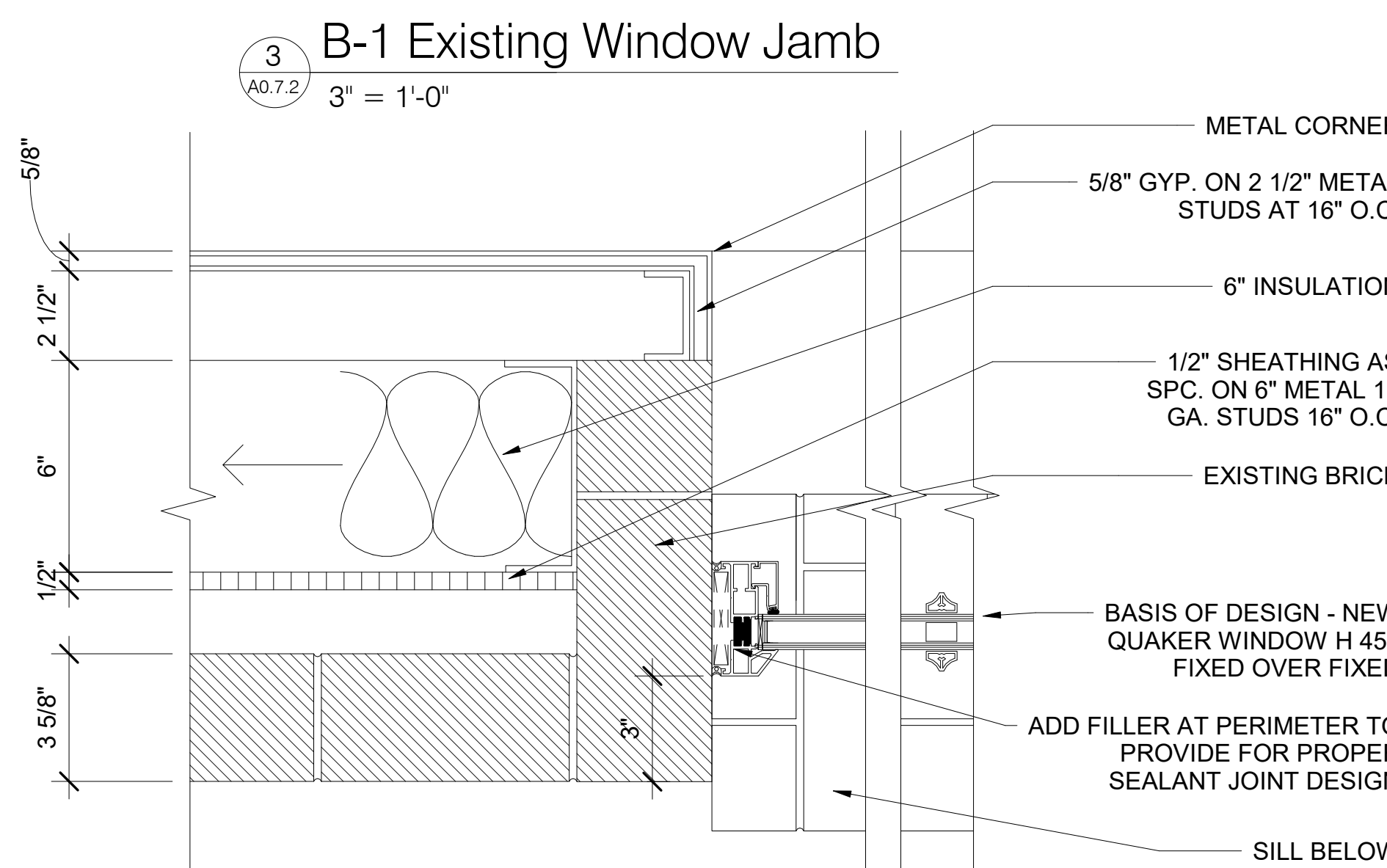
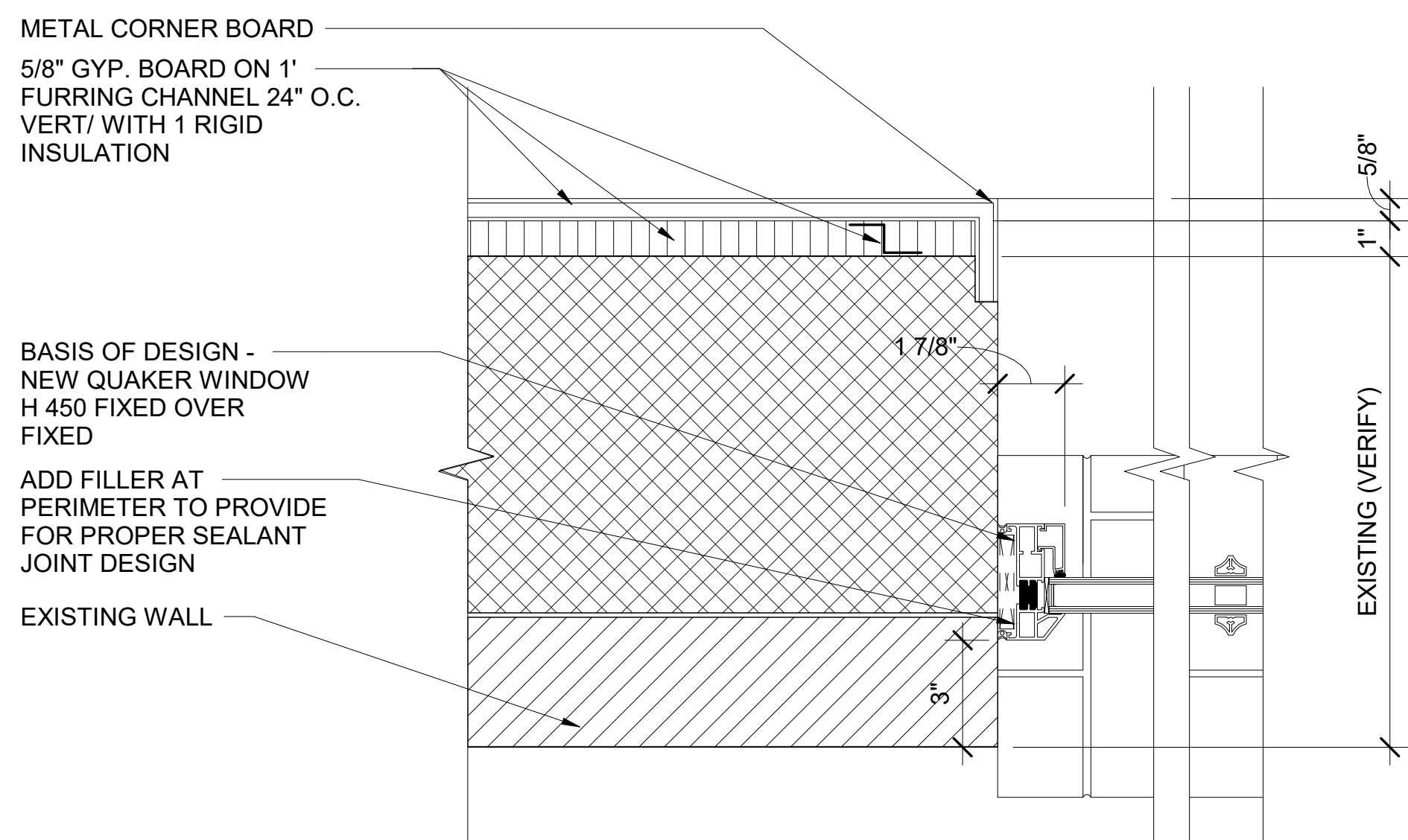
TITLE:
Existing / Proposed
Window Details

DRAWING NUMBER:
A0.7.1

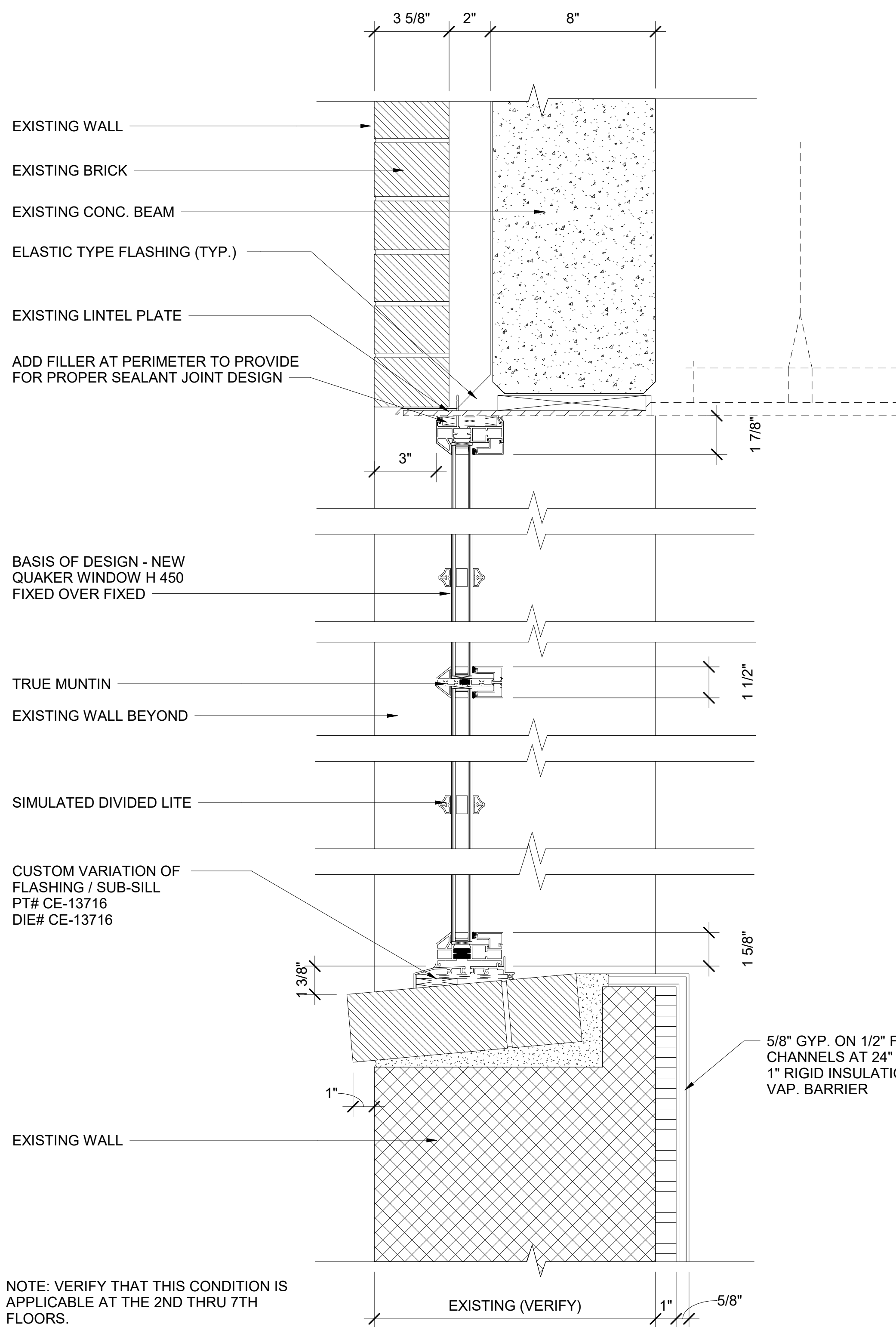
SCALE: As indicated



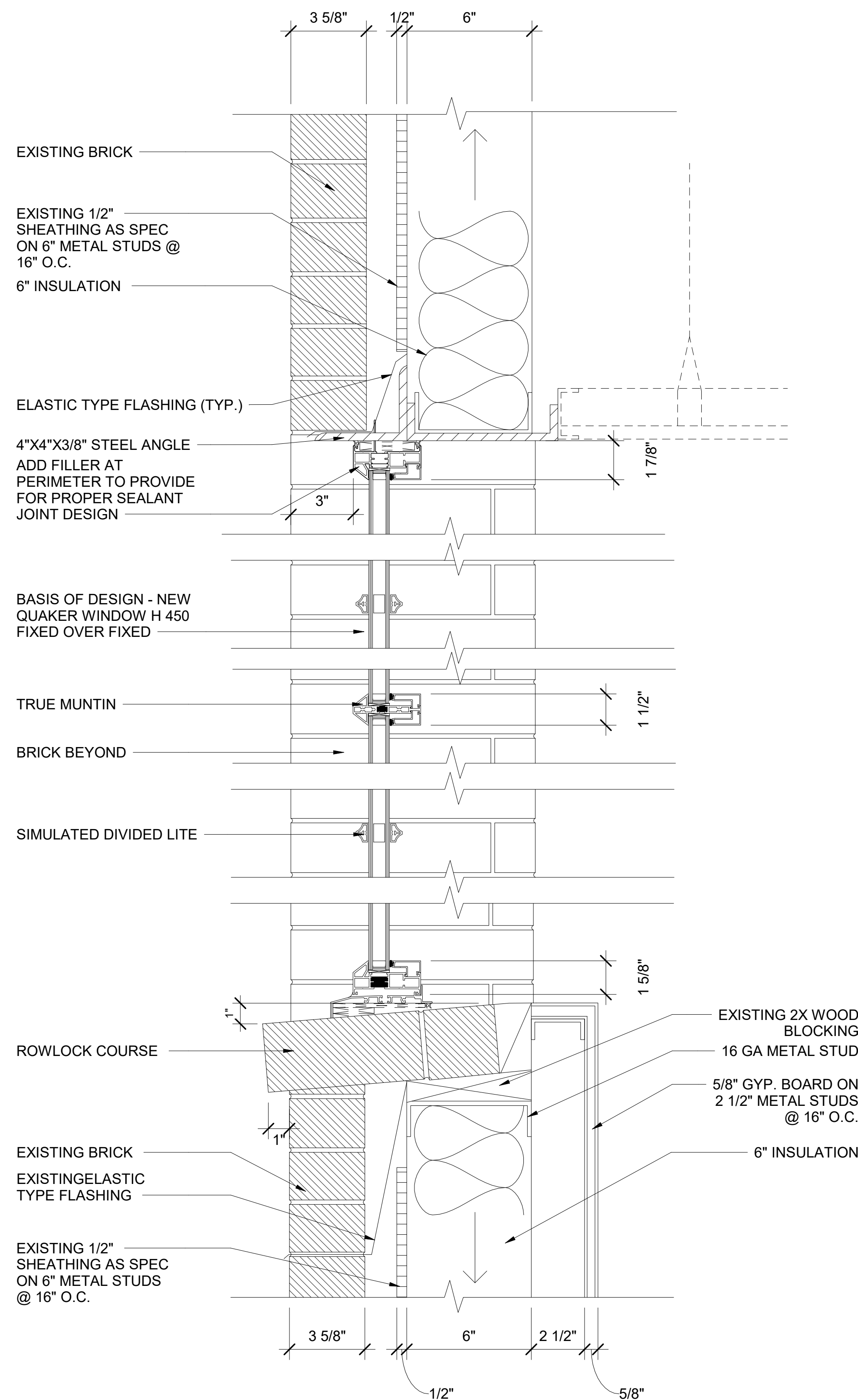
5 B-1 Window Elevation
3/4" = 1'-0"



1 B-1 Addition Window Jamb
3" = 1'-0"



4 B-1 Existing Window Section
3" = 1'-0"



2 B-1 Addition Window Section
3" = 1'-0"

GENERAL NOTES:
1. OPENING DETAILS REFLECT DETAILS SHOWING IN HE 1984 DRAWINGS.
OPENING CONDITIONS REFLECT EXISTING CONDITIONS. NEW INTERIOR
FINISH DETAILS TO BE DETERMINED.
2. SILL CONDITION ON 10TH FLOOR VARIES. DETAIL TO COME.
3. ALL OPENINGS ARE TO BE FIELD VERIFIED

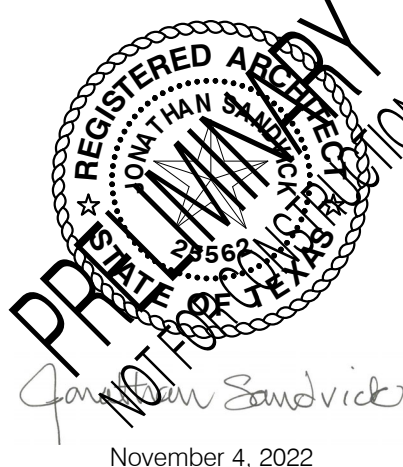
ADDITIONAL ALTERNATES:
1. PROVIDE PERIMETER RECEPTOR SYSTEM IF OPENINGS AR RACKED

APPROVED EQUALS:
1. GRAHAM SR6700 FIXED
2. KAWNEER NX 380 FIXED

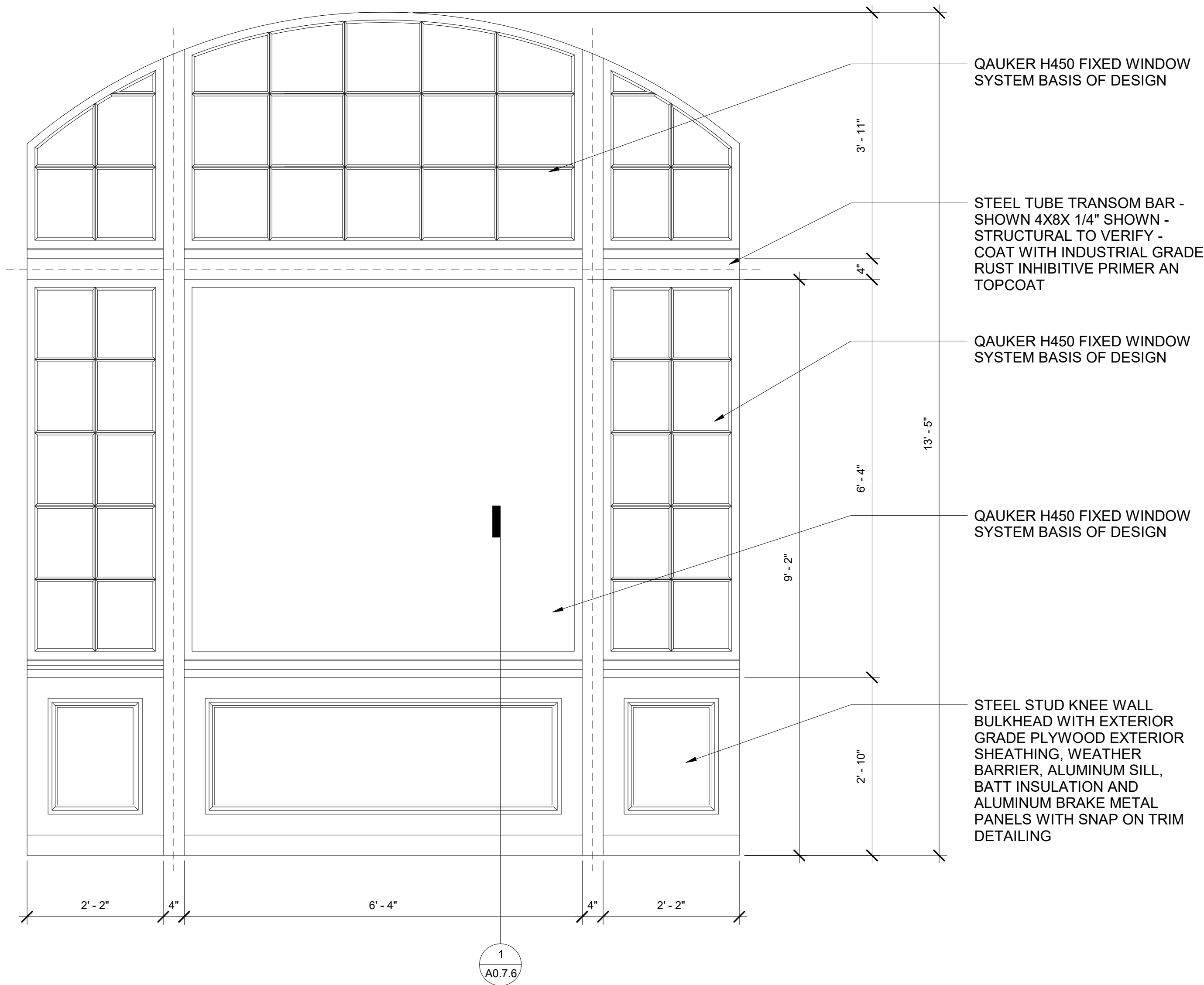
ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

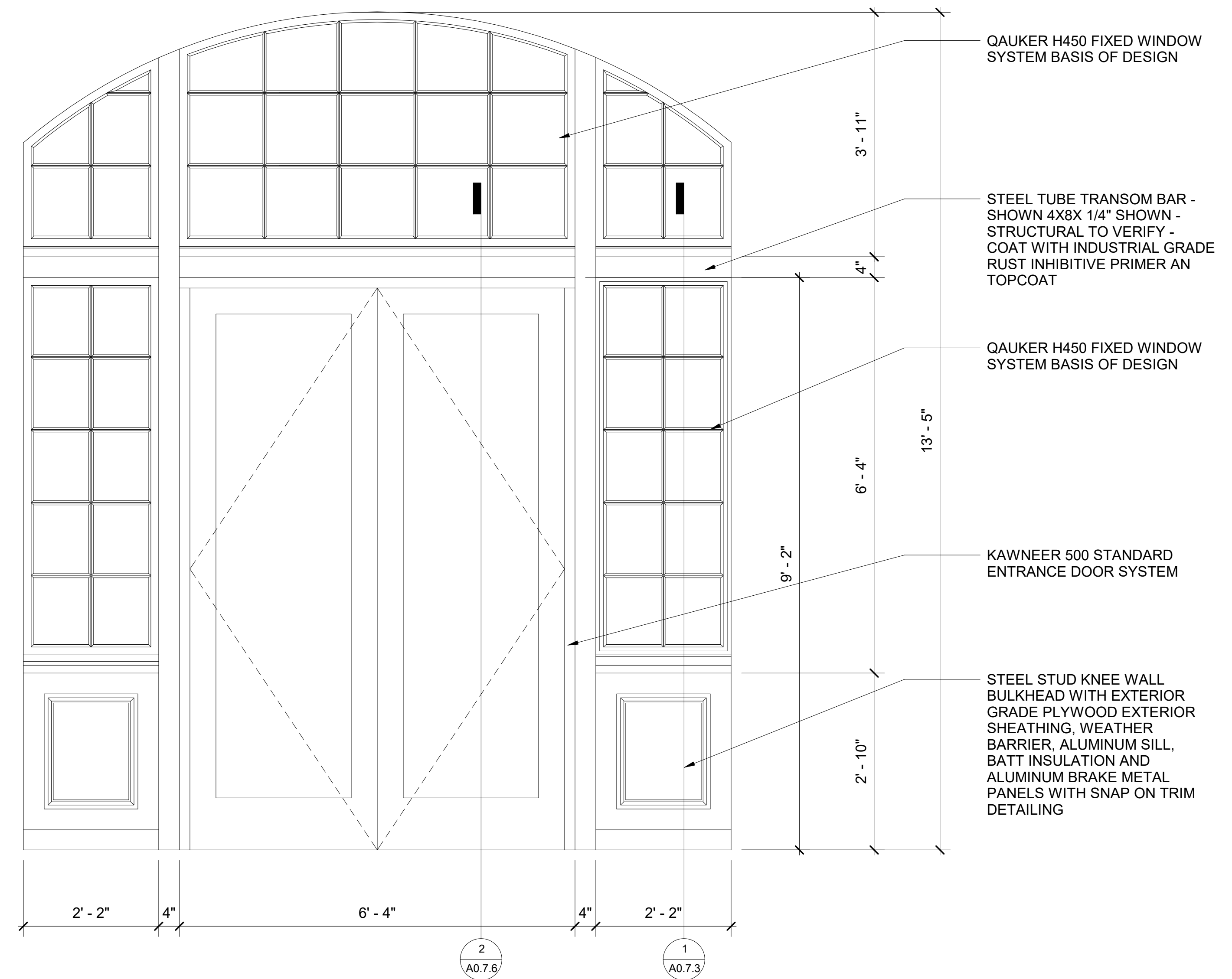
Project Number 0885
Drawn By SA TEAM
Checked By TRW



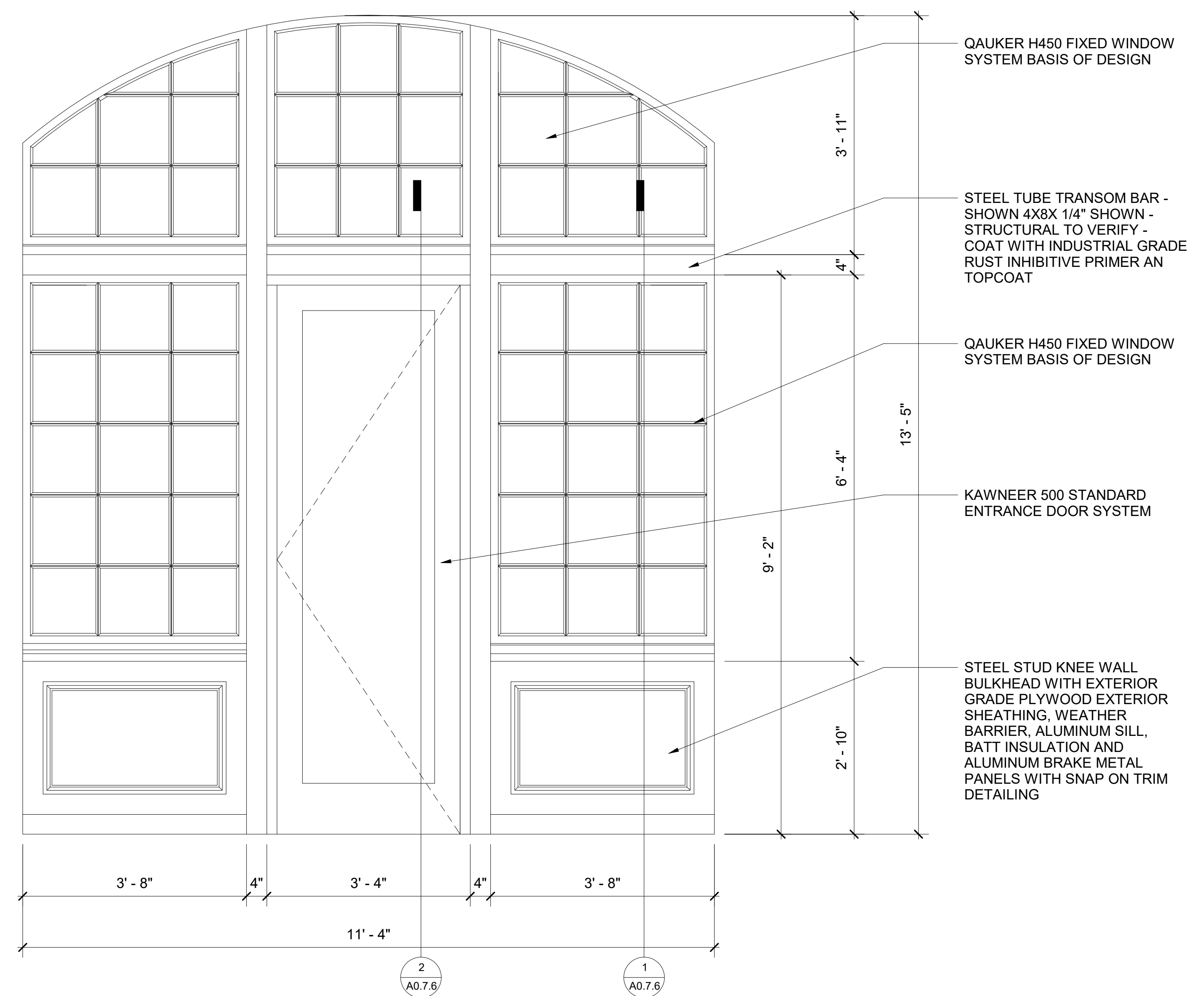
TITLE:
Existing / Proposed
Window Details
DRAWING NUMBER:
A0.7.2
SCALE: As indicated



1 Storefront Configuration without Double Door
3/4" = 1'-0"



2 Storefront Configuration with Double Door
3/4" = 1'-0"



3 Storefront Configuration with Single Door
3/4" = 1'-0"

ISSUE DATE:

2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No. Description Date

No.	Description	Date

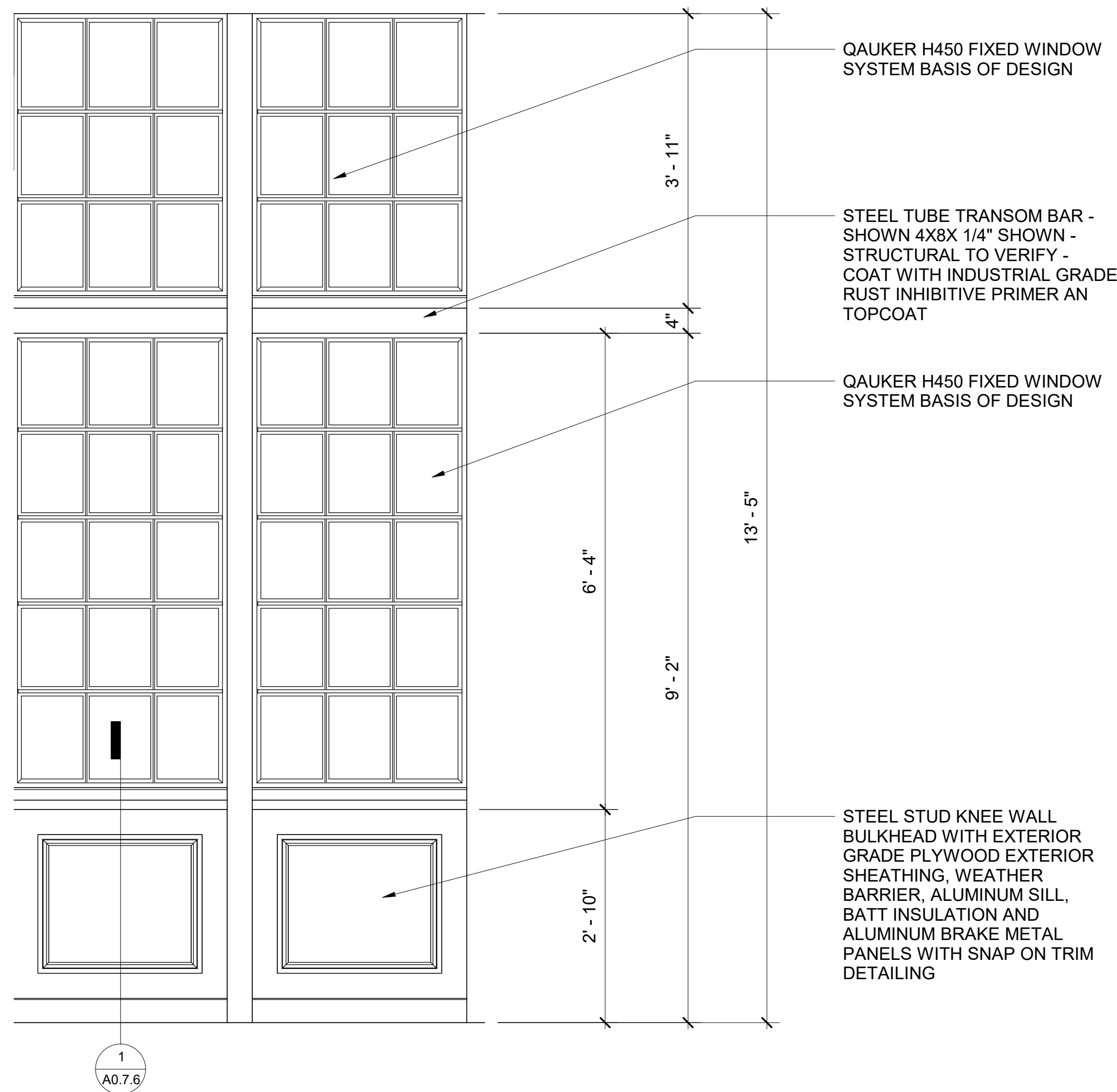
Project Number 0885
Drawn By Author
Checked By Checker

PRELIMINARY
NO FOR CONSTRUCTION
November 4, 2022

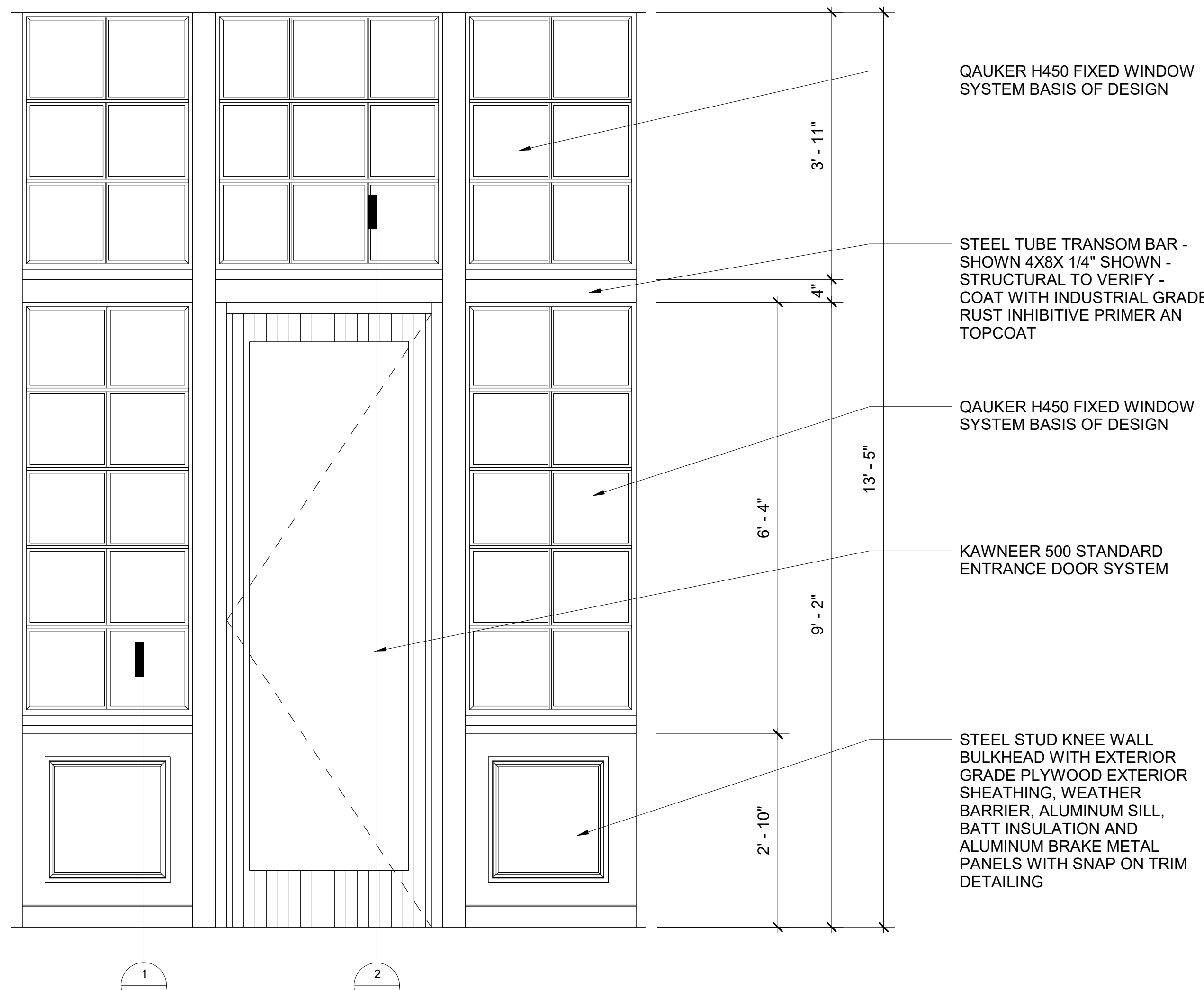
TITLE:
Storefront Elevations

DRAWING NUMBER:
A0.7.3

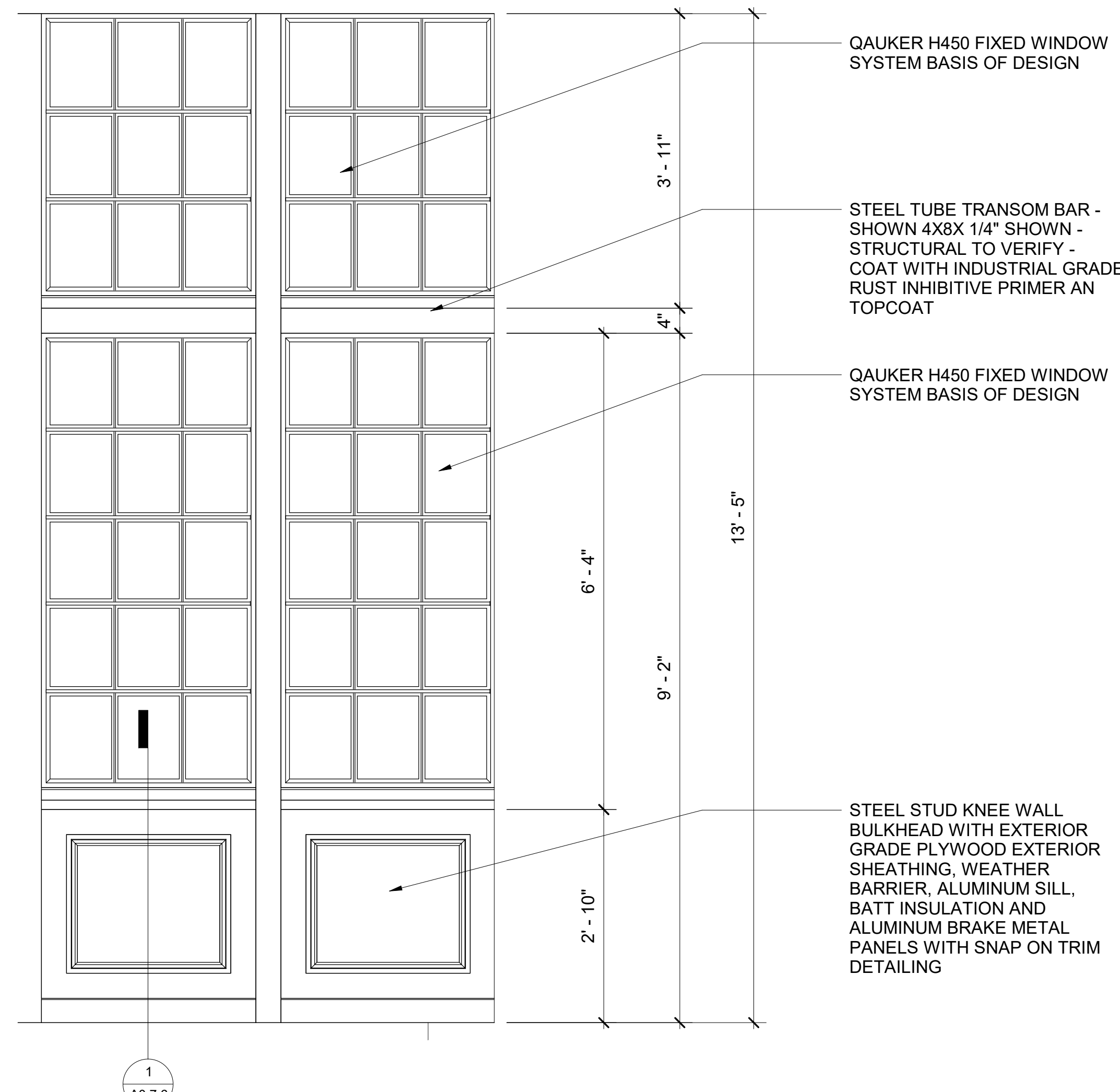
SCALE: 3/4" = 1'-0"



3
A0.7.4
Corner Storefront Elevation - West
3/4" = 1'-0"



2
A0.7.4
Corner Storefront Elevation - Center
3/4" = 1'-0"



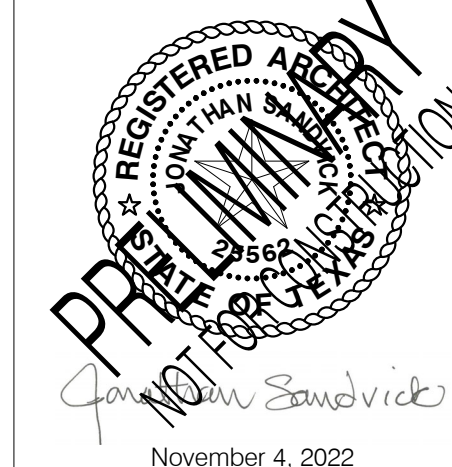
1
A0.7.4
Corner Storefront Elevation - North
3/4" = 1'-0"



ISSUE DATE:		
2022-11-4	Demolition Package	
2022-12-9	GMP Issue	
2023-2-3	ARCH-3 DD	

REVISIONS		
No.	Description	Date

Project Number	0885
Drawn By	LM
Checked By	Checker



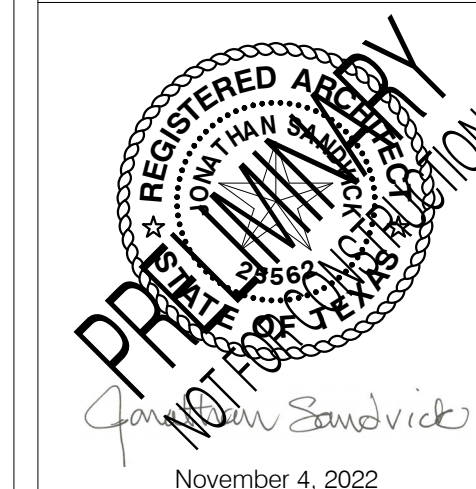
TITLE:	Storefront Elevations, Cont.
DRAWING NUMBER:	A0.7.4
SCALE:	3/4" = 1'-0"

ISSUE DATE:

2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

Project Number 0885
Drawn By Author
Checked By Checker

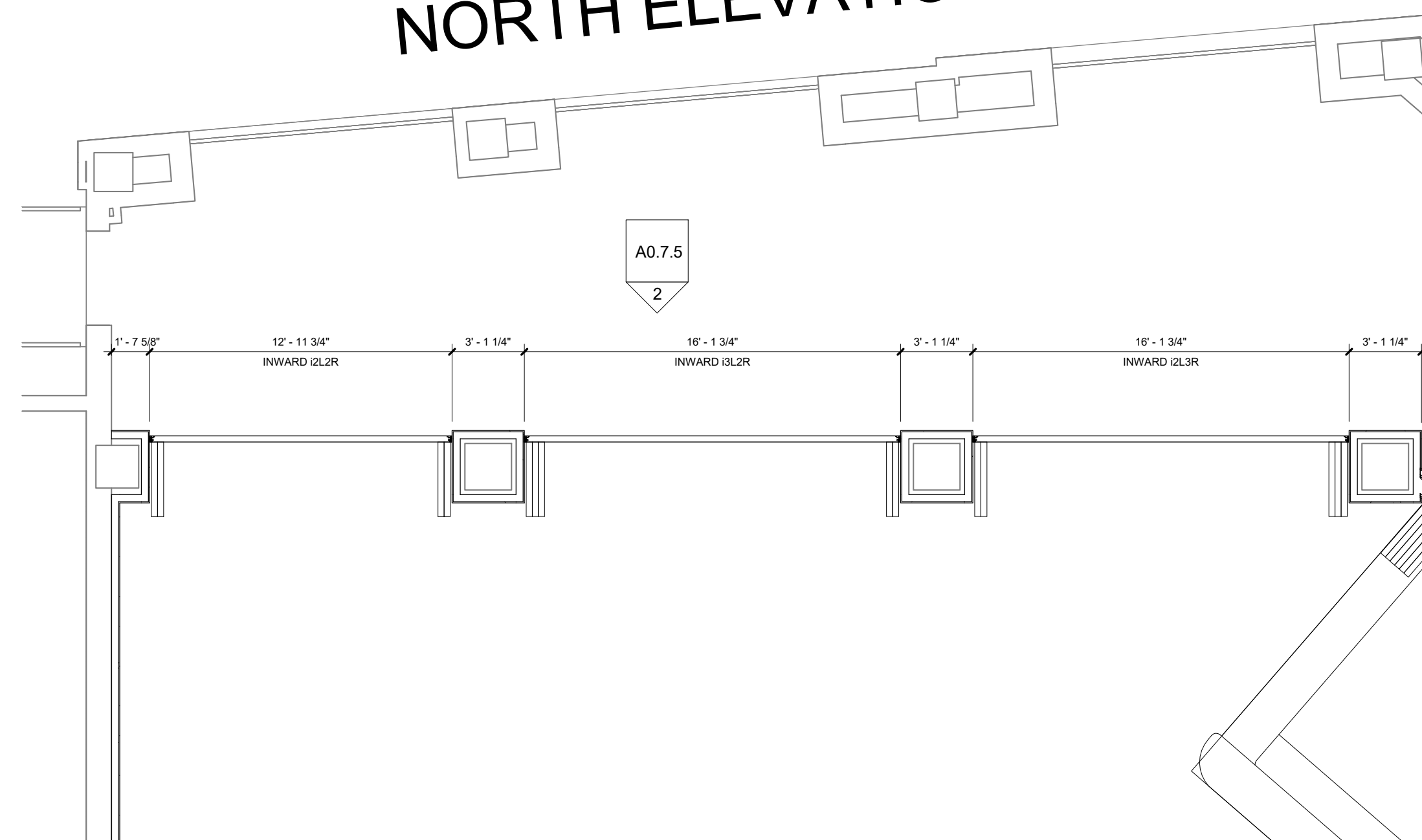


TITLE:
Storefront
Elevations, Cont.

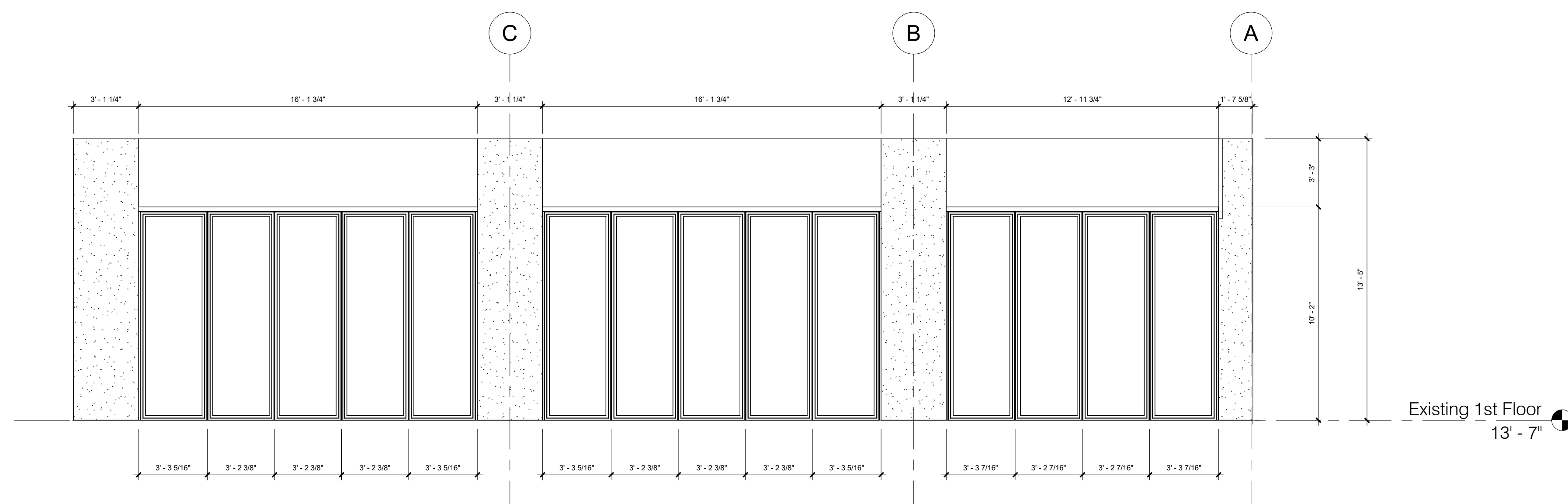
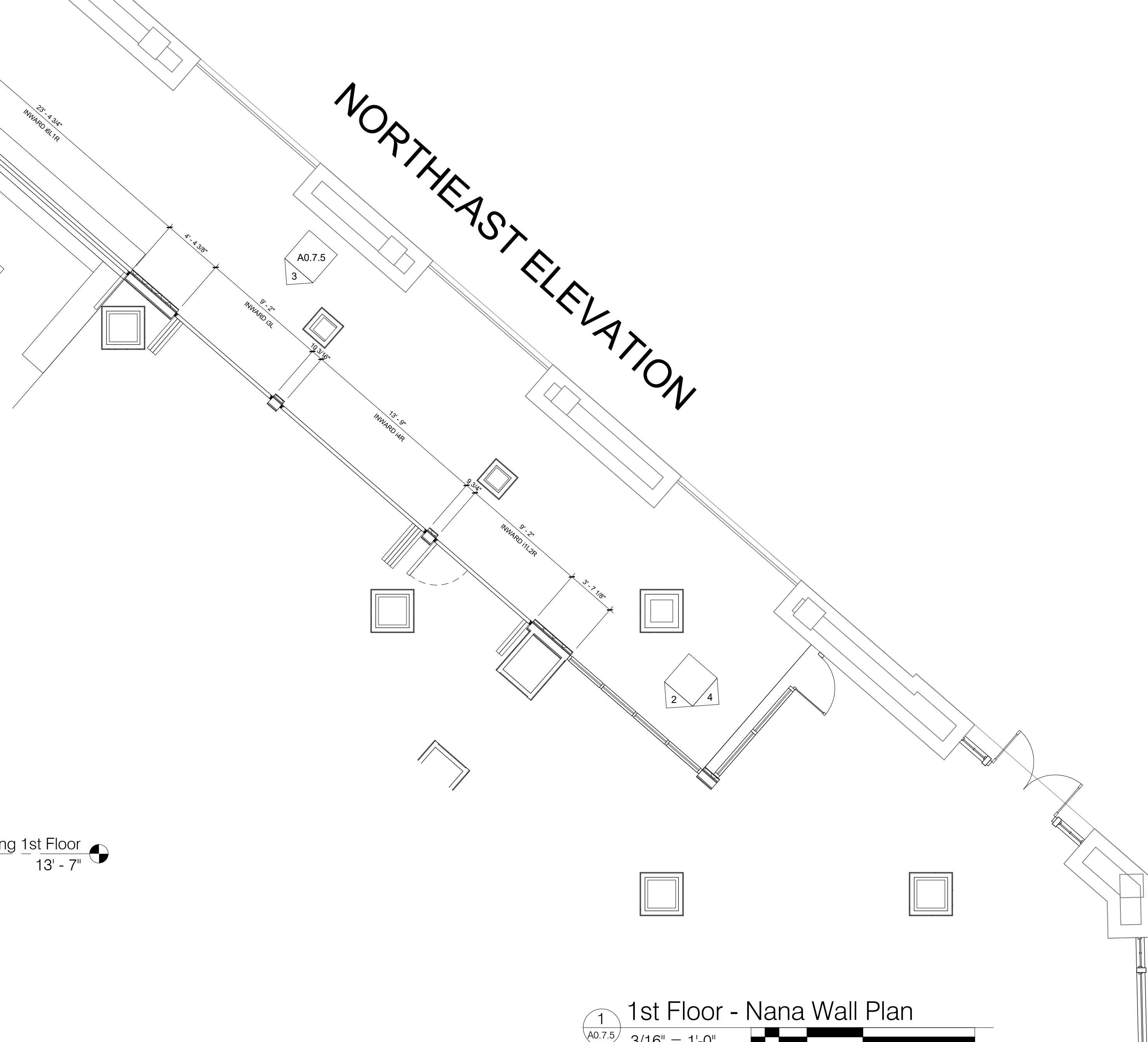
DRAWING NUMBER:
A0.7.5

SCALE: As indicated

NORTH ELEVATION

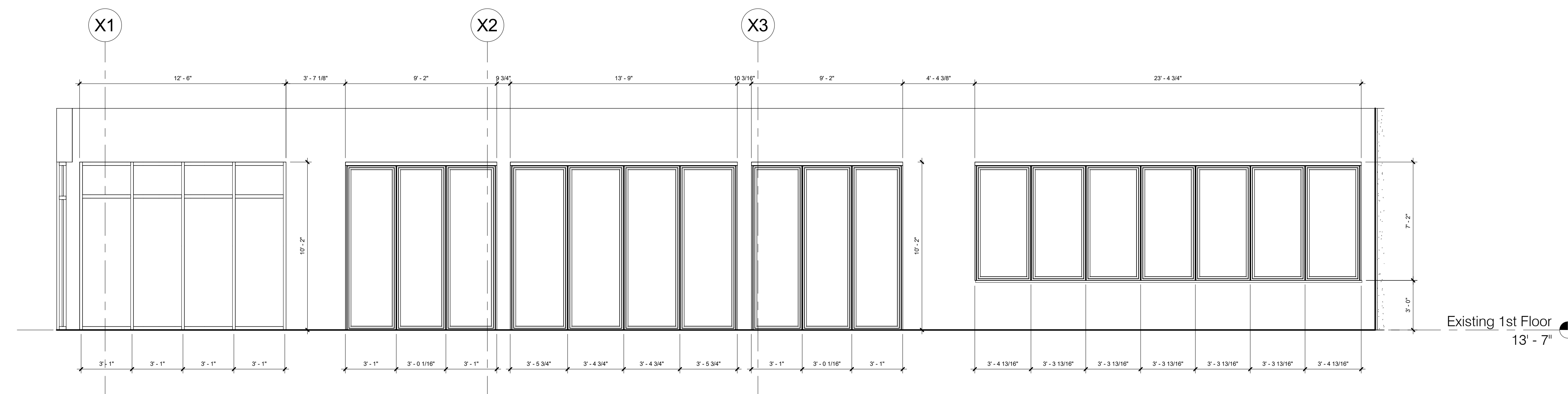


NORTHEAST ELEVATION

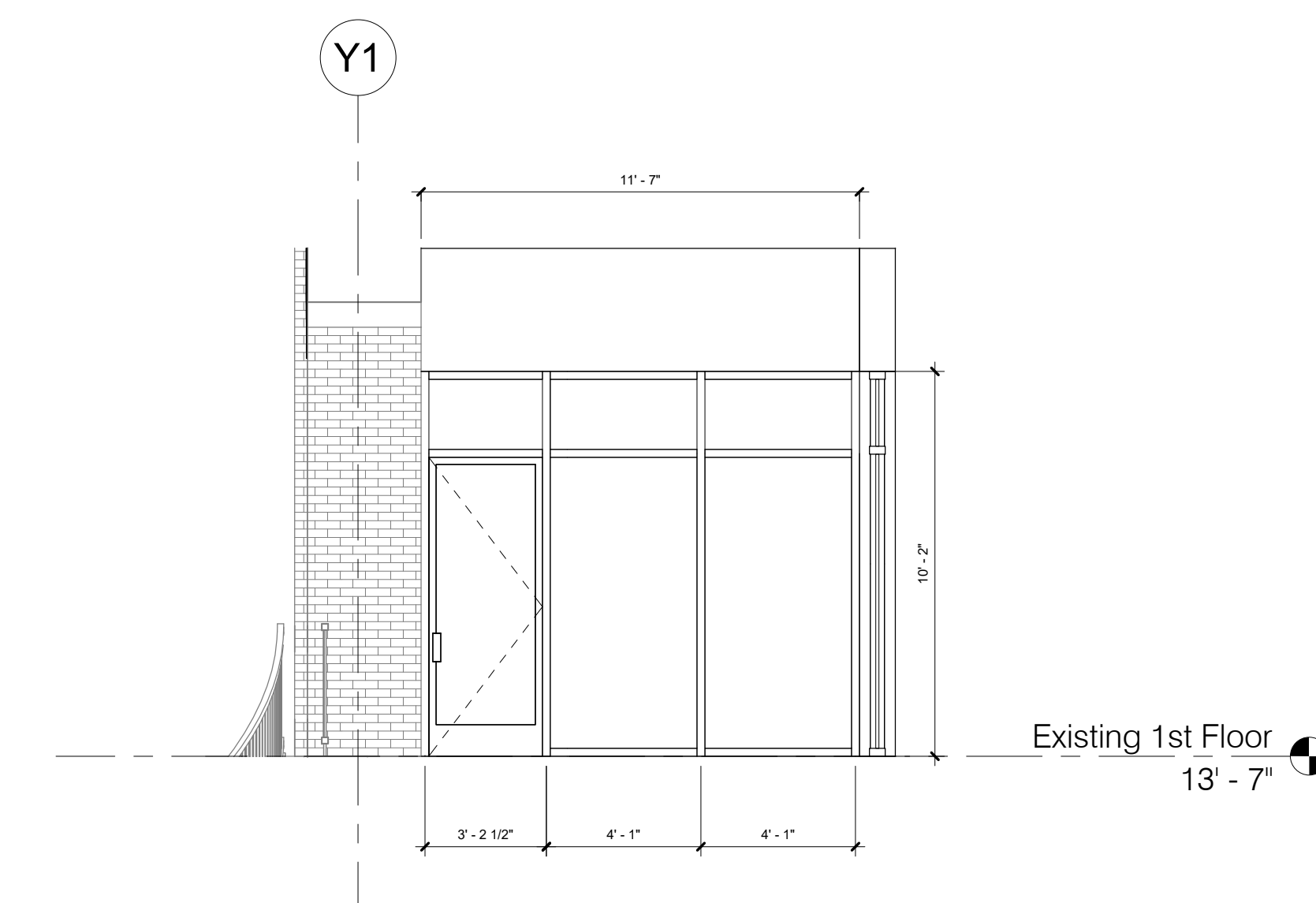


2 North Nana Wall Elevation - 1st Floor
1/4" = 1'-0"
0 1' 2' 4' 8'

1 1st Floor - Nana Wall Plan
3/16" = 1'-0"
0 2' 4' 8' 16'



3 Northeast Nana Wall & Storefront Elevation - 1st Floor
1/4" = 1'-0"
0 1' 2' 4' 8'



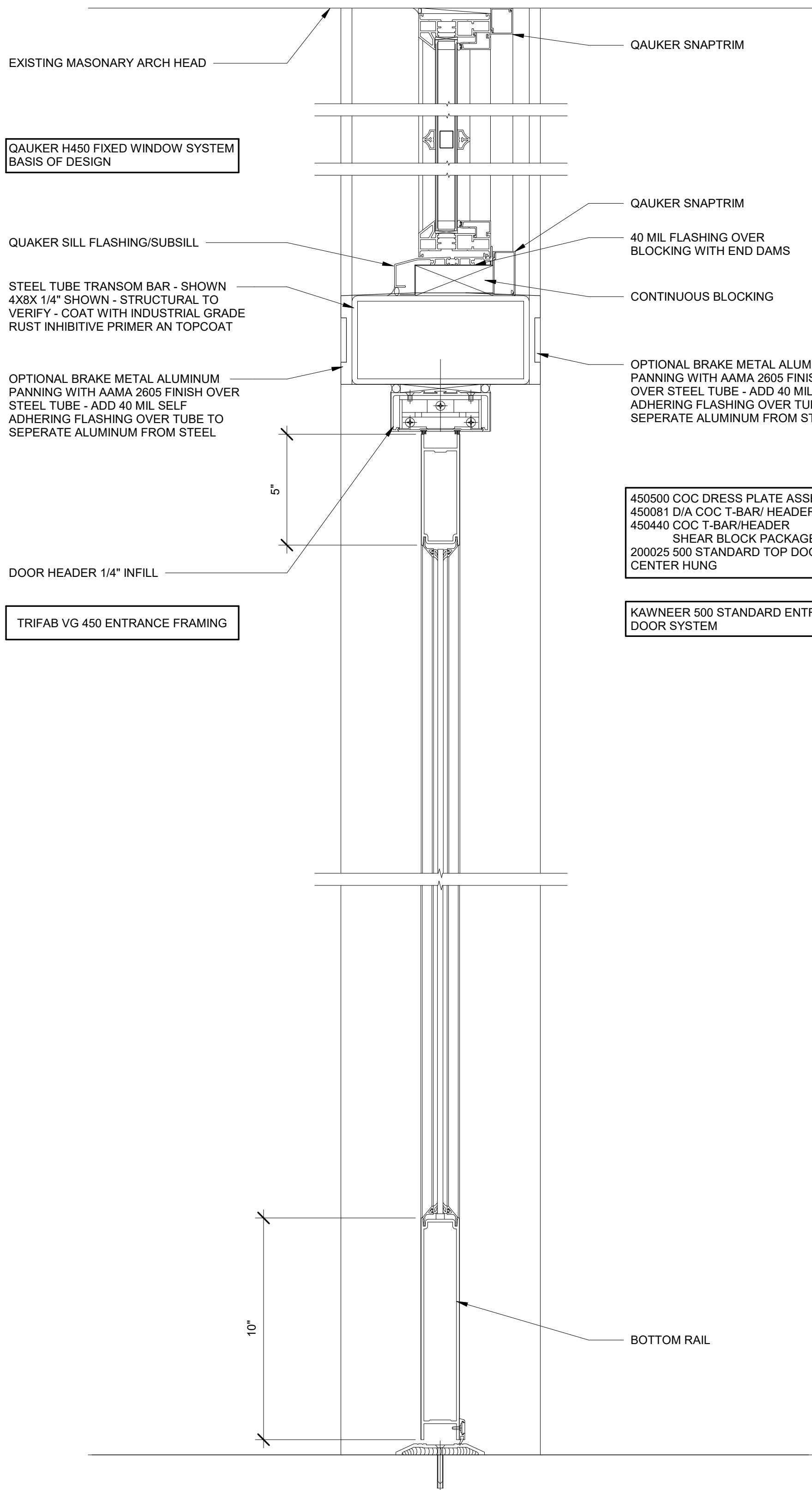
4 Northeast Exterior Storefront Elevation
1/4" = 1'-0"
0 1' 2' 4' 8'

No.	Description	Date

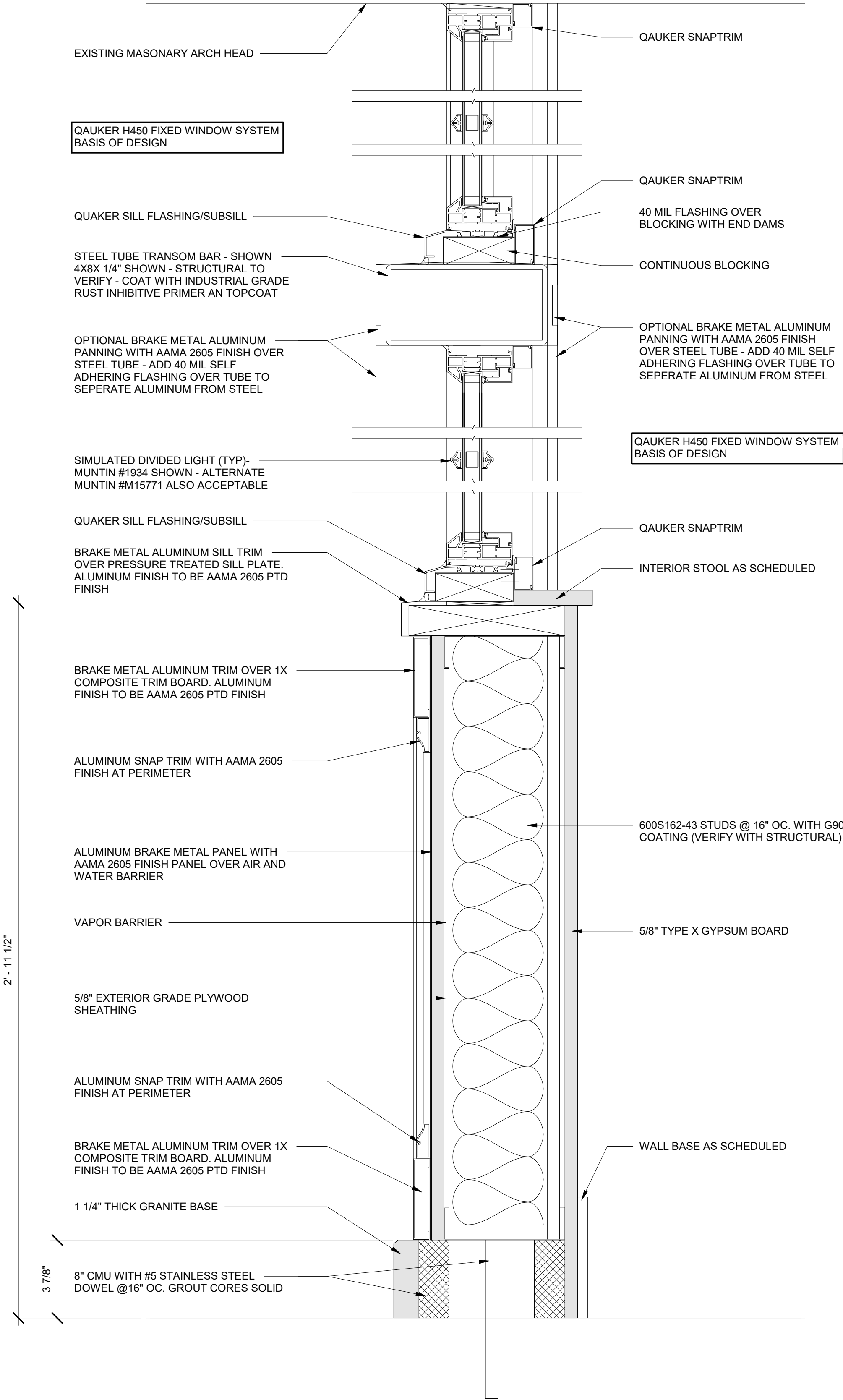
Project Number	0885
Drawn By	SA Team
Checked By	TRW



TITLE:	Storefront Details
DRAWING NUMBER:	A0.7.6
SCALE:	3" = 1'-0"



2 Storefront With Double Doors - Section
A0.7.6 3" = 1'-0"



1 Storefront Without Double Doors - Section
A0.7.6 3" = 1'-0"



The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

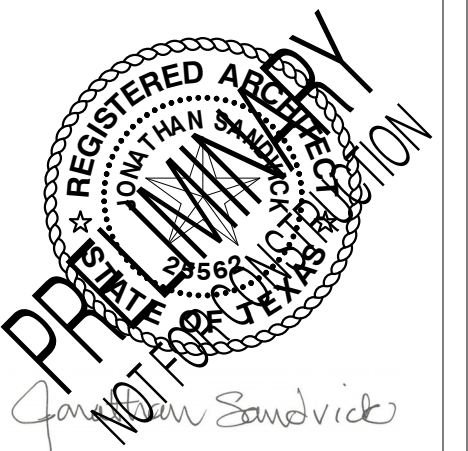
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJ

ISSUE DATE:

22-11-4	Demolition Package
22-12-9	GMP Issue
23-2-3	ARCH-3 DD

[illegible]

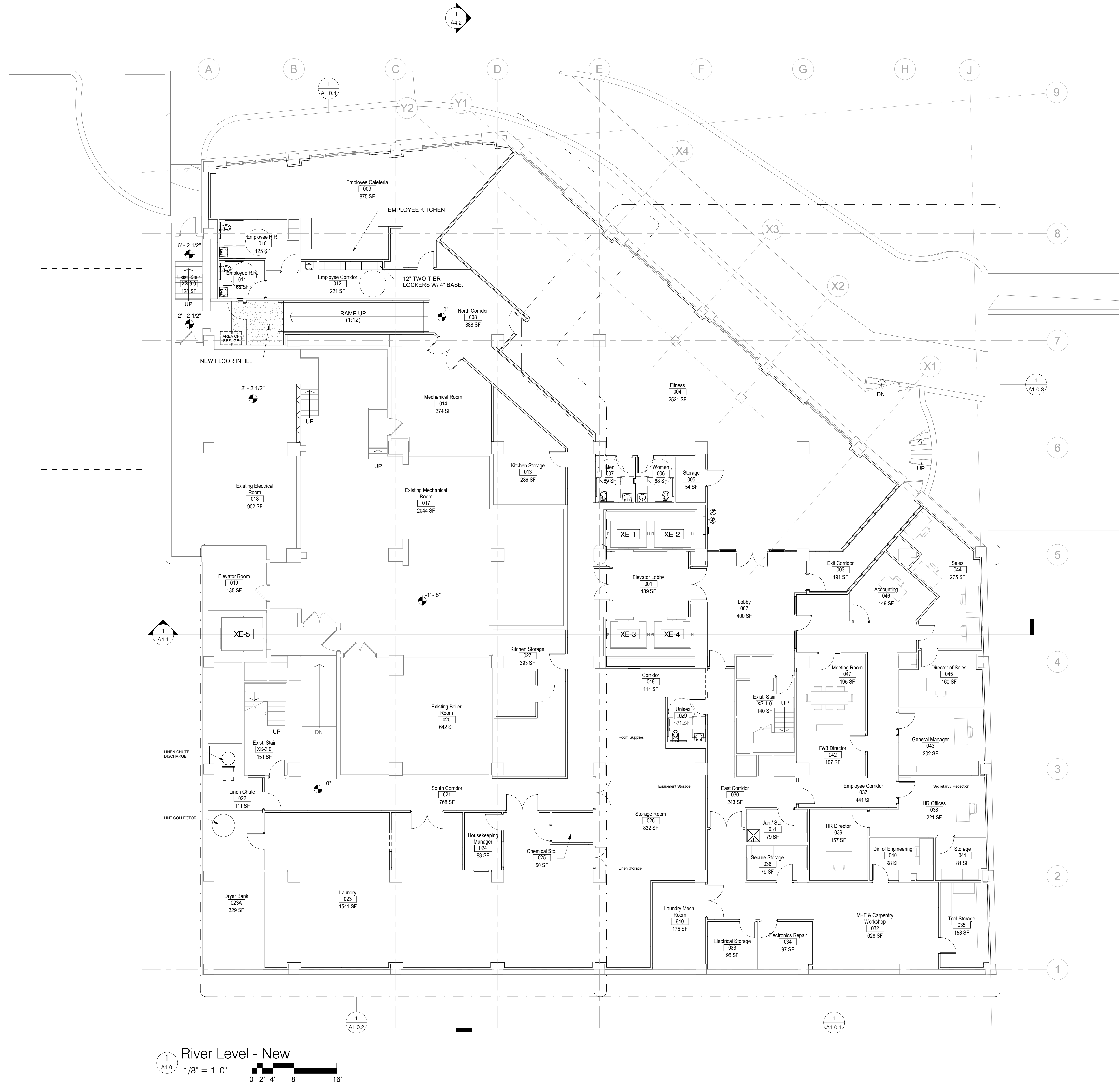
Project Number	0885
Drawn By	SA Team
Checked By	TRW



TITLE:
 River Level Plan

DRAWING NUMBER:
A1.0

SCALE: $1/8" = 1'-0"$

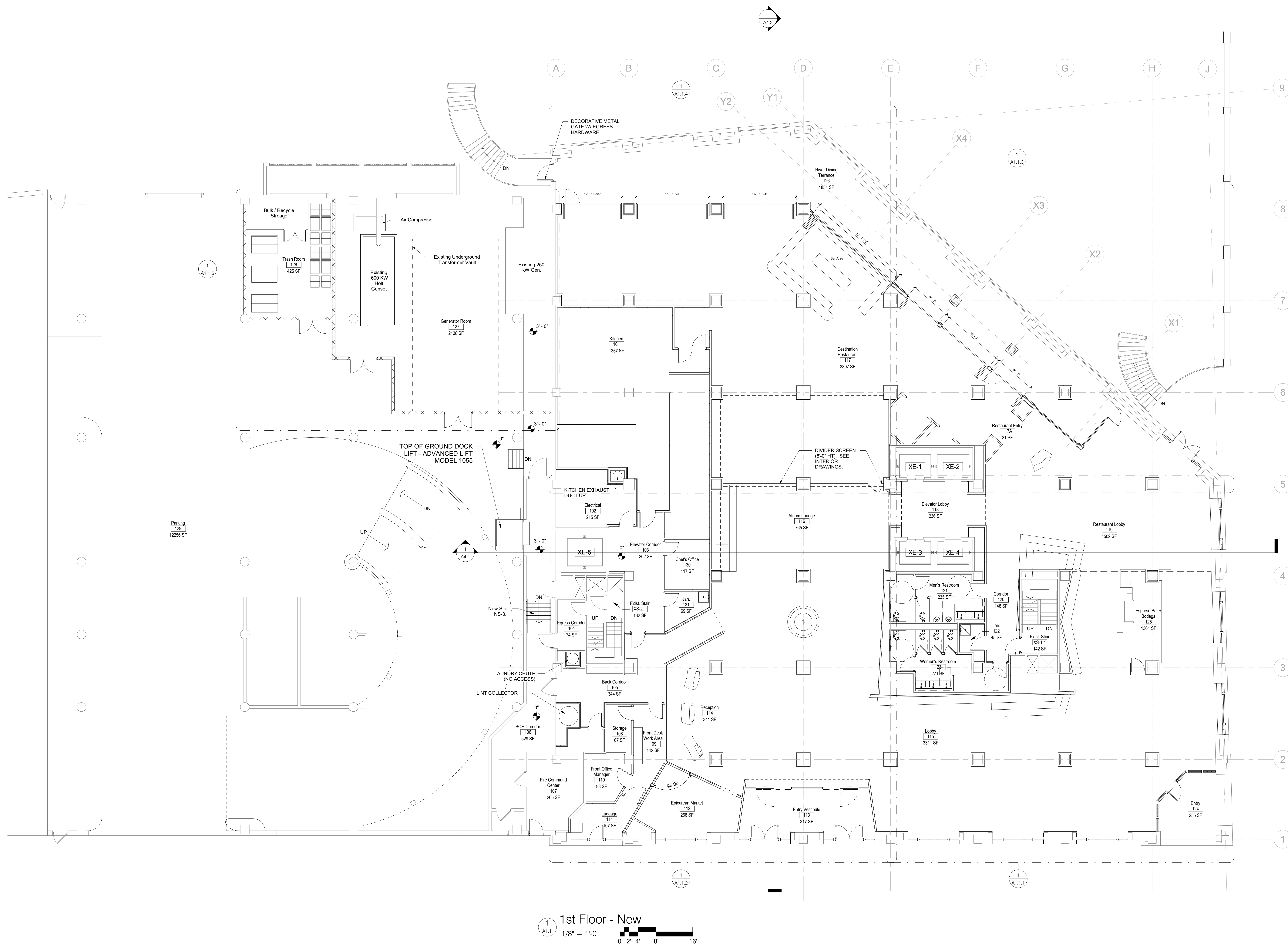




The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

[illegible]

SCALE: $1/8" = 1'-0"$



A1.1 $1/8'' = 1'-0''$



The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

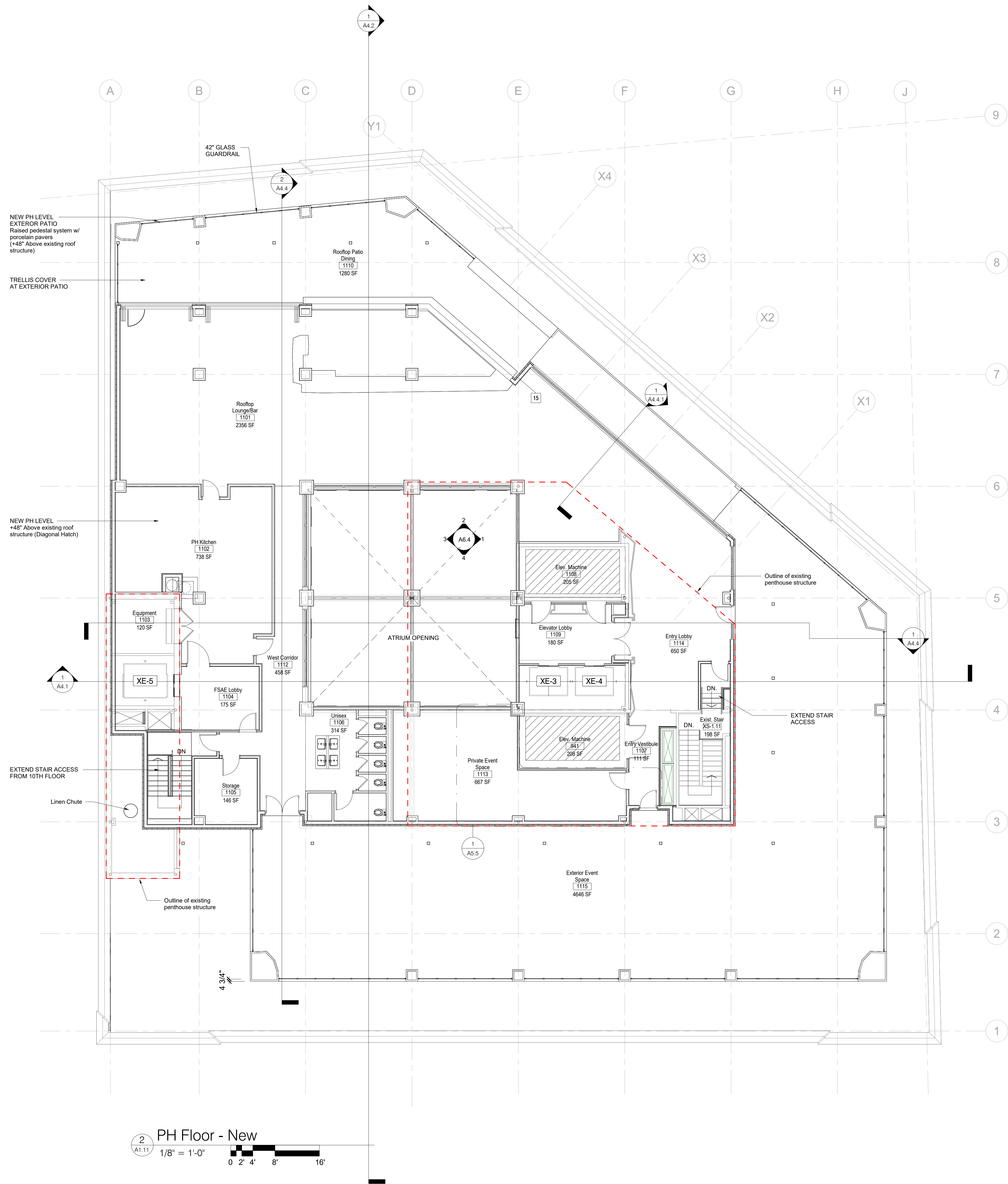
Project Number 0885
Drawn By Author
Checked By Checker



TITLE:
Penthouse Floor Plan

DRAWING NUMBER:
A1.11

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



ISSUE DATE:

2022-11-4	Demolition Package
2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD

No.	Description	Date

Project Number	0885
Drawn By	Author
Checked By	Checker

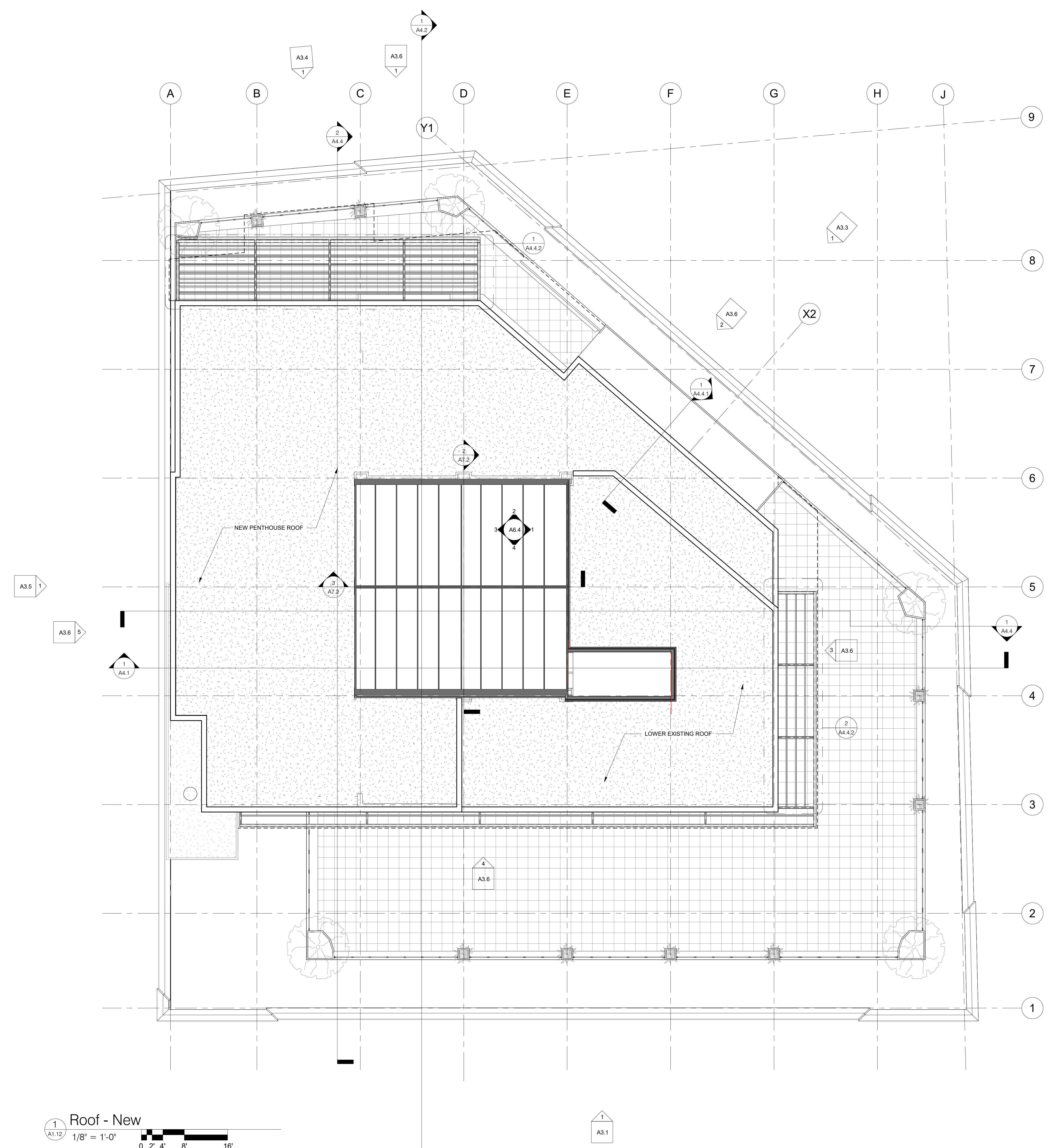
PRELIMINARY

[Signature]
November 4, 2022

TITLE:
Roof Plan

DRAWING NUMBER:
A1.12

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



Roof - New
1/8" = 1'-0"
0 2' 4' 8' 16'

GENERAL EXTERIOR RESTORATION AND REPAIR NOTATIONS

NOTE: CLOSE UP INSPECTIONS VIA SWINGSTAGE ACCESS IS NEEDED TO MORE CLOSELY IDENTIFY EXTERIOR CONDITIONS. ALL CONDITION OBSERVATIONS HAVE BEEN MADE VISUALLY FROM GRADE AND AVAILABLE NEARBY BUILDINGS WITH ASSISTANCE OF TELEPHOTOGRAPHY.

IT IS RECOMMENDED THAT REPRESENTATIVE INSPECTION DROPS BE CONDUCTED ON EACH ELEVATION TO REFINE THE EXTERIOR ENVELOPE RESTORATION SCOPE.

1. BRICK CLEANING:

- A. ALL EXTERIOR BRICK ELEMENTS ARE TO BE CLEANED USING GENTLEST MEANS POSSIBLE TO BE DETERMINED VIA FIELD TRIALS.
- B. FEILDS TRIALS TO INCLUDE MULTIPLE TESTS USING VARYING METHODS AND MATERIALS, STARTING WITH GENRLEST METHOD FIRST.
- C. PROVIDE ARCHITECT WITH FIELD TRIAL PROGRAM AND PROPOSED BUFFERED CHEMICAL DETERGENT PRODUCT DATA TO BE USED IN FEILD TRIALS.
- D. SEE SPECIFICATIONS FOR SUBMITTAL AND MOCKUP REQUIREMENTS.

2. BRICK ROWLOCK SILL REPOINTING:

- A. REPOINT ROWLOCK SILL JOINTS THAT WILL REMAIN EXPOSED AFTER WINDOW INSTALLATION.
- B. WINDOWS WILL BE MOVED OUT TOWARD THE EXTERIOR FACE OF THE BUILDING TO MATCH THEIR HISTORIC LOCATION.
- C. REPOINT 100% OF ROWLOACK SILLS HORIZONTAL SKYWARD SURFACES APPROXIMATELY 7" BACK FROM EXTERIOR FACE.
- D. REPOINT ROWLOACK VERTICAL FACE JOINTS 100%.
- E. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.
- F. PROVIDE IN WALL MOCKUP FOR APPROVAL.

3. BRICK SPANDREL REPOINTING - FLOORS 2-7:

- A. REPOINT JOINT DIRECTLY UNDER ROWLOCK SILLS.
- B. REVIEW BRICK AREAS UNDER ROWLOCK SILLS AND REPOINT WEAK, ERODED, DEBONDED JOINTS IN SPANDREL BRICK.
- C. NUMBER OF AFFECTED COURSES VARIES PER SPANDREL.
- D. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.
- E. PROVIDE MOCKUP FOR APPROVAL.

4. BRICK SECOND FLOOR BELT COURSE ROWLOCK COURSE/SILL REPOINTING AND MORTAR WASH REPLACEMENT:

- A. REPOINT ROWLOCK SILL JOINTS THAT WILL REMAIN EXPOSED AFTER WINDOW INSTALLATION.
- B. WINDOWS WILL BE MOVED OUT TOWARD THE EXTERIOR FACE OF THE BUILDING TO MATCH THEIR HISTORIC LACATION.
- C. REPOINT 100% OF ROWLOCK SILLS HORIZONTAL SKYWARD SURFACES APPROXIMATELY 7" BACK FROM EXTERIOR FACE.
- D. REPOINT ROWLOACK VERTICAL FACE JINTS 100%.
- E. REMOVE EXISTING DETERIORATED MORTAR WASH AT ALL BRICK PIERS AND REPLACE WITH NEW MORTAR WASH. PROVIDE MOCKUP FOR APPROVAL.
- F. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.
- G. PROVIDE MOCKUP FOR APPROVAL.

5. BRICK 10TH FLOOR BELT COURSE SOLDIER COURSE/SILL REPOINTING AND MORTOR WASH REPLACEMENT:

- A. REPOINT EXPOSED SILL JOINTS IN ACCORDANCE WITH NOTE 2 ABOVE.
- B. ROUTE AND SEAL SKYWARD JOINT BETWEEN SOLDIER COURSE AND HORIZONTAL SILL BRICK. RAKE BACK JOINT 3/4" AND INSTALL BACKER ROD AND APPROVED SILICONE SEALANT.

6. BRICK PARAPET ROTATED SOLDIER COURSE INSPECTION AND REPOINTING:

- A. INSPECT AND REPOINT EXISTING ROTATED SOLDIER COURSE DETAILS AS NEEDED.
- B. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.

7. BRICK REPOINTING BELOW EXISTING SCUPPERS :

- A. ASSUME 100% REPOINTING OF BRICK JOINTS BELOW EXISTING ROOF SCUPPERS IN AREAS OUTLINED ON DRAWINGS.
- B. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.

8. SPALLED CORNER BRICK REPLACEMENT - NORTHEAST ELEVATION - 8TH 9TH AND 10TH FLOORS:

- A. OBTUSE ANGLE CORNERS ON THE NORTHEAST ELEVATION APPEAR TO HAVE A NUMBER OF SPALLED AND CRACKED BRICK. PROVIDE ACCESS TO ARCHITECT FOR CLOSE UP INSPECTION.
- B. REMOVE SPALLED AND CRACKED BRICK UNITS OF BOTH FACES OF THE OBTUSE ANGLE OF BOTH CORNERS AND REPLCE WITH NEW BRICK TO MATCH EXISTING.
- C. WORK TO COMPLY WITH GENERAL EXTERIOR RESTORATION NOTATIONS AND SPECIFICATIONS.
- D. PROVIDE SAMPLES FOR INITIAL SELECTION AND IN WALL MOCKUPS FOR FINAL APPROVAL.

9. REPOINTING OF VERTICAL JOINTS BETWEEN DIFFERING COLORED BRICK AT CORNERS AND PROJECTED BAY LOCATIONS:

- A. ROUTE JOINT BETWEEN BROWN COLORED VERTICAL BRICK BANDING AND SALT GLAZED ORANGE FIELD BRICK AND INSTALL SEALANT JOINT SYSTEM PER DETAIL.
- B. COLOR OF SEALANT TO MATCH MORTAR.
- C. PROVIDE IN WALL MOCKUP FOR FINAL APPROVAL.

10. REPAIR OF EXISTING VOIDS CREATED BY EQUIPMENT, DUCT WORK, CONDUIT AND PIPING REMOVAL:

- A. VOIDS CREATED BY REMOVAL OF EQUIPMENT, DUCTWORK, CONDUIT, PIPING AND OTHER MISCELLANEOUS ITEMS ARE TO BE REPAIRED TO MATCH ADJACENT WALL AREA.
- B. MATCH EXISTING BRICK COURSINGS, DETAILING, COLOR, SIZE AND TEXTURE.
- C. PROVIDE IN WALL MOCKUP FOR FINAL APPROVAL.

11. BRICK PARAPET REPOINTING:

- A. REVIEW ALL EXISTING STREET FACING MORTAR JOINTS AND REPOINT ALL OPEN, SEPERATED, SOFT AND ERODED JOINTS IN ACCORDANCE WITH SPECIFICATION SECTION 040120.
- B. REPOINTING MORTAR TO MATCH UNWEATHERED ORIGINAL MORTAR SAMPLE IN COLOR, TEXTURE, COMPRESSIVE STRENGTH AND COMPOSITION. PROVIDE JOINT REPOINTING MOCKUPS FOR APPROVAL BY ARCHITECT.
- C. REPOINT ROOF FACING MASONRY JOINTS AFTER ROOF FLASHINGS ARE REMOVED AND CONDITIONS ARE EXPOSED. ASSUME 50% OF ALL JOINTS WILL REQUIRE REPOINTING.
- D. REPLACE ANY SPALLED OR CRACKED BRICK WITH NEW MATCHING EXISTING ON THE STREET FACING SIDE AND WITH NEW BRICK MATCHING EXISTING SIZE ON ROOF FACING SIDE.

12. CAST STONE COPING REPOINTING AND SKYWARD JOINT TREATMENT:

- A. REPOINT ALL EXISTING CAST STONE COPING HORIZONTAL AND VERTICAL JOINT 100%.
- B. RAKE BACK SKYWARD JOINT POINTING MORTAR 3/4" AND INSTALL BOND BREAKER AND SILICONE SEALANT IN ALL SKYWARD FACING JOINTS.
- C. SEALANT COLOR TO MATCH MORTAR COLOR.
- D. PROVIDE PONTING AND SKYWARD SEALANT JOINT MOCKUPS FOR APPROVLAL.

13. CAST STONE COPING REMOVAL, SALVAGE AND REINSTALLATION AT NEW PENTHOUSE WALL INTRFACE - WEST ELEVATION:

- A. REMOVE AND SALVAGE DECORATIVE COPING STONES ON THE WEST ELEVATION FOR REINSTALLATION.
- B. INSTALL NEW PENTHOUSE WALL SYSTEM ALONG WEST WALL ELEVATION IN LINE WITH EXISTING STRUCTURE.
- C. REINSTALL SALVAGED CAST STONE COPING UNITS.
- D. PROVIDE NEW STAINLESS STEEL ANCHORAGES.
- E. POINT VERTICAL FACE JOINTS WITH MORTAR AND SEAL SKYWARD FACING JOINTS WITH APPROVED SILICONE SEALANT PER NOTE 12 ABOVE.

14. EXISTING LINTEL STABILIZATION:

- A. LINTEL STABILIZATION WORK IS TO BE CONDUCTED AFTER WINDOWS HAVE BEEN REMOVED FROM THEIR OPENINGS.
- B. REMOVE EXISTING SURFACE CORROSION AND LOOSE PAINT USING SSPC-SP3 POWER TOOL METHOD DOWN TO SOUND WELL ADHERED CONDITIONS.
- C. REMOVE SEALANT BETWEEN LINTEL AND BRICK COURSINGS ABOVE LINTEL.
- D. IF BEARING END CORROSION EXISTS, REMOVE CONCEALING BRICK, REMOVE CORROSION.
- E. COAT LINTELS WITH SHERWIN WILLIAMS DURA PLATE 235 AND TOP COAT EXPOSED PORTION OF LINTEL THAT WILL BE EXPOSED AFTER WINDOW INSTALLATION WITH APPROVED TOPCOAT SYSTEM. COLOR TO BE SELECTED BY ARCHITECT.
- F. PROVIDE MOCKUP FOR APPROVAL.

15. EXISTING LINTEL REPLACEMENT ALLOWNACE :

- A. CLOSE UP SWING STAGE ACCESS IS NEEDED TO VERIFY LINTEL CONDITIONS, THOUGH NO OBSERVED OPENINGS TO REMAIN APPEAR TO EXHIBIT SEVERE DISTRESS WHEN OBSERVED FROM GRADE.
- B. PROVIDE AN ALLOWANCE COST TO REPLACE 5% OF ALL EXTERIOR OPENING LINTELS.

16. NEW METAL RAILING IN OPENING ALONG RIVERWALK:

- A. REPLACE EXISTING RAILING SYSTEM WITH NEW STEEL OR ALUMINUM RAILING AND PICKET SYSTEM.
- B. RAILING DESIGN SHALL MEET CODE REQUIRED STRUCTURAL LOADING REQUIREMENTS.
- C. FINISH TO BE CLASS AAMA 2605 PAINTED FINISH, COLOR TO BE SELECTED BY ARCHITECT.
- D. PROVIDE NEW STAINLESS STEEL ANCHORAGES FOR TOP AND BOTTOM RAILING.
- E. PROVIDE SHOP DRAWINGS, PRODUCT DATA AND FINISH SAMPLES FOR REVIEW AND APPROVAL.
- F. SEE REFERENCED DETAILS.

17. NEW STEEL REPLICA ALUMINUM REPLACEMENT WINDOWS WITH SIMULATED DIVIDED LITES:

- A. REMOVE EXISTING ALUMINUM FRAME WINDOW SYSTEM WITH CARE TO PREVENT DAMAGE TO OPENING MASONRY.
- B. REVIEW OPENINGS WITH MASONRY RESTORATION CONTRACTOR TO IDENTIFY CONDITIONS THAT REQUIRE REPAIR PRIOR TO NEW WINDOW INSTALLATION AND MAKE REPAIRS REQUIRED.
- C. INSTALL NEW THERMALLY BROKEN, ALUMINUM FRAME STEEL REPLICA WINDOW SYSTEM WITH SIMULATED DIVIDED LITES AND INSULATED GLASS WITH SOLARBAN 90 ON #2 SURFACE (SHGC 0.25 REQUIRED)
- D. FINISH TO BE AAMA 2605 FACTORY APPLIED PAINTED FINISH. COLOR SELECTED BY ARCHITECT.
- E. PROVIDE SUBSILL/ FLASHING SYSTEM FOR ALL OPENINGS.
- F. BASIS OF DESIGN - QUAKER H450 FIXED WINDOW.
- G. APPROVED EQUAL PRODUCT SERIES:
 - 1. GRAHAM SR6700
 - 2. KAWNEER NX-380 FIXED
- H. SEAL PERIMETER USING APPROVED SILICONE SEALANT AND BACKER ROD.

18. NEW STREET FACING STOREFRONT OPENING INFILL CONSTRUCTION:

- A. INFILL CONSTRUCTION IS INTENDED TO MIMIC HISTORIC STEEL MULTILITE CONFIGURATION.
- B. INSTALL WELDED TUBE 'H' FRAME INTO OPENING. ASSUME GALVANIZED 3X6X3/8" STEEL TUBE FRAME WITH PAINTED FINISH.
- C. ASSUME FRAME IS POCKETED INTO MASONRY.
- D. INSTALL NEW QUAKER H450 FIXED WINDOWS WITH SIMULATED DIVIDED LITES INTO STRUCTURAL TUBE FRAME IN TRANSON AND SIDELITE AREAS (SEE NOTE 17 ABOVE) ALL GLASS TO BE TEMPERED.
- E. INSTALL NEW QUAKER H450 FIXED PICTURE WINDOW IN CENTER DISPLAY PANE. ALL GLASS TO BE TEMPERED.
- F. INSTALL STEEL STUD KNEE WALL BULKHEAD WITH EXTERIOR GRADE PLYWOOD EXTERIOR SHEATHING, WEATHER BARRIER, ALUMINUM SILL, BATT INSULATION AND ALUMINUM BRAKE METAL PANELS WITH SNAP ON TRIM DETAILING.
- G. SEAL PERIMETERS OF ALL WINDOWS AND BULKHEAD CONSTRUCTION WITH APPROVED SILICONE SEALANT SYSTEM.

19. NEW ALUMINUM AND GLASS STOREFRONT SYSTEMS WITH SIMULATED DIVIDED LITES AND ENTRY SYSTEMS:

- A. SEE NOTE 18.A-D, F&G ABOVE FOR STOREFRONT CONSTRUCTION.
- B. PROVIDE PAIR OF NEW WIDE STILE ALUMINUM AND GLASS DOORS WITH FULL VISION PANELS AND TRANSON WINDOWS IN CENTER LOWER OPENING IN TUBE FRAME.
- C. ENTRY SYSTEM BASIS OF DESIGN KAWNEER 500 STANDARD ENTRANCE DOOR SYSTEM.

20. NEW FOLDING GLASS DOOR SYSTEM IN NEW RECESSED EXTERIOR WALL - NORTHEAST ELEVATION ALONG RIVERWALK:

- A. NEW ENCLOSURE WALL TO BE CONSTRUCTED RECESSED FROM EXISTING RIVERWALK OPENINGS.
- B. GLAZED OPENINGS TO BE COMPRISED OF ALUMINUM FRAME FOLDING GLASS DOOR SYSTEMS.
- C. BASIS OF DESIGN NANA WALL SL 70.
- D. GLAZING TO BE 1" TEMPERED INSULATED IGU'S WITH LOW-E SOLAR BAN 90 COATING ON #2 SURFACE.
- E. FRAME FINISH SHALL BE AAMA 2605 PAINTED FINISH. COLOR SELECTED BY ARCHITECT.
- F. SEAL ALL OPENING PERIMETERS WITH APPROVED NON STAINING SILICONE SEALANT.

21. ALUMINUM REPLACEMENT GROUND FLOOR STOREFRONT SYSTEM - NORTHEAST ELEVATION EASTERN MOST OPENING IN NEW ENCLOSURE WALL:

- A. NEW ALUMINUM FRAME AND GLASS STOREFRONT SYSTEM (BASIS OF DESIGN) KAWNEER VERSA GLAZE TRIFAB 451T.
- B. GLAZING TO BE 1" TEMPERED INSULATED IGU'S WITH SOLAR BAN 90 LOW - E COATING ON #2 SURFACE.
- C. FRAME FINISH SHALL BE AAMA 2605 PAINTED FINISH. COLOR TO BE SELECTED BY ARCHITECT.
- D. SEAL ALL STOREFRONT PERIMETERS WITH APPROVED NON STAINING SILICONE SEALANT.

22. NEW ALUMINUM FRAME AND GLASS HIPPED SKYLIGHT SYSTEM:

- A. PROVIDE NEW ALUMINUM FRAME HIPPED SKYLIGHT SYSTEM OVER NEW ATRIUM SPACE.
- B. FINISH TO BE AAMA 2605 PAINTED FINISH. COLOR TO BE SELECTED BY ARCHITECT.
- C. GLAZING TO BE INSULATED LAMINATED GLAZING WITH SOLARBAN 90 ON THE #2 SURFACE AND GREY TINTED TEMPERED GLAZING.
- D. SEE REFERENCED DETAILS.

23. REPAIR OF EXISTING FLOOD RATED WINDOWS GROUND FLOOR:

- A. INSPECT EXISTING WINDOWS WITH STRUCTURAL CONSULTANT AND ARCHITECT TO REVIEW CONDITION AND SCOPE.
- B. REMOVE CORRODED, DISPLACED CAULK COVERS AT GLAZING PERIMETER.
- C. REMOVE ALL LOOSE PAINT AND CORROSION DOWN TO SOUND SURFACE USING SSPC-SP3 POWER TOOL METHODS.
- D. REPLACE ALL DAMAGED LAMINATED GLASS PANELS- NOTE -GLASS IS A MONOLITHIC 1 1/2" LAMINATED GLASS PANEL.
- E. INSPECT ALL STRUCTURAL GLAZING SEALANT AT GLASS PANELS AND REPLACE DETERIORATED SEALANT.
- F. INSPECT ALL WELDS AND CONNECTIONS WITH STRUCTURAL CONSULTANT AND MAKE REPAIRS REQUIRED.
- G. INSPECT GLAZING STOPS FOR DETERIORATED CONNECTIONS AND MAKE REPAIRS AS REQUIRED.
- H. INSTALL NEW GLAZING SEALANT STRAP STEEL COVERS, COMPONENTS ARE TO BE SHOP PRIMED AND PAINTED. SECURE WITH PAN HEAD TEK SCRI.
- I. REMOVE AND REPLACE ALL PERIMETER SEALANT WITH APPROVED BACKER ROD AND SILICONE SEALANT SYSTEM.
- J. PRIME AND COAT FRAME WITH APPROVED INDUSTRIAL GRADE, RUST INHIBITIVE COATING SYSTEM. COLOR SELECTED BY ARCHITECT.

24. NEW MAIN ENTRY CANOPY AND SIGNAGE - WEST ELEVATION:

- A. NEW ENTRANCE CANOPY COMPRISED OF PAINTED EXPOSED STRUCTURAL STEEL FRAMING AND LAMINATED GLASS ROOF.
- B. CANOPY TO BE BUILDING SUPPORTED.
- C. SEE REFERENCED DRAWINGS FOR MORE INFORMATION.

25. NEW PENTHOUSE ROOF ADDITION:

- A. NEW ROOFTOP PENTHOUSE ADDITION CLAD IN APPROVED EXTERIOR CONTINUOUS INSULATION AND FINISH SYSTEM.
- B. NEW ALUMINUM FRAME AND GLASS STOREFRONT AND STOREFRONT AND ENTRY SYSTEMS FRAME FINISH SHALL BE AAMA 2605 PAINTED FINISH COLOR TO BE SELECTED BY ARCHITECT. GLAZING TO BE 1" TEMPERED INSULATED IGU'S WITH SOLAR BAN 90 LOW-E COATING ON #2 SURFACE.
- C. WHERE NOTED PROVIDE NEW ALUMINUM FRAME FOLDING GLASS DOOR SYSTEM- BASIS OF DESIGN NANA WALL SL 70. GLAZING TO BE 1" TEMPERED INSULATED IGU'S WITH LOW-E COATING ON #2 SURFACE. FRAME FINISH SHALL BE CLASS 1 CLEAR ANODIZED FINISH OR AAMA 2605 PAINTED FINISH THAT MATCHES A CLEAR ANODIZED FINISH.
- D. SEAL ALL OPENING PERIMETERS WITH APPROVED NON STAINING SILICONE SEALANT.
- E. NEW ALUMINUM COPING WITH AAMA 2605 FINISH.
- F. PASS THROUGH OPENING WITH ALUMINUM FRAME FOLD UP WINDOW.

26. NEW TEMPERED GLASS RAILING SYSTEM:

- A. ROOF TOP PATIO RAILING SYSTEM TO BE TEMPERED GLASS FRAMELESS RAILING SYSTEM WITH STAINLESS STEEL TOP RAIL.

27. PENTHOUSE ROOF ADDITION ACCESS LADDER:

- A. NEW FIXED ALUMINUM ROOF ACCESS LADDER WITH PARAPET PLATFORM AND ROOFSIDE RETURN. PROVIDE SECURITY DOOR AT BASE WITH LOCK.
- B. FINISH - MILL FINISH.

28. NEW ALUMINUM COPING:

- A. NEW AAMA 2605 PREFINISHED ALUMINUM PARAPET COPING WITH CONTINUOUS HOLD DOWN CLEATS ON NEW PENTHOUSE STRUCTURES AND EXISTING ELEVATOR PENTHOUSE STRUCTURE.
- B. COPING SYSTEM SHALL MEET ANSI/SPRI ES-1 REQUIREMENTS.

29. REPLACEMENT HOLLOW METAL DOOR AND FRAME:

- A. REMOVE EXISTING HOLLOW METAL DOOR AND FRAME.
- B. INSTALL NEW HOLLOW METAL DOOR AND FRAME.
- C. COAT WITH APPROVED COATING SYSTEM. COLOR TO BE SELECTED BY ARCHITECT.

30. NEW EXTERIOR LIGHT FIXTURES:

- A. NEW NARROW SPOT LED FLOOD LIGHT FIXTURES.
- B. MOUNT FIXTURE TO BRICK PIER BETWEEN WINDOWS.
- C. COLOR TO MATCH EXISTING BRICK COLOR CLOSELY.

31. EXISTING OR NEW ROOF MOUNTED DAVIT SYSTEM BASE AND TIE OFF RELOCATION: ALONG WEST WALL:

- A. NEW PENTHOUSE WILL REQUIRE EXISTING DAVIT SYSTEMS AND TIE OFFS TO BE REPLACED WITH NEW ON NEW PENTHOUSE ROOF ALONG THE WEST WALL WHERE NEW PENTHOUSE STRUCTURE WILL BE CONSTRUCTED.
- B. SEE REFERENCED DETAILS.

32. TREATMENT OF EXISTING ROOF MOUNTED DAVIT SYSTEMS TO REMAIN:

- A. MAKE REPAIRS TO EXISTING TIE OFF AND DAVIT ARM BASES TO REMAIN AS INSTRUCTED BY STRUCTURAL ENGINEER.
- B. SEE REFERENCE DETAILS.

ISSUE DATE:	
2022-11-4	Demolition Package
2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD

No.	Description	Date

Project Number	0885
Drawn By	Author
Checked By	Checker



TITLE:
Exterior Repair and Restoration Notes

DRAWING NUMBER:
A3.0.1

SCALE: 12" = 1'-0"



145 Navarro Street
San Antonio, TX 78205

THE HISTORIC TIM CREDIT PROJECT

022-11-4	Demolition Package
022-12-9	GMP Issue
023-2-3	ARCH-3 DD

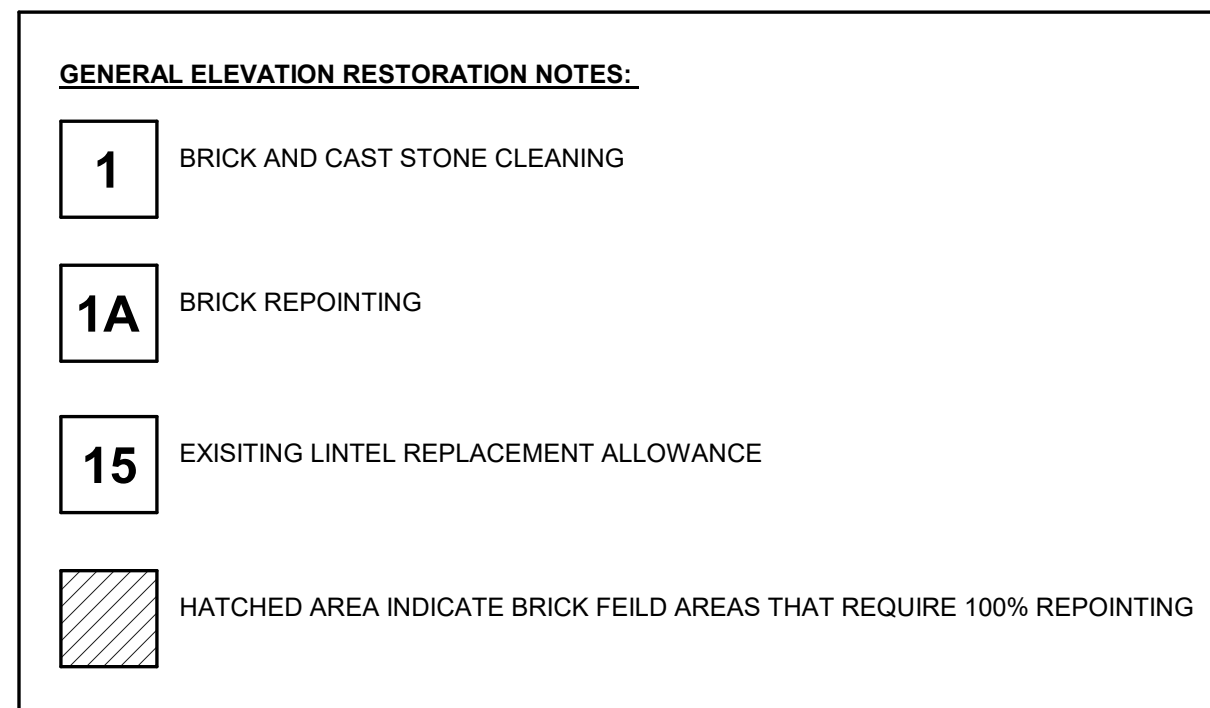
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NOT FOR CIRCULATION

outh Elevation

A3.1

CALE: As indicated



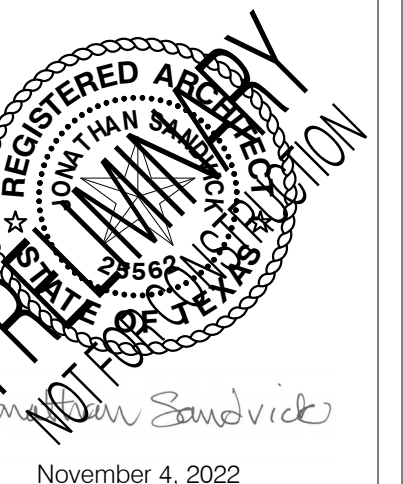


145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:	
022-11-4	Demolition Package
022-12-9	GMP Issue
023-2-3	ARCH-3 DD

[illegible]

Project Number	0885
Drawn By	SA Team
Checked By	TRW



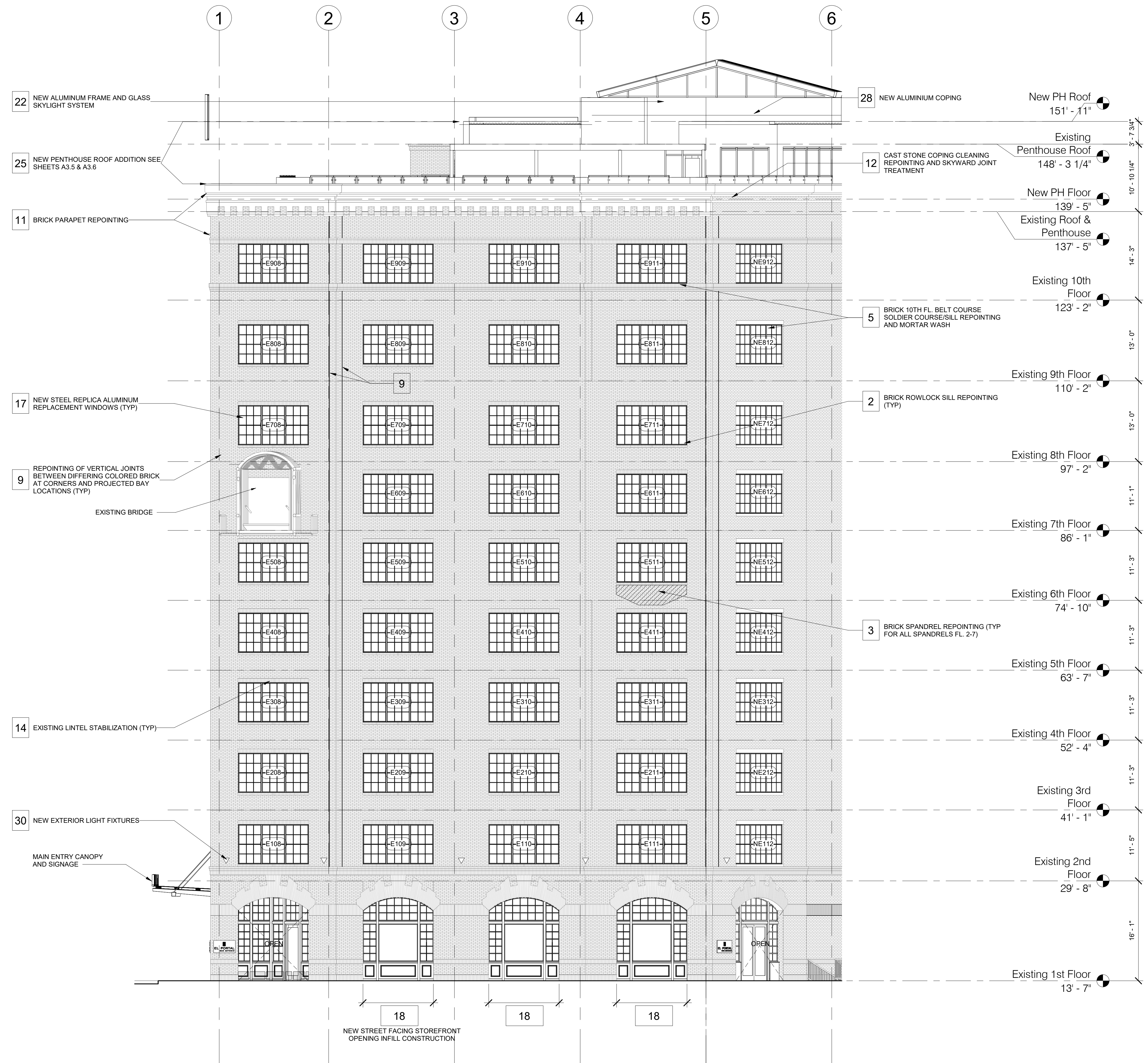
NOVEMBER 4, 2022
TITLE:

East Elevation

RAWING NUMBER:


A3.2

SALE:	As indicated
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1 East Elevation
A3.2
1/8" = 1'-0"



- | <u>GENERAL ELEVATION RESTORATION NOTES:</u> | |
|---|--|
| 1 | BRICK AND CAST STONE CLEANING |
| 1A | BRICK REPOINTING |
| 15 | EXISTING LINTEL REPLACEMENT ALLOWANCE |
|  | HATCHED AREA INDICATE BRICK FEILD AREAS THAT REQUIRE 100% REPOINTING |

The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

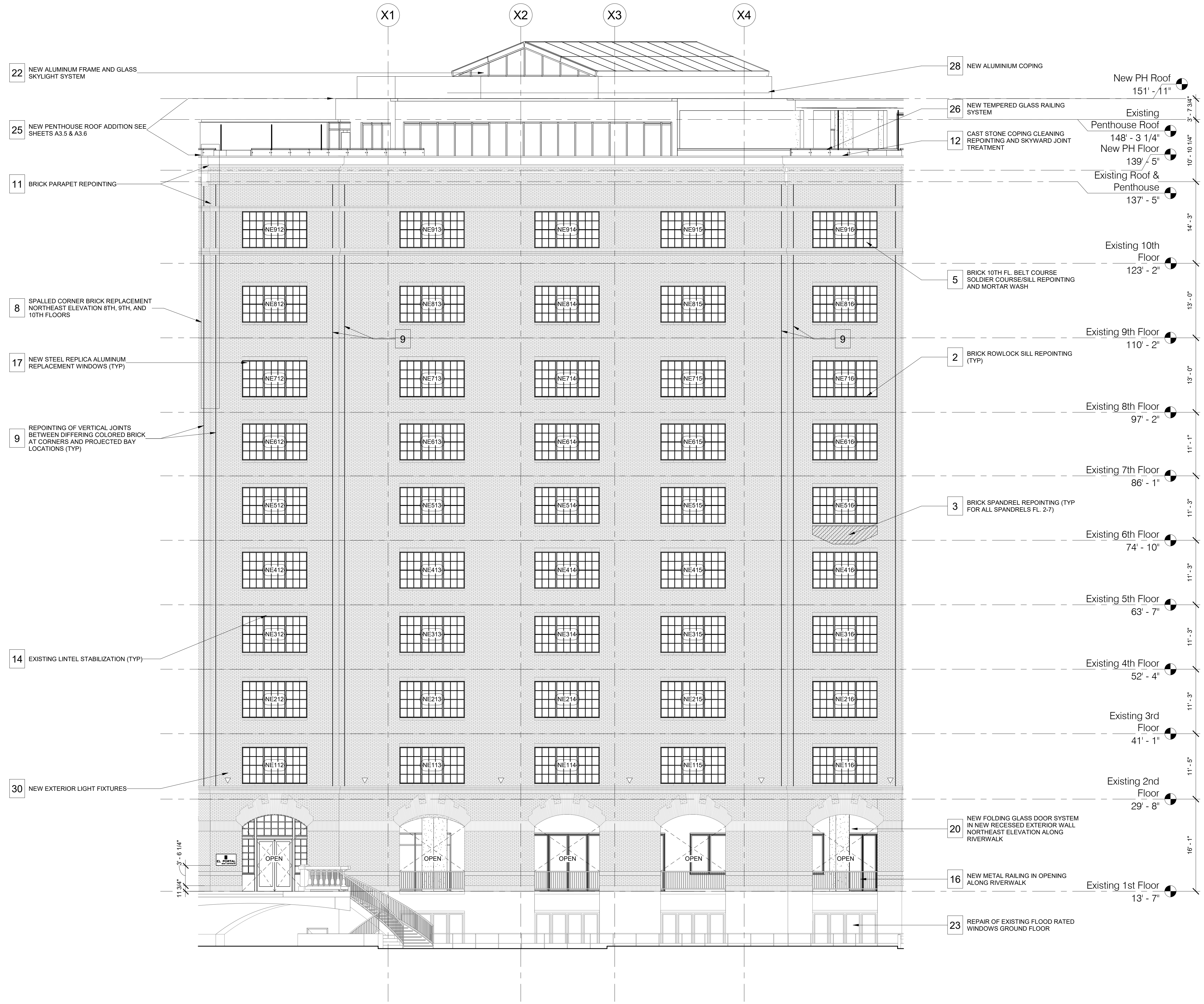
Project Number 0885
Drawn By SA Team
Checked By TRW

PROFESSIONAL SEAL
REGISTERED ARCHITECT
NOVEMBER 4, 2022
November 4, 2022

TITLE:
Northeast Elevation

DRAWING NUMBER:
A3.3

SCALE: As indicated



1 Northeast Elevation
A3.3
1/8" = 1'-0"
0 2' 4' 8' 16'

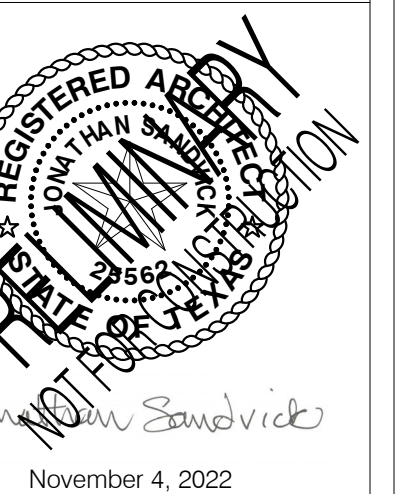
- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW

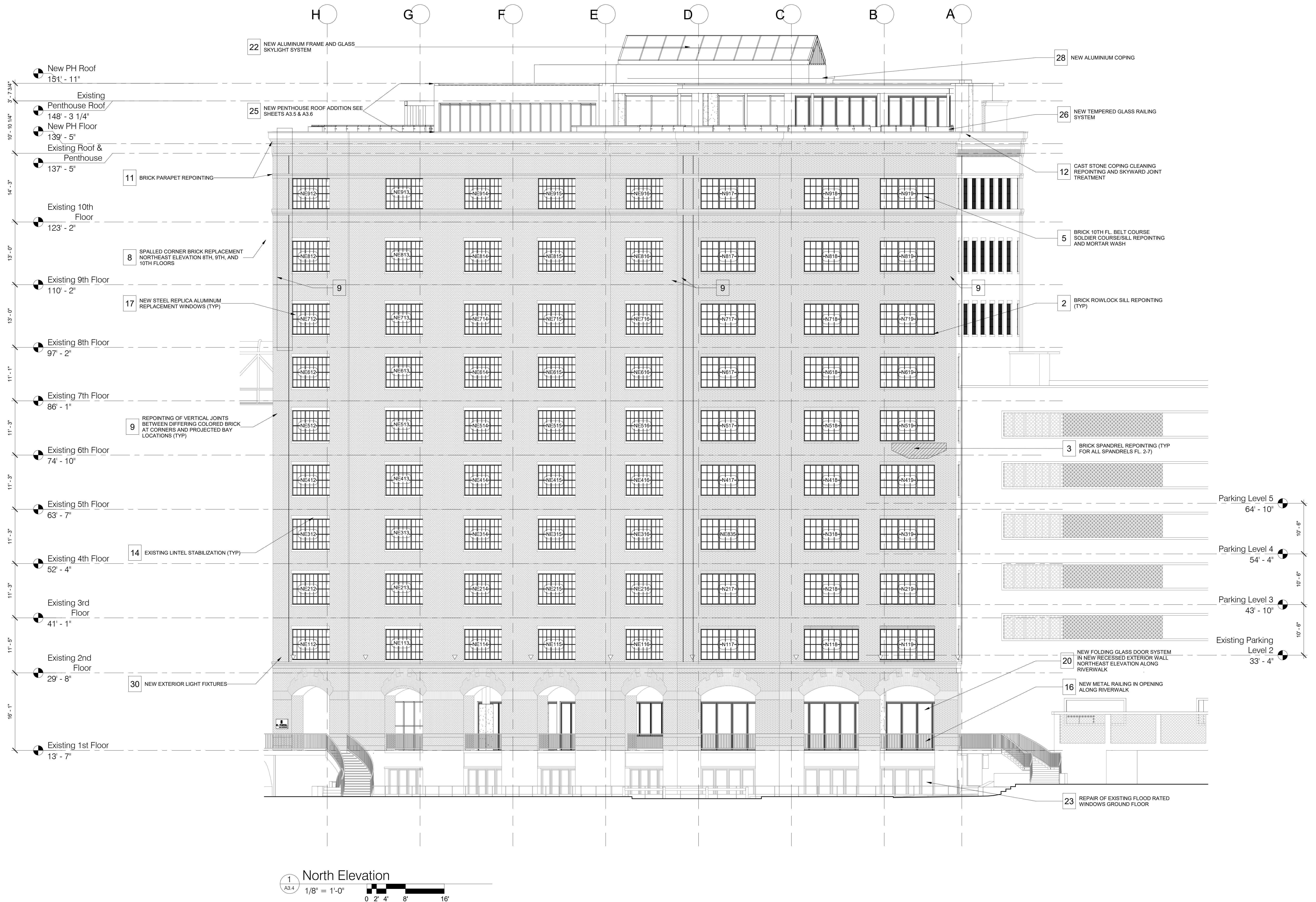


TITLE:

North Elevation

DRAWING NUMBER:
A3.4

SCALE: As indicated



- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:

2022-11-4	Demolition Package
2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD

No.	Description	Date

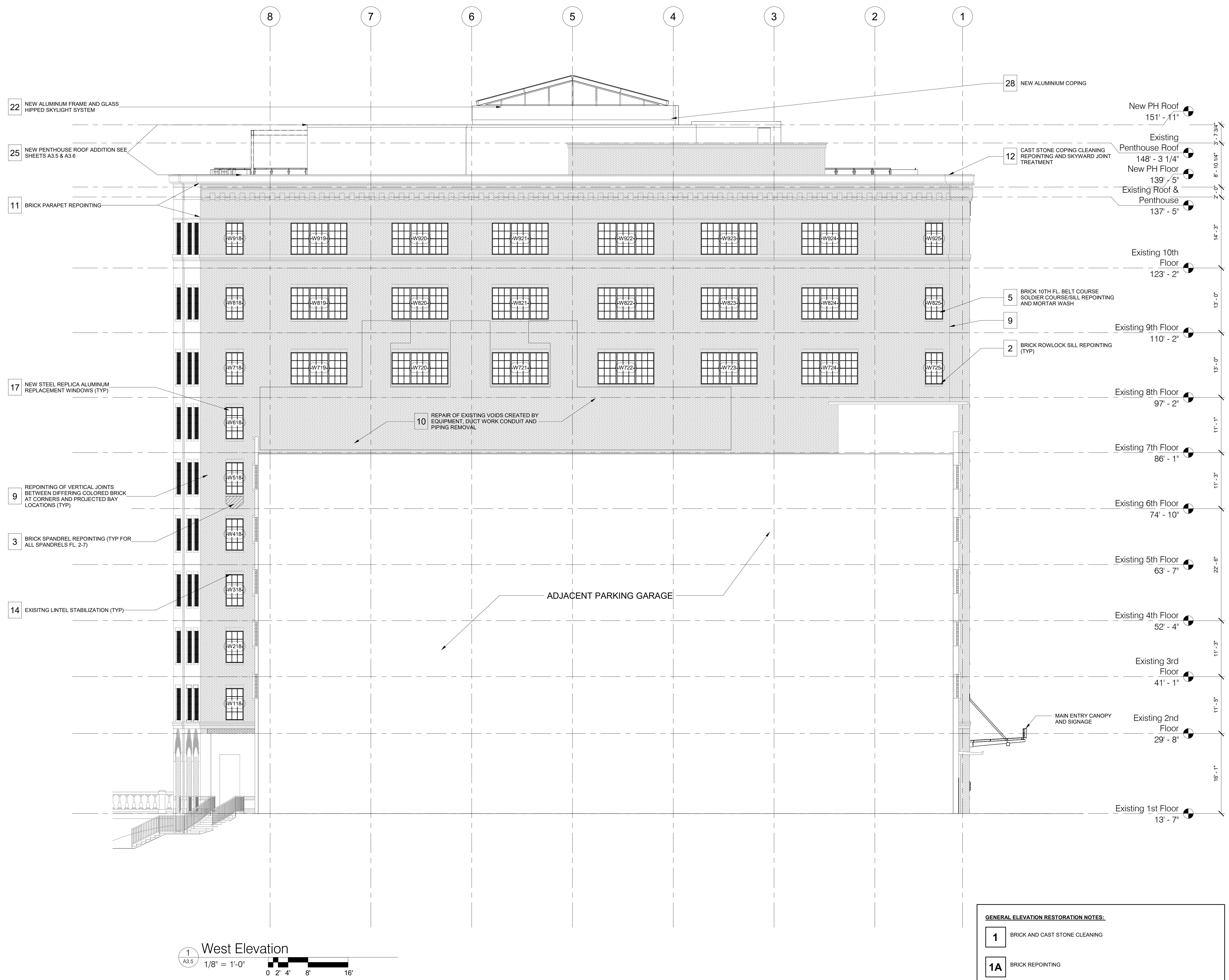
Project Number	0885
Drawn By	SA Team
Checked By	TRW

PROFESSIONAL SEAL
REGISTERED ARCHITECT
JAMES M. SANDVICK
NOVEMBER 4, 2022

TITLE:
West Elevation

DRAWING NUMBER:
A3.5

SCALE: As indicated



West Elevation
1/8" = 1'-0"
0 2' 4' 8' 16'

- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

ISSUE DATE:

2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD

No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW

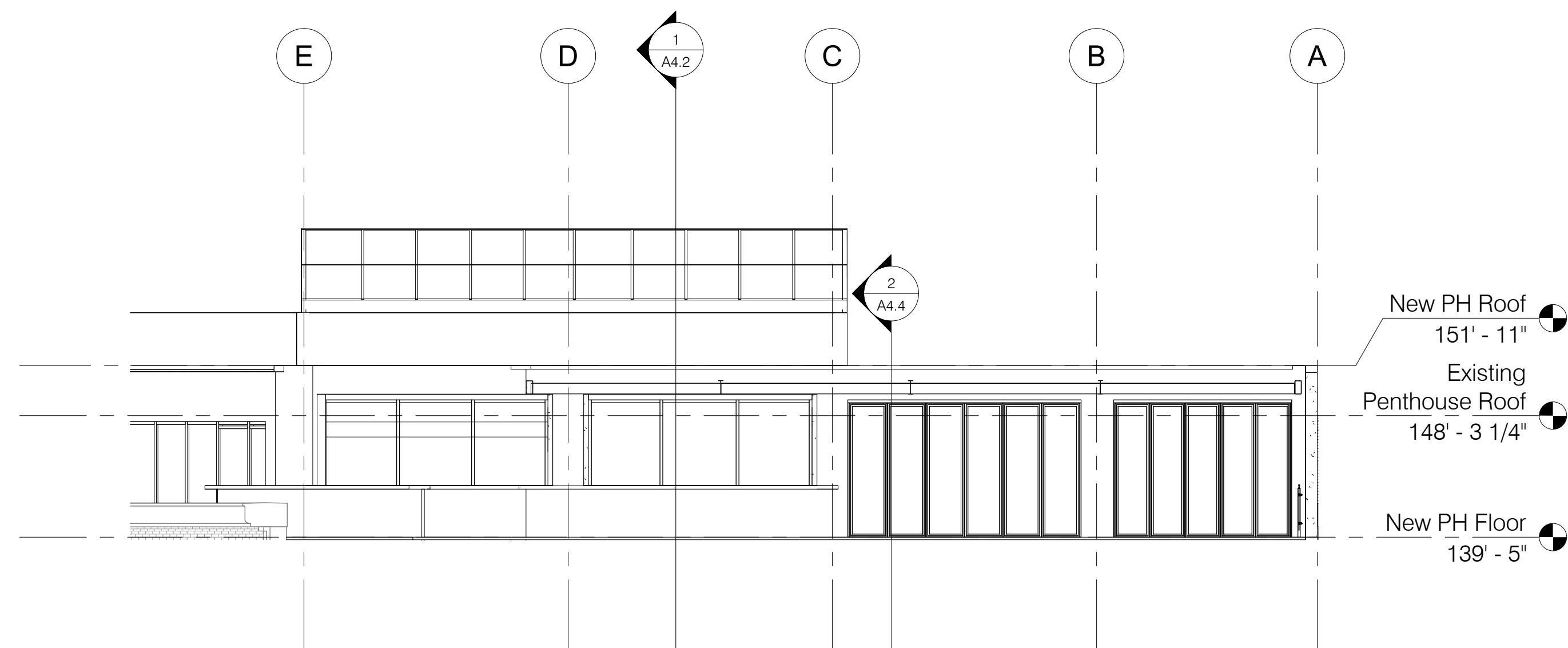
PRELIMINARY
NO FOR CONSTRUCTION
November 4, 2022

TITLE:
Penthouse &
Lightwell Elevations

DRAWING NUMBER:

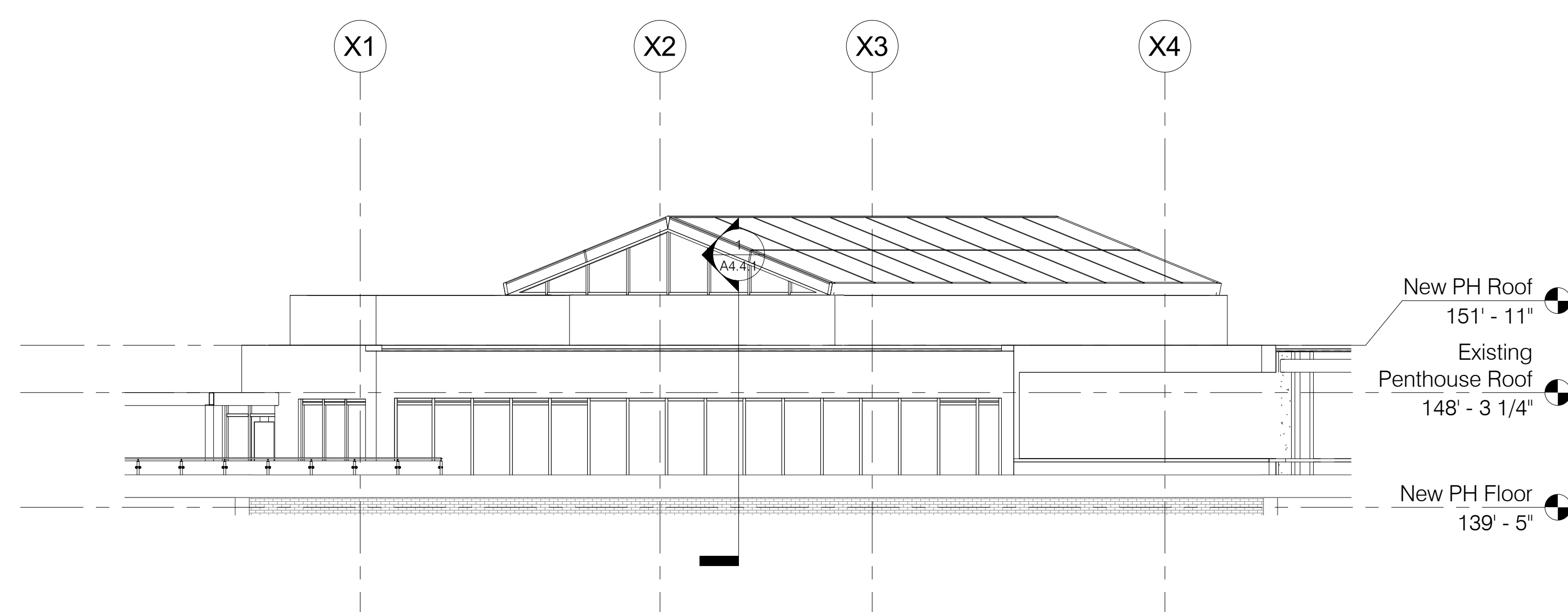
A3.6

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



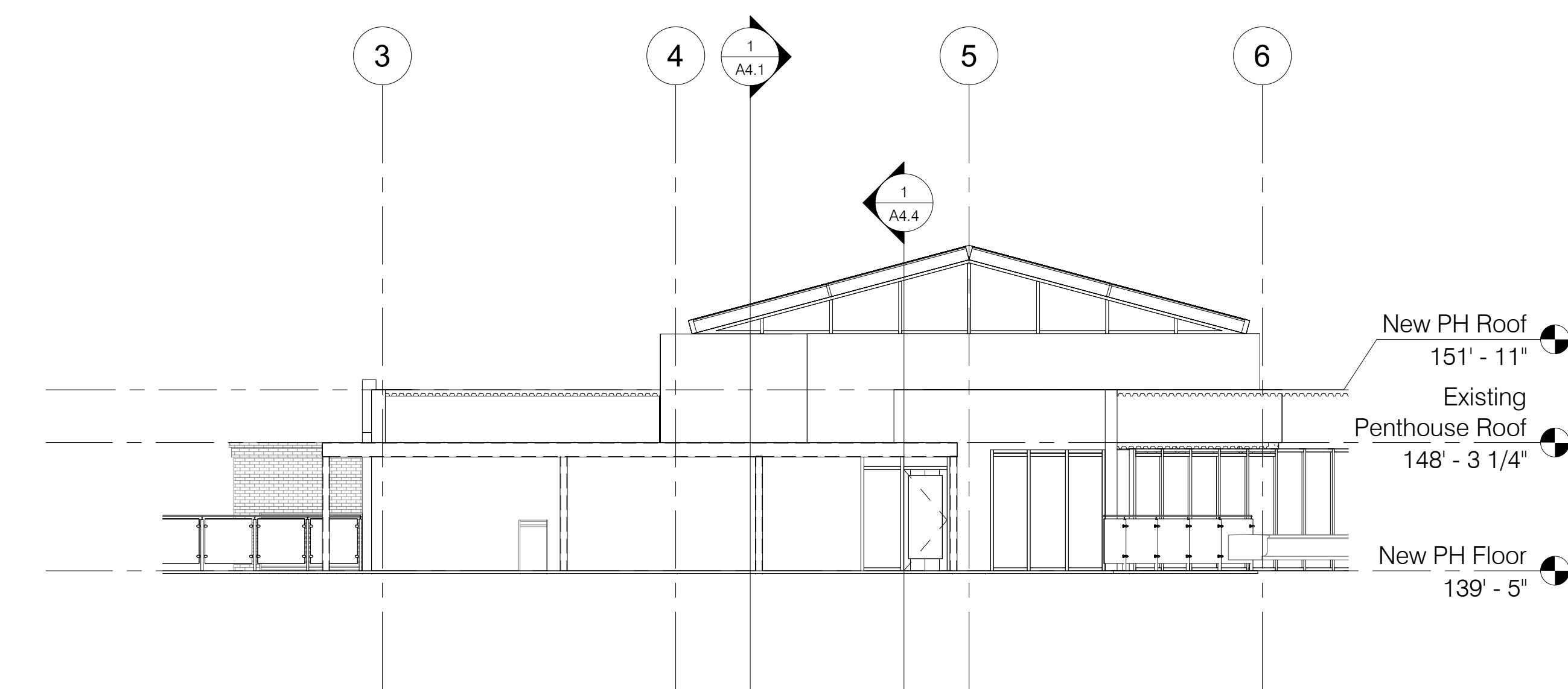
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1/8" = 1'-0"
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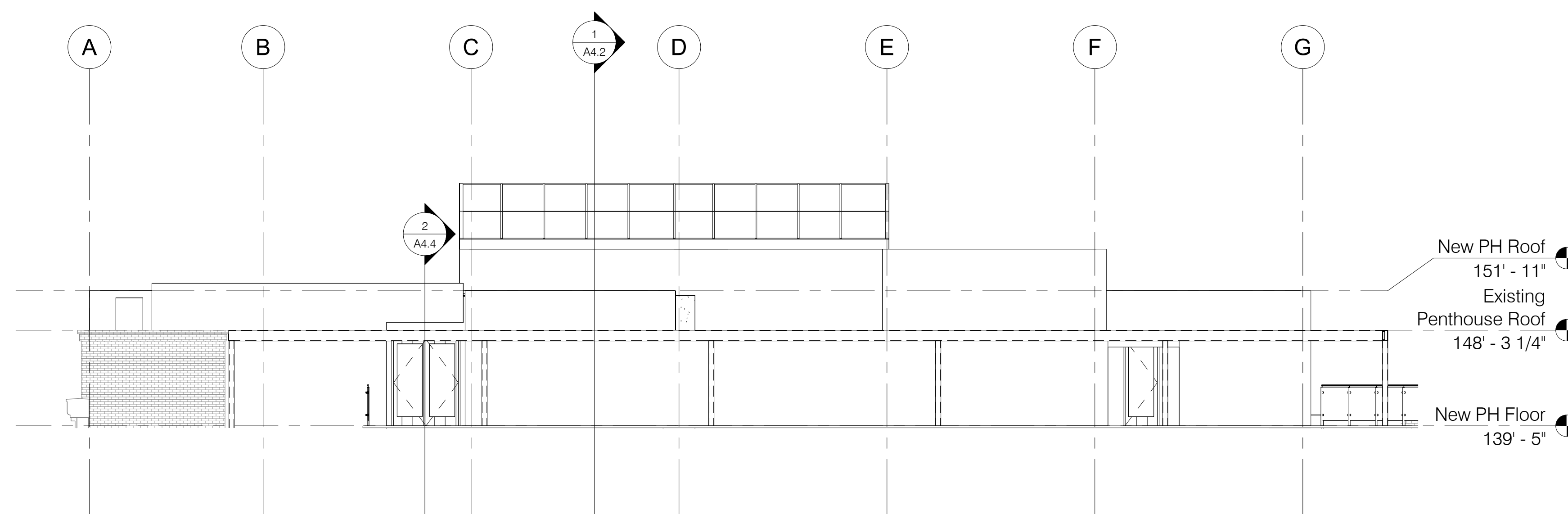
2 Northeast Elevation - Penthouse

1/8" = 1'-0"
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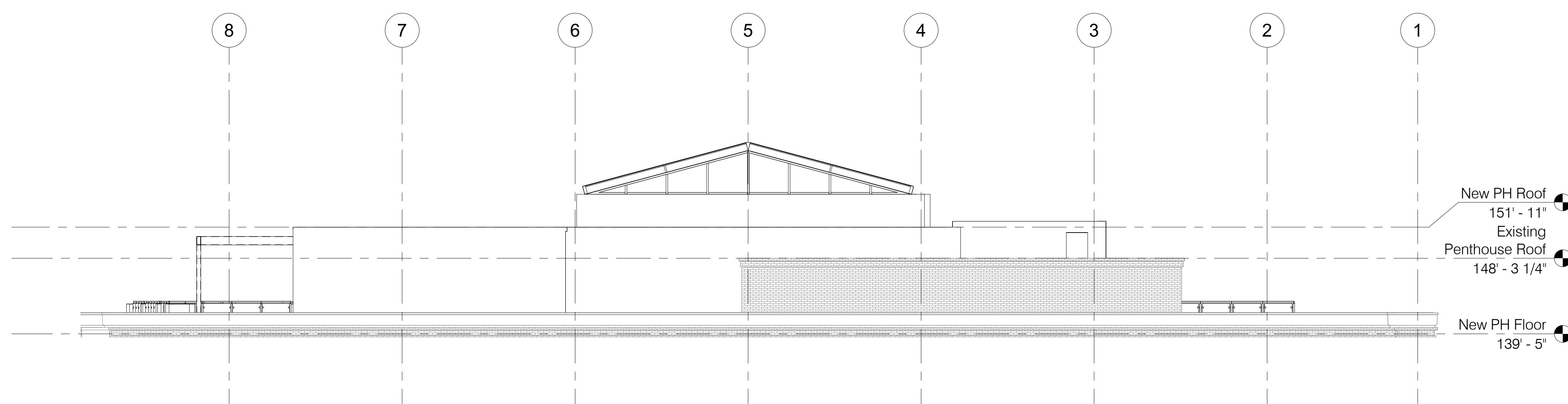
3 East Elevation - Penthouse

1/8" = 1'-0"
0 2' 4' 8' 16'



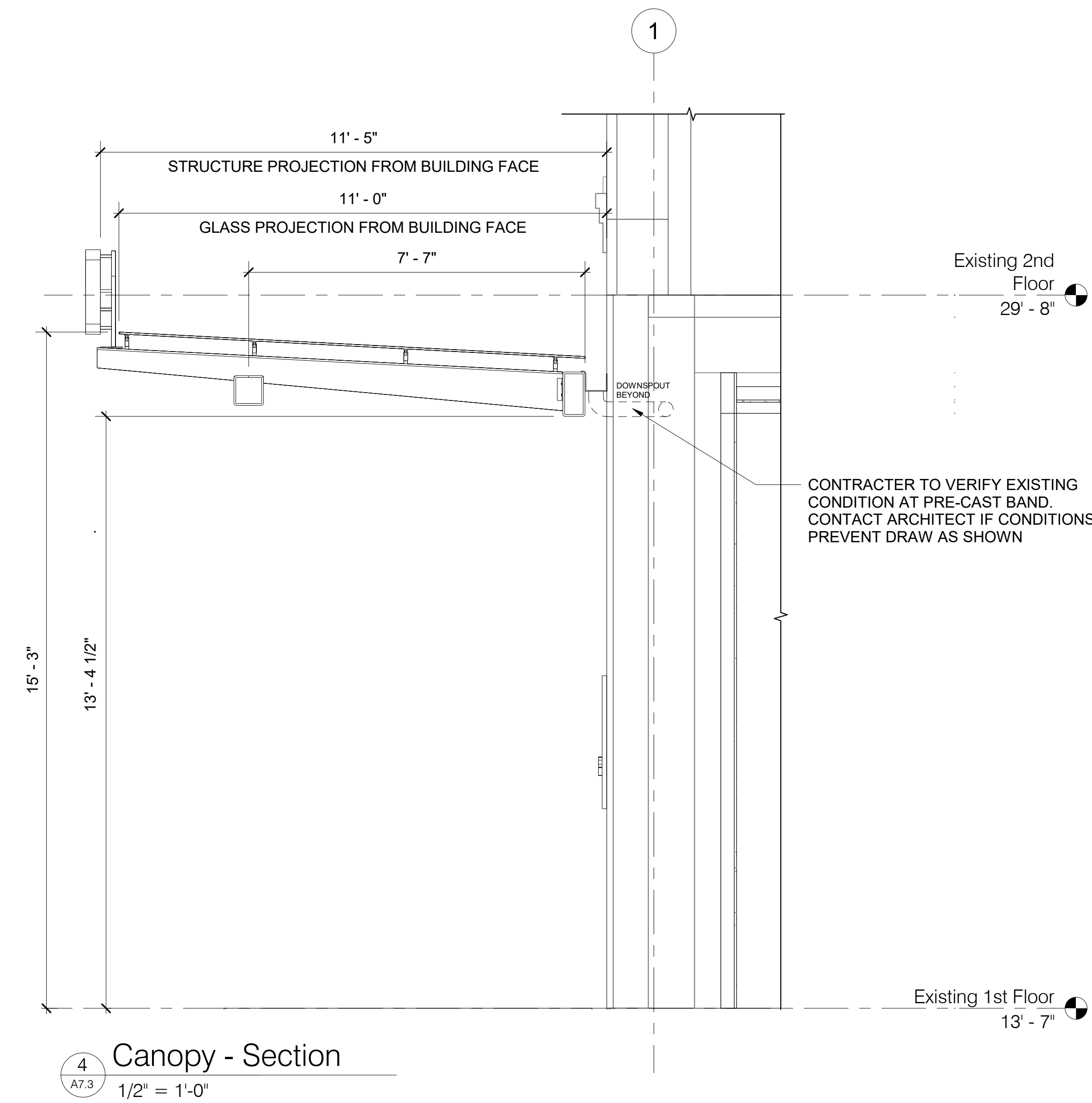
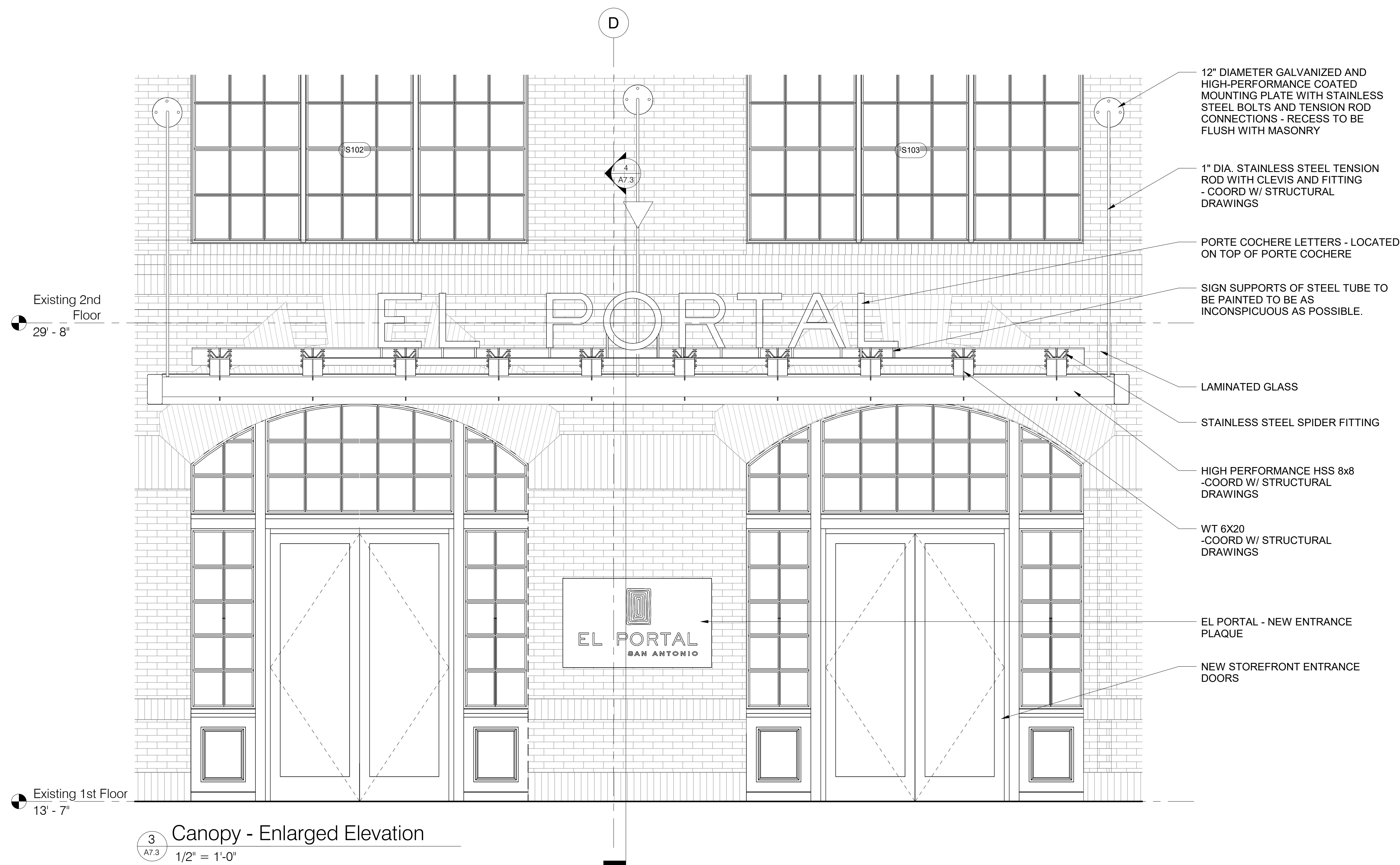
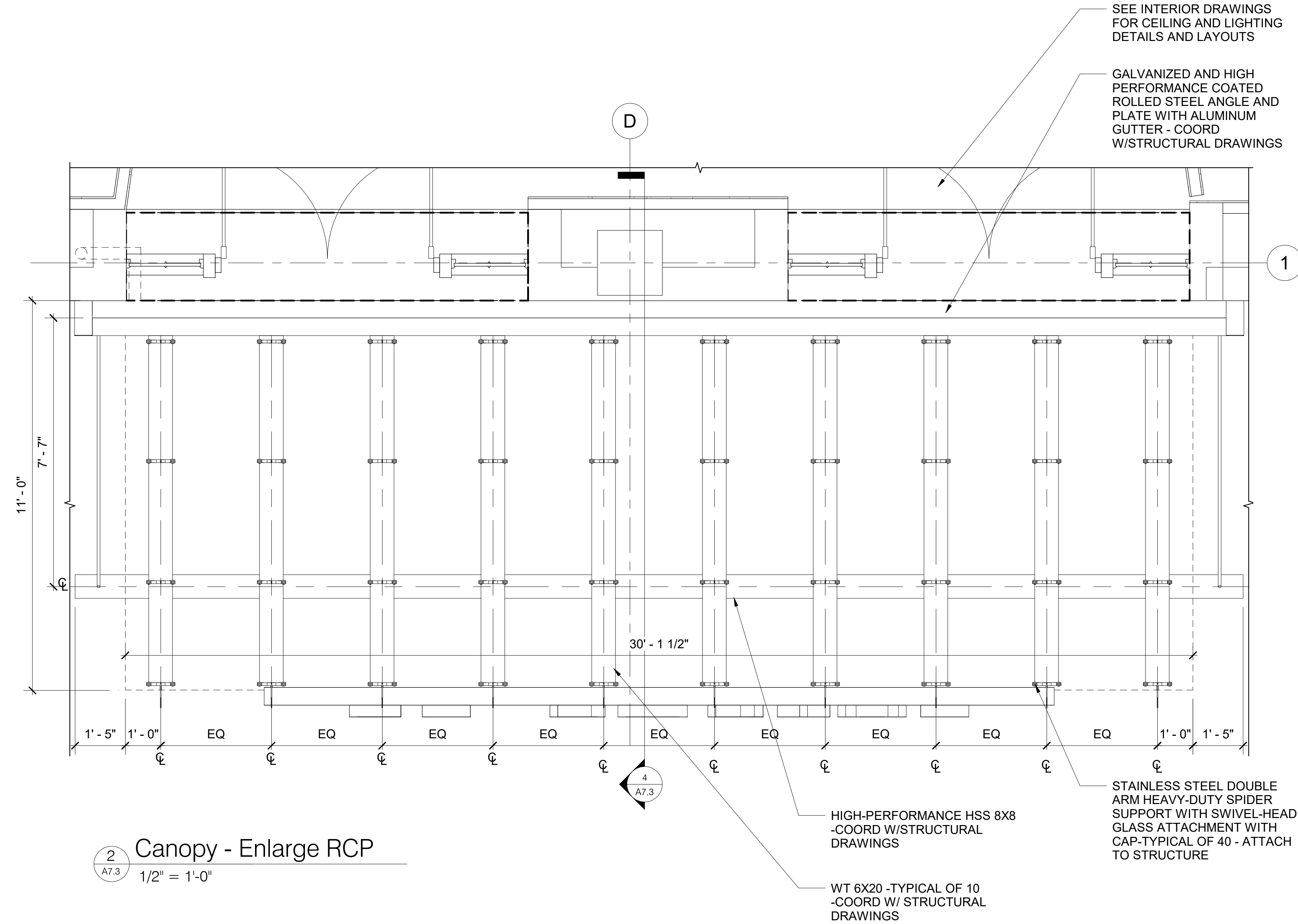
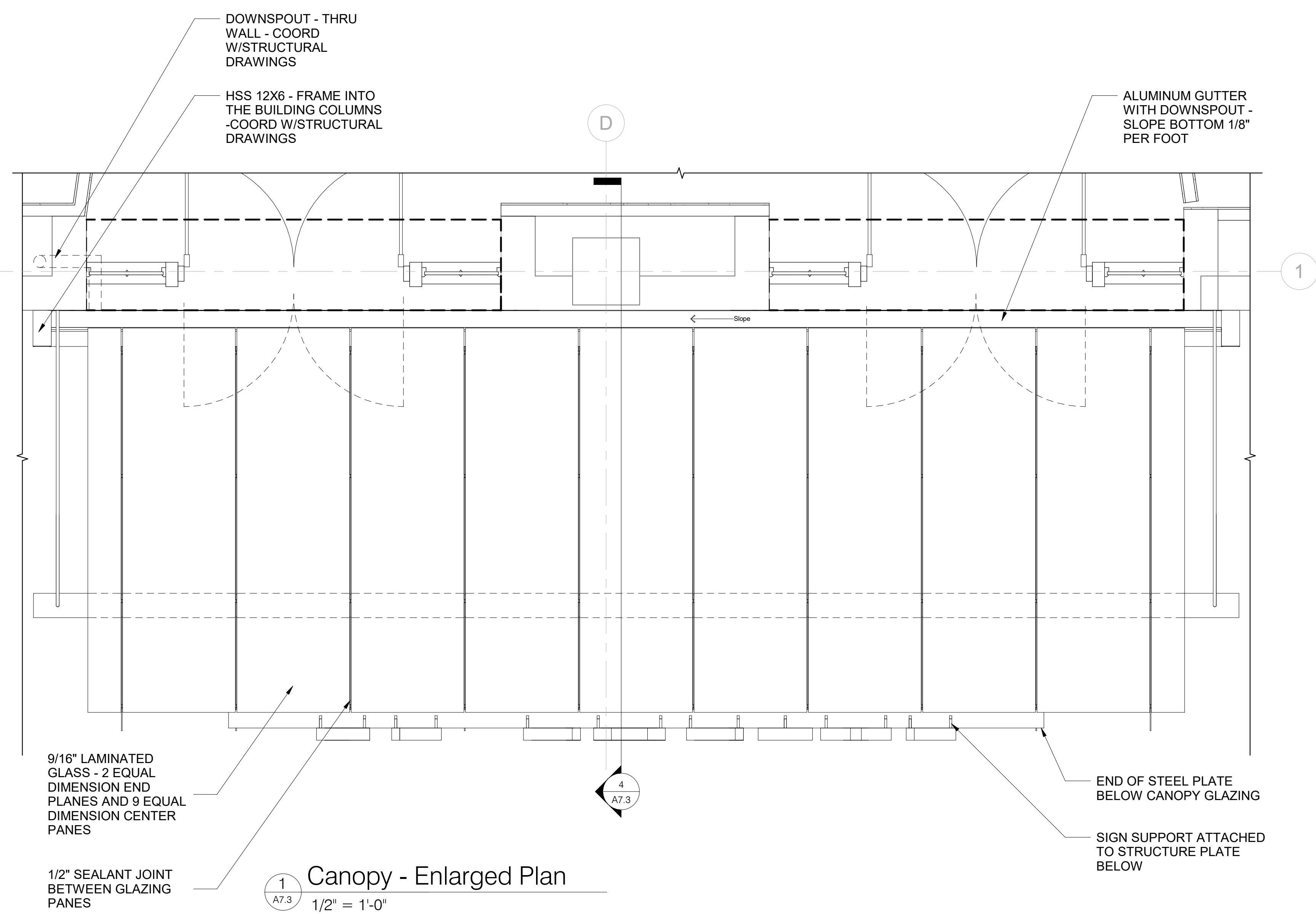
4 South Elevation - Penthouse

1/8" = 1'-0"
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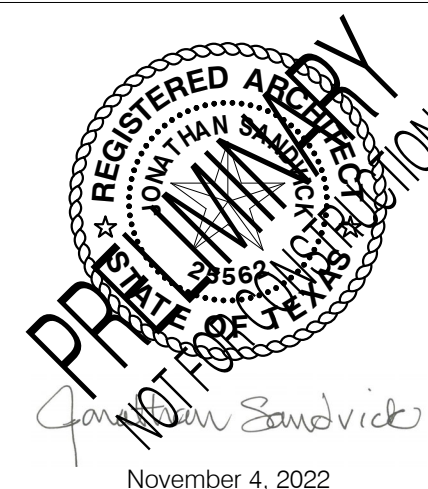
5 West Elevation - Penthouse

1/8" = 1'-0"
0 2' 4' 8' 16'



No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW



TITLE:
Canopy Plan & Details

DRAWING NUMBER:
A7.3

SCALE: 1/2" = 1'-0"