

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-523
ADDRESS: 221 NEWELL
LEGAL DESCRIPTION: NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40
ZONING: IDZ, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Thomas Brown/Clayton Korte
OWNER: RIO PERLA PROPERTIES LP
TYPE OF WORK: Exterior alterations, fenestration modifications, terrace installation, storefront system installation, repair and maintenance, site and paving modifications
APPLICATION RECEIVED: October 01, 2021
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 roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry.
2. Replace any steel windows that are beyond repair with thermally broken aluminum windows.
3. Perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule.
4. Perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace.
5. Perform façade modifications to the northeast corner façade by removing the façade to create an open air entrance with a recessed glass storefront system.
6. Perform modifications to the west (alley) façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp.
7. Perform various streetscape enhancements to Karnes Street including the installation of brick paving to replace the existing asphalt paving.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. The one-story structure located at 221 Newell was constructed in 1948 as a warehouse and office building and is commonly known as the Samuel's Glass Building. The structure was design by Bartlett Cocke. The structure features existing modifications including a roof extension and modifications to the alley loading dock. At this time the structure is not a locally designated landmark; however, the applicant has submitted an application for historic designation. Designation of this structure as a locally designated landmark would make it eligible for local historic tax incentives.
- b. **REHABILITATIVE WORK** – The applicant has proposed rehabilitative scopes of work including roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry. Additionally, the applicant has proposed to replace any existing steel windows that are damaged beyond repair with thermally broken aluminum windows. Staff finds the proposed rehabilitative scopes of work to be appropriate. If existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.
- c. **FAÇADE MODIFICATIONS (South, Newell Façade)** – The applicant has proposed to perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Generally, staff finds that the proposed modifications are consistent with Guidelines as they maintain the industrial nature of the structure. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.
- d. **FAÇADE MODIFICATIONS (East, Karnes Façade)** – The applicant has proposed to perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace. The existing east façade features three overhead rolling doors and industrially sized steel windows. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Staff finds the proposed modifications to the east façade generally maintain the existing profile and form of the original façade, while incorporating new elements. Staff finds the proposed modifications to be appropriate and consistent with the Guidelines. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.
- e. **FAÇADE MODIFICATIONS (Northeast Corner)** – The applicant has proposed to perform façade modifications to the northeast corner of the structure by removing the façade to create an open air entrance with a recessed glass storefront system. This modifications would result in the removal of an existing overhead rolling door opening, one window and existing masonry façade materials. While the proposed modifications would result in original elements being removed, the location of the proposed modifications is in a non-prominent location on the structure and do not impact a primary façade. Staff finds that all removed façade materials shall be salvaged for reuse.
- f. **FAÇADE MODIFICATIONS (West, Alley Façade)** – The applicant has proposed to perform façade modifications to the west, alley façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp. Staff finds the proposed modifications to be appropriate as existing architectural features will be minimally impacted. Staff finds that any removed façade materials shall be salvaged for reuse.
- g. **STREET SCAPE (Karnes)** – The applicant has proposed to perform various street scape modifications to Karnes Street including the installation of brick paving to replace the existing asphalt paving. Staff finds the proposed improvements to be appropriate; however, detailed landscaping plans should be submitted to OHP staff for review and approval.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work with the following stipulations:
 - i. That if existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.
2. Staff recommends approval of item #2, façade modifications to the south façade based on finding c with the following stipulations:
 - i. That all removed façade materials shall be salvaged for reuse.
 - ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, façade modifications to the east façade based on finding d with the following stipulations:
 - i. That all removed façade materials shall be salvaged for reuse.
 - ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.
4. Staff recommends approval of item #4, façade modifications to the northeast corner based on finding e with the following stipulations:
 - i. That all removed façade materials shall be salvaged for reuse.
 - ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.
5. Staff recommends approval of item #5, façade modifications to the west façade based on finding f with the following stipulation:
 - i. That all removed façade materials shall be salvaged for reuse.
6. Staff recommends approval of item #6, street scape modifications to Karnes Street with the following stipulation:
 - i. That detailed landscaping and site paving plans be submitted to OHP staff for review and approval.

City of San Antonio One Stop



October 29, 2021

CoSA Addresses



Pre-K Sites

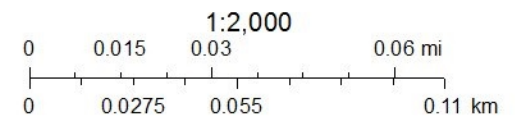
BCAD Parcels



Community Service Centers



CoSA Parcels



Edward Hall, Senior Historic Preservation Specialist
Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204

Via email: edward.hall@sanantonio.gov

MARKET AT PEARL

The Samuel's Glass Building, 221 Newell Avenue, San Antonio, Texas 78215

Project Narrative

The existing building was originally constructed in 1948 as a warehouse and office building for the Samuel's Glass Company designed by Bartlett Cocke with structural engineer services completed by W.E. Simpson. A roof extension and modification to the alley loading dock was completed at an unknown time. The building was continuously used up until 2017 when the Samuel's Glass Company relocated. The building is currently used for storage and support of the neighboring Pearl campus. The existing warehouse and office space is currently planned to be re-purposed for a market, restaurants, and offices and storage for Pearl Operations.

Repairs & Exterior Modifications

The project team has acknowledged and recognized the building is historic. Care will be taken during the renovation and restoration of the building. Modifications to the existing warehouse's exterior are planned to be minimal and respectful to the building's original design. The roof along with exterior windows and doors are to be restored. The exterior façade will be restored and repaired to provide a water tight system. This will include repointing and sealing existing clay tile masonry found at the exterior.

While no additions to the building is proposed, the western portion of the building's primary façade along Newell Avenue will be modified to increase the size of the existing loading dock. Overhead doors added to the elevation will match the existing proportions but updated to aluminum profiles. The existing entry will be revised to create a larger vestibule though the existing storefront will remain.

Along Karnes Street the design team is proposing several new entrances to the building. At the existing material transition from the primary façade's face brick to D'Hannis clay tile along Karnes, a new tenant entry is planned with stairs and an entry canopy. The overhead coiling doors at the existing loading dock will remain and the dock behind those doors will be converted into a raised courtyard with a finish floor that matches the existing building. New windows and precast concrete sills to match the adjacent existing windows are planned at the ends of the existing light monitors along Karnes. An existing window and sill will be replaced with a new entry to a raised dining terrace for a future tenant. Existing utilities will be removed and relocated along this elevation.

The façade at the corner of Karnes and the service alley will be removed to create more frontage for the market entry and a covered entry terrace for the market. The existing structure will remain and a new recessed glazed storefront will create more

visibility between the Karnes Street and the market's entry. Bricks will be salvaged and stored to replace any damaged materials beyond repair elsewhere on the project.

A roof extension in the alley is planned to be repaired as necessary and a patio terrace will be added at the service alley for one of the restaurant spaces. Guardrails will be clay breeze block. Screen walls to conceal a back of house ramp and employee break terrace will be constructed of D'Hannis clay tile.

Historically accurate thermally broken aluminum windows will replace existing windows beyond repair on the exterior. An aluminum storefront system utilizing applied muntins and corresponding spacer bars within the IGU are planned for new exterior glazing at new entries.

Improvements to the streetscape are planned to make the building's frontage more pedestrian friendly on all frontages. Proposed terraces along Karnes and the service alley paired with an extensive planting plan will activate these elevations.

















CLAYTON KORTE | INTERIOR, VIEW AT LIGHT MONITORS



SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021



CLAYTON KORTE | INTERIOR, VIEW AT LIGHT MONITORS

SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021



CLAYTON
KORTE

INTERIOR, VIEW AT LIGHT MONITORS

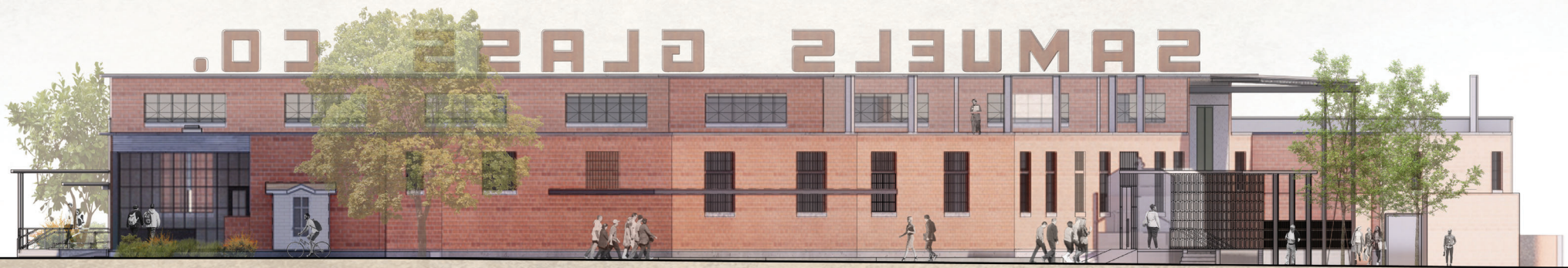
SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021

10 of 18















ALUMINUM STOREFRONT

Kawneer 451 or Similiar

Center glazed w/ applied muntins to match finish and dark bronze divider bars within IGU to match layout on elevations.



IGU

Solarban 60 with Acuity

Clear, low iron glass with low-e coating.



WELDED WIRE MESH

Guardrail Infill with Steel Angle Frame

Painted.



STEEL PROFILE

Angle, Level 1 Detail Make Model

Painted.



TERRACOTA BREEZE BLOCKS

D'Hanis or Similar

Size and pattern TBD.



GLAZED OVERHEAD DOOR

Overhead Door Company 521 Series

Dark bronze with clear glass, spandrel, and translucent glass as noted on elevations.



STUCCO

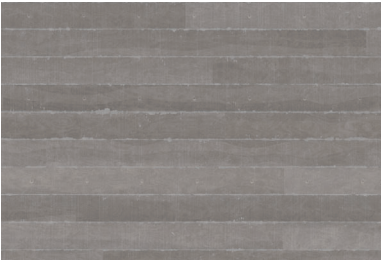
Color, finish TBD



BLACK BEAUTY

Benjamin Moore

To be applied at steel profiles and guardrails.



BOARD FORM CONCRETE

Level 1 Detail Make Model

Used at planters and terraces.



SAMUELS GLASS BUILDING

221 NEWELL AVENUE SAN ANTONIO, TEXAS 78215

HDR COA
SUBMITTAL

ISSUED DATE 10-01-2021
PROJECT NUMBER 2010



1 DEMOLITION SITE PLAN
1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
This drawing was prepared under
the supervision of Paul Clayton. It
is not to be used for regulatory
approval, permitting, or
construction purposes.

ISSUED DATE 10-01-2021
PROJECT NUMBER 21010

HDRC COA
SUBMITTAL

SAMUELS GLASS BUILDING
221 NEWELL AVENUE SAN ANTONIO, TEXAS 78215

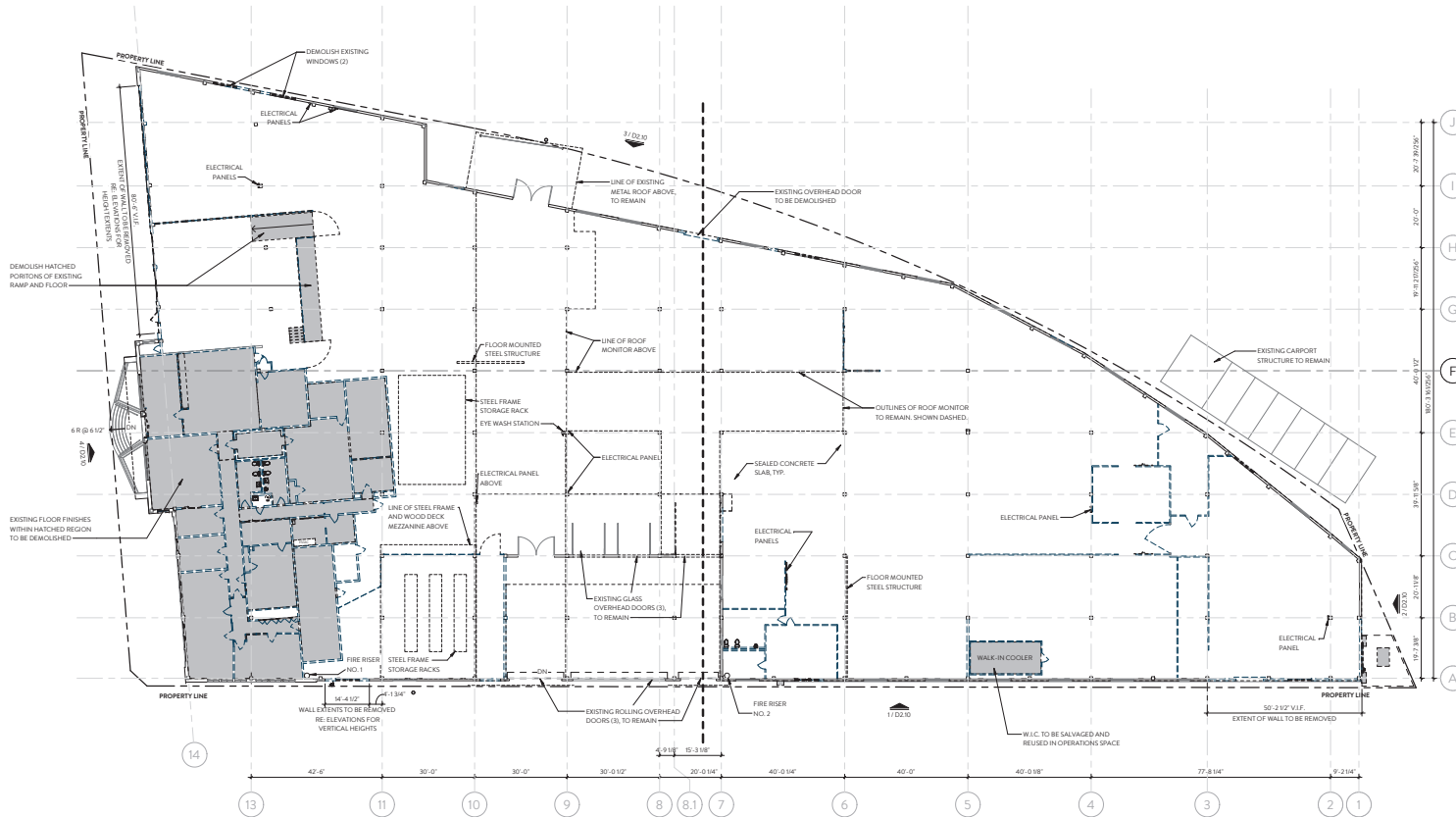
D1.00
DEMOLITION SITE
PLAN

SELECTIVE DEMO GENERAL NOTES

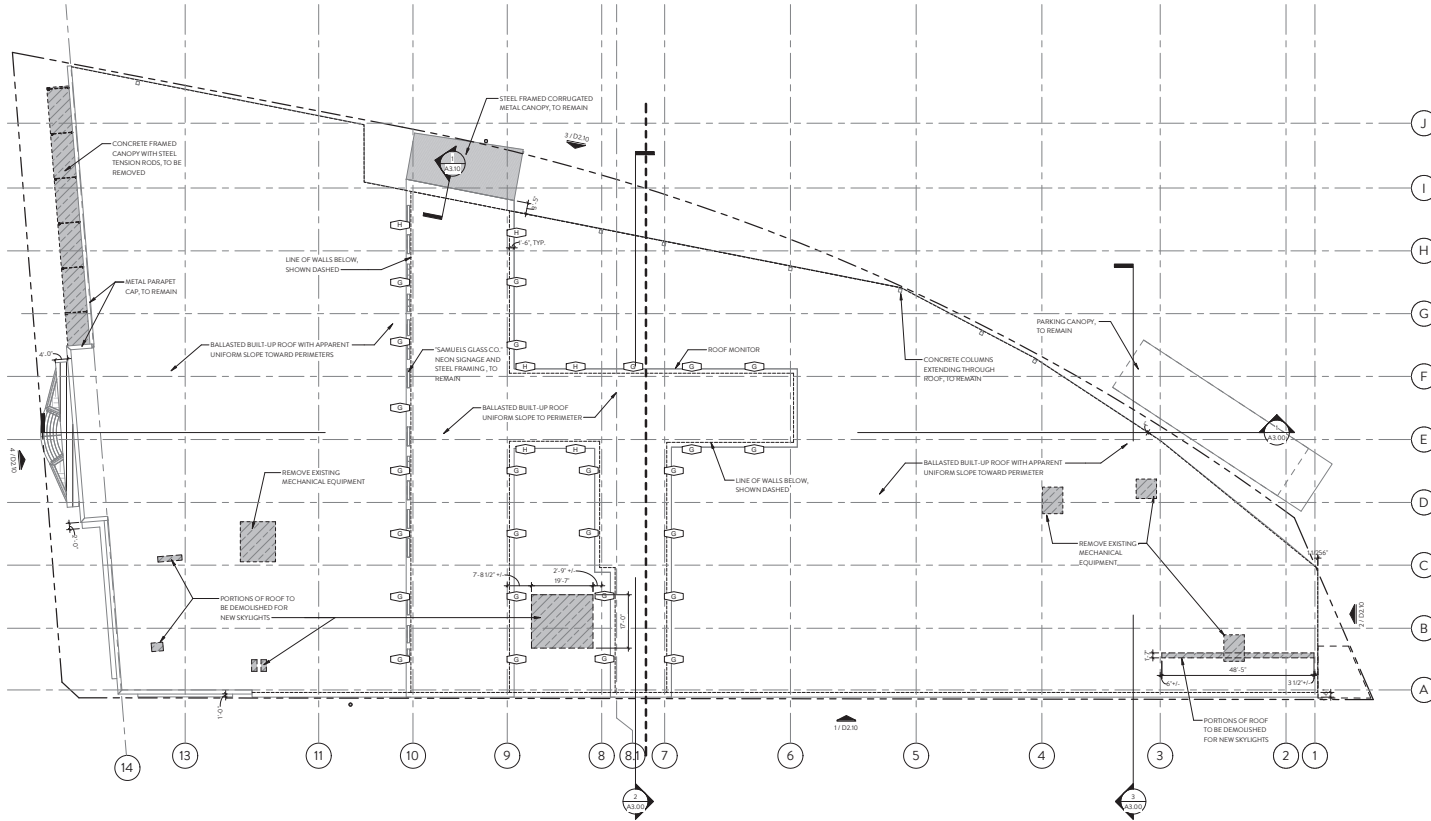
1. THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS NOT REQUIRED FOR THE FINISHED PROJECT, OR THAT IS IN CONFLICT WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE/RELOCATE ALL SUCH ITEMS AS REQUIRED FOR CONSTRUCTION. DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DIMENSIONS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
2. THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIAL. RELESS DESTRUCTION OF SAVAGEABLE, RE-USABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
3. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR RESULT IN A MANNER ACCEPTABLE TO THE OWNER & ARCHITECT.
4. COORDINATE SUPPORT FOR NEW FLOOR OPENINGS WITH STRUCTURAL DRAWINGS, WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS OR ADEQUATE SHORING BRACING BEFORE CUTTING OPENINGS.
5. ALL EXISTING CONCRETE STRUCTURE TO REMAIN, UNLESS OTHERWISE NOTED.
6. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION WORK ASSOCIATED WITH NEW SYSTEMS CONSTRUCTION AND FOR THE EXTENT OF EXISTING SYSTEMS TO BE REMOVED.
7. ALL ITEMS NOTED REMOVED / RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED, CATALOGED AND STORED.
8. SPECIAL NOTE CONCERNING HAZARDOUS MATERIALS: THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESS THE PRESENCE OF HAZARDOUS MATERIALS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.
9. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.
10. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PROPERTY UTILITIES PRIOR TO PERFORMING ANY WORK, AND GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WITH EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION PHASES.
11. CONTRACTOR TO REMOVE ALL VISIBLE GRAFFITI FROM BUILDING DURING DEMOLITION PHASE. CONFIRM REMOVAL METHOD WITH ARCHITECT PRIOR TO PROCEEDING, RE: SPEC 03 01 80.3b
12. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR RESULT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
13. SALVAGE ALL DOORS, HARDWARE, FIXTURES, TRIM, & ALL ITEMS NOTED ON DEMOLITION PLAN TO BE REMOVED. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE.
14. REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.
15. EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
16. PORTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE GC AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.
17. ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED OFF SITE IN GC COORDINATED STORAGE FACILITY FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/FEATURES AFFECTED BY NEW CONSTRUCTION.
19. ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, PRIOR TO CUTTING OPENINGS.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- AREA OF CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED



1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"



SELECTIVE DEMO GENERAL NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS NOT REQUIRED FOR THE FINISHED PROJECT, OR THAT IS IN CONFLICT WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE/RELOCATE ALL SUCH ITEMS AS REQUIRED FOR CONSTRUCTION. DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED/REMOVED. PERFORMING ANY WORK, DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS, DOCUMENTATION TO BE CLEARLY LABELED AND SUBMITTED TO ARCHITECT AND OWNER.
2. THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
3. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER & ARCHITECT.
4. COORDINATE SUPPORT FOR NEW FLOOR OPENINGS WITH STRUCTURAL DRAWINGS, WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS OR ADEQUATE SHORING/BRACING BEFORE CUTTING OPENINGS.
5. ALL EXISTING CONCRETE STRUCTURE TO REMAIN, UNLESS OTHERWISE NOTED.
6. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION WORK ASSOCIATED WITH NEW SYSTEMS CONSTRUCTION AND FOR THE EXTENT OF EXISTING SYSTEMS TO BE REMOVED.
7. ALL ITEMS NOTED REMOVED / RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED, CATALOGED AND STORED.
8. SPECIAL NOTE CONCERNING HAZARDOUS MATERIALS: THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESS THE PRESENCE OF HAZARDOUS MATERIALS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.
9. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.
10. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PROPERTY UTILITIES PRIOR TO PERFORMING ANY WORK, AND GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WITH EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION PHASES.
11. CONTRACTOR TO REMOVE ALL VISIBLE GRAFFITI FROM BUILDING DURING DEMOLITION PHASE. CONFIRM REMOVAL INTENT WITH ARCHITECT PRIOR TO PROCEEDING. RE: SPEC 03.09.30.33
12. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
13. SALVAGE ALL DOORS, HARDWARE, FIXTURES, TRIM, & ALL ITEMS NOTED ON DEMOLITION PLAN TO BE REMOVED. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE.
14. REMOVE NOTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.
15. EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
16. POTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE GC AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.
17. ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED OFF SITE IN GC COORDINATED STORAGE FACILITY FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
19. ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, PRIOR TO CUTTING OPENINGS.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- AREA OF CONSTRUCTION TO BE REMOVED
- AREA OF CONSTRUCTION TO BE REMOVED



EXISTING EXTERIOR ELEVATION - NEWELL AVE.



EXISTING EXTERIOR ELEVATION - ALLEY SIDE



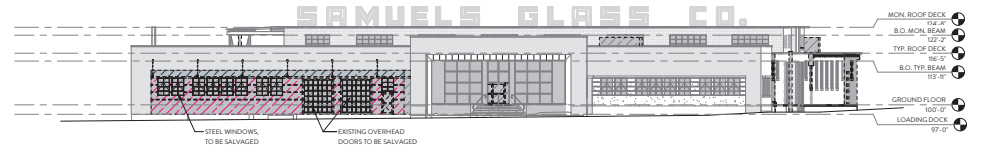
EXISTING EXTERIOR ELEVATION - NORTH



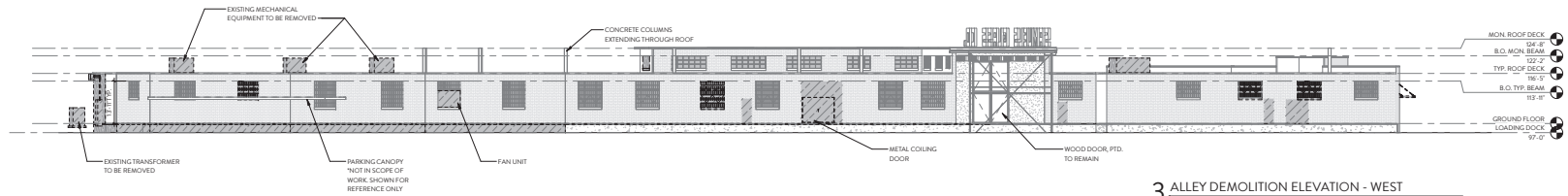
EXISTING EXTERIOR ELEVATION - KARNES ST.

DEMOLITION LEGEND

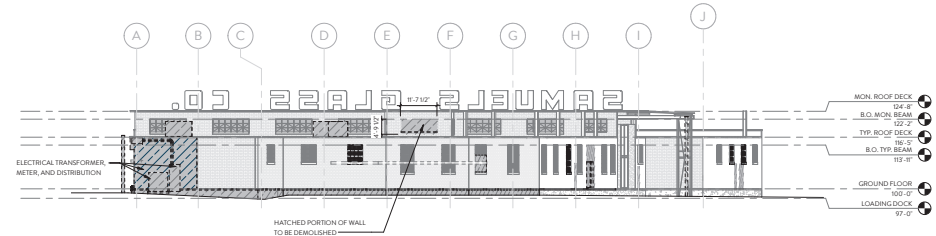
- EXISTING CONSTRUCTION TO REMAIN
- AREA OF CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED



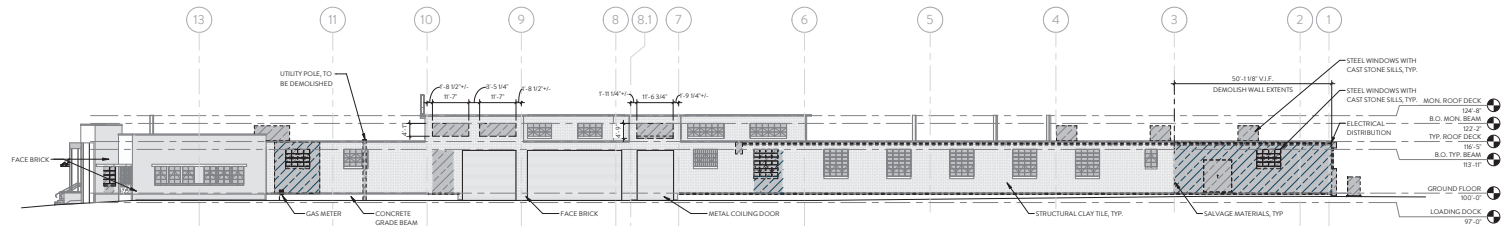
4 NEWELL DEMOLITION ELEVATION - SOUTH
1/16" = 1'-0"



3 ALLEY DEMOLITION ELEVATION - WEST
1/16" = 1'-0"



2 SERVICE ST DEMOLITION ELEVATION - NORTH
1/16" = 1'-0"



1 KARNES DEMOLITION ELEVATION - EAST
1/16" = 1'-0"

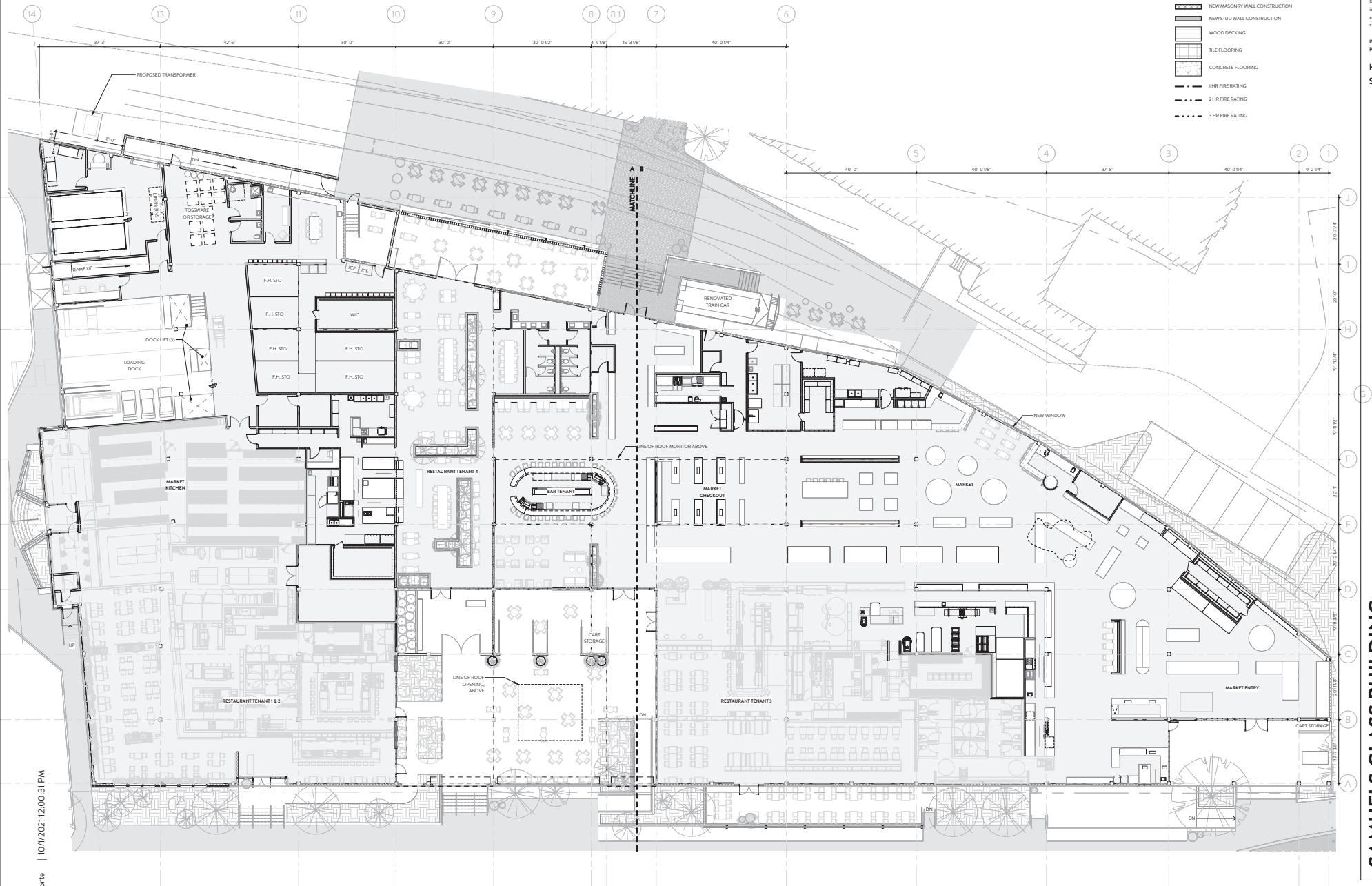
221 NEWELL AVENUE SAN ANTONIO TEXAS 78215

SITE PLAN - CORE & SHELL

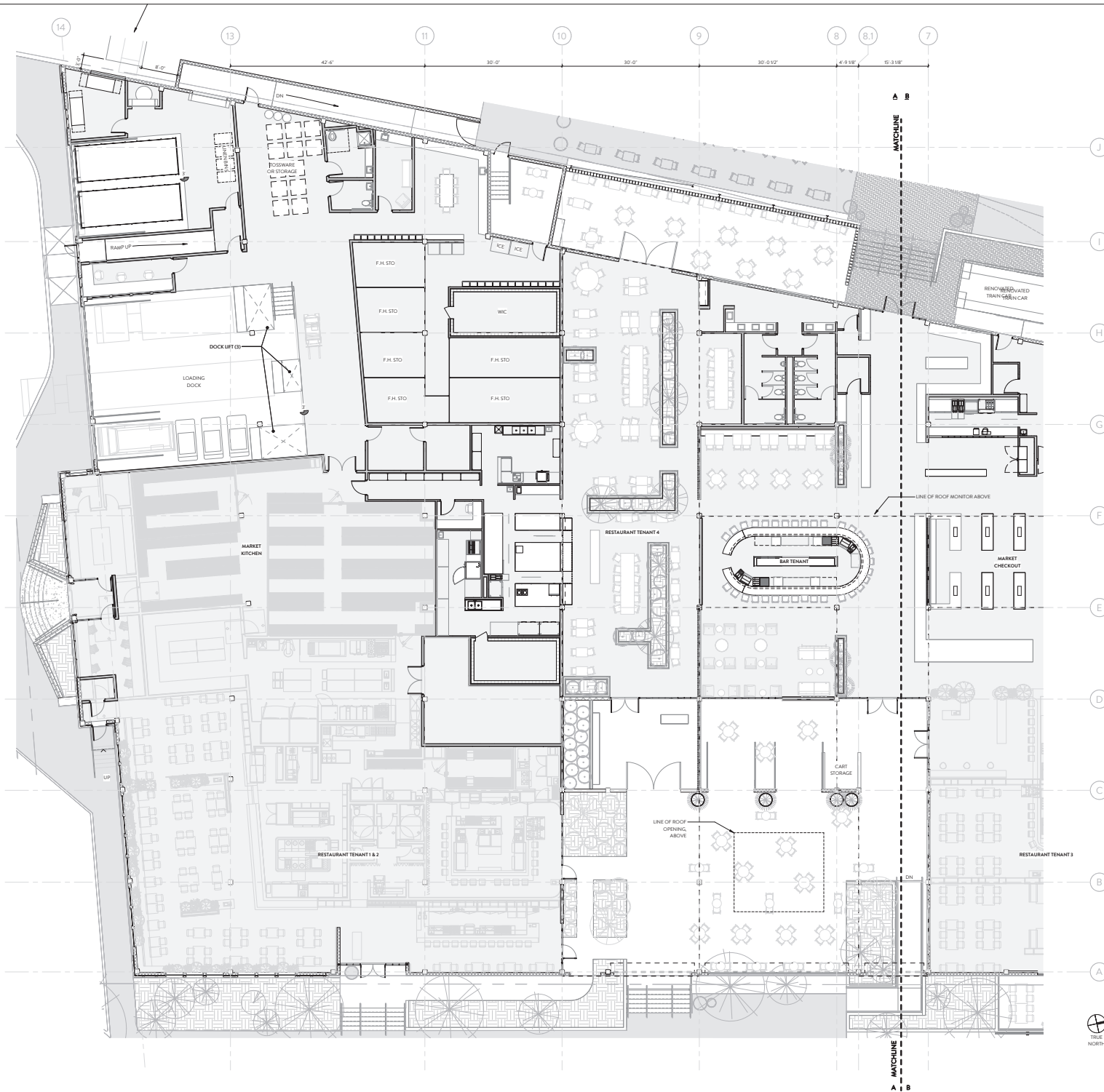


PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW MASONRY WALL CONSTRUCTION
- NEW STUD WALL CONSTRUCTION
- WOOD DECKING
- TILE FLOORING
- CONCRETE FLOORING
- 1 HR FIRE RATING
- 2 HR FIRE RATING
- 3 HR FIRE RATING



1 OVERALL FLOOR PLAN
3/32" = 1'-0"



1 OVERALL FLOOR PLAN - A
1/8" = 1'-0"

CLAYTON
KORTE

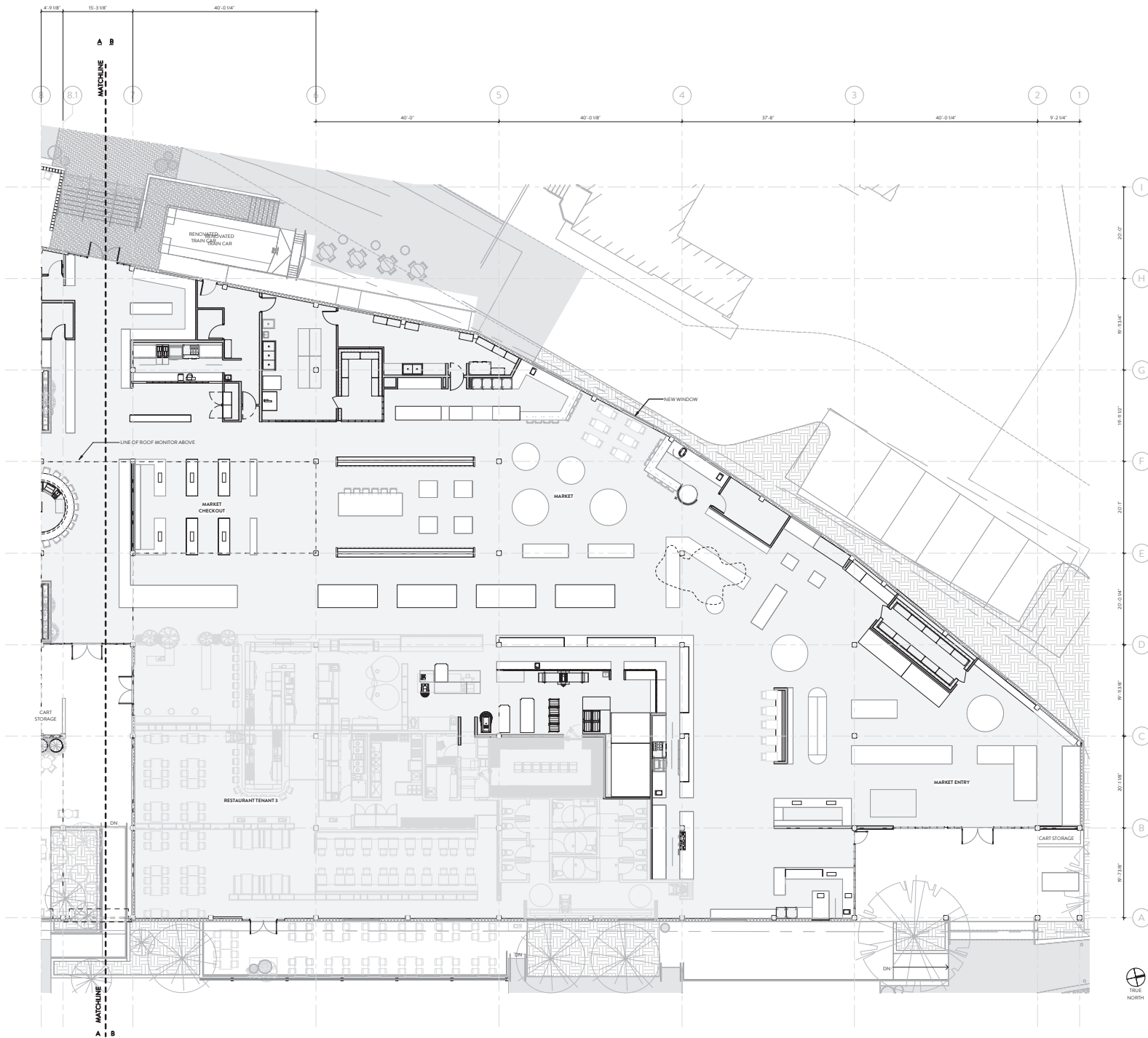
PRELIMINARY
NOT FOR CONSTRUCTION
This drawing was prepared under
the supervision of Paul Clayton. It
is not to be used for regulatory
approval, permitting, or
construction purposes.

ISSUED DATE 10-01-2021
PROJECT NUMBER 29010

HDR COA
SUBMITTAL

SAMUELS GLASS BUILDING
221 NEWELL AVENUE SAN ANTONIO, TEXAS 78215

A1.11
FLOOR PLAN A



1 OVERALL FLOOR PLAN
1/8" = 1'-0"

CLAYTON
KORTE

PRELIMINARY
NOT FOR CONSTRUCTION
This drawing was prepared under
the supervision of Paul Clayton. It
is not to be used for regulatory
approval, permitting, or
construction purposes.

ISSUED DATE 10-01-2021
PROJECT NUMBER 29010

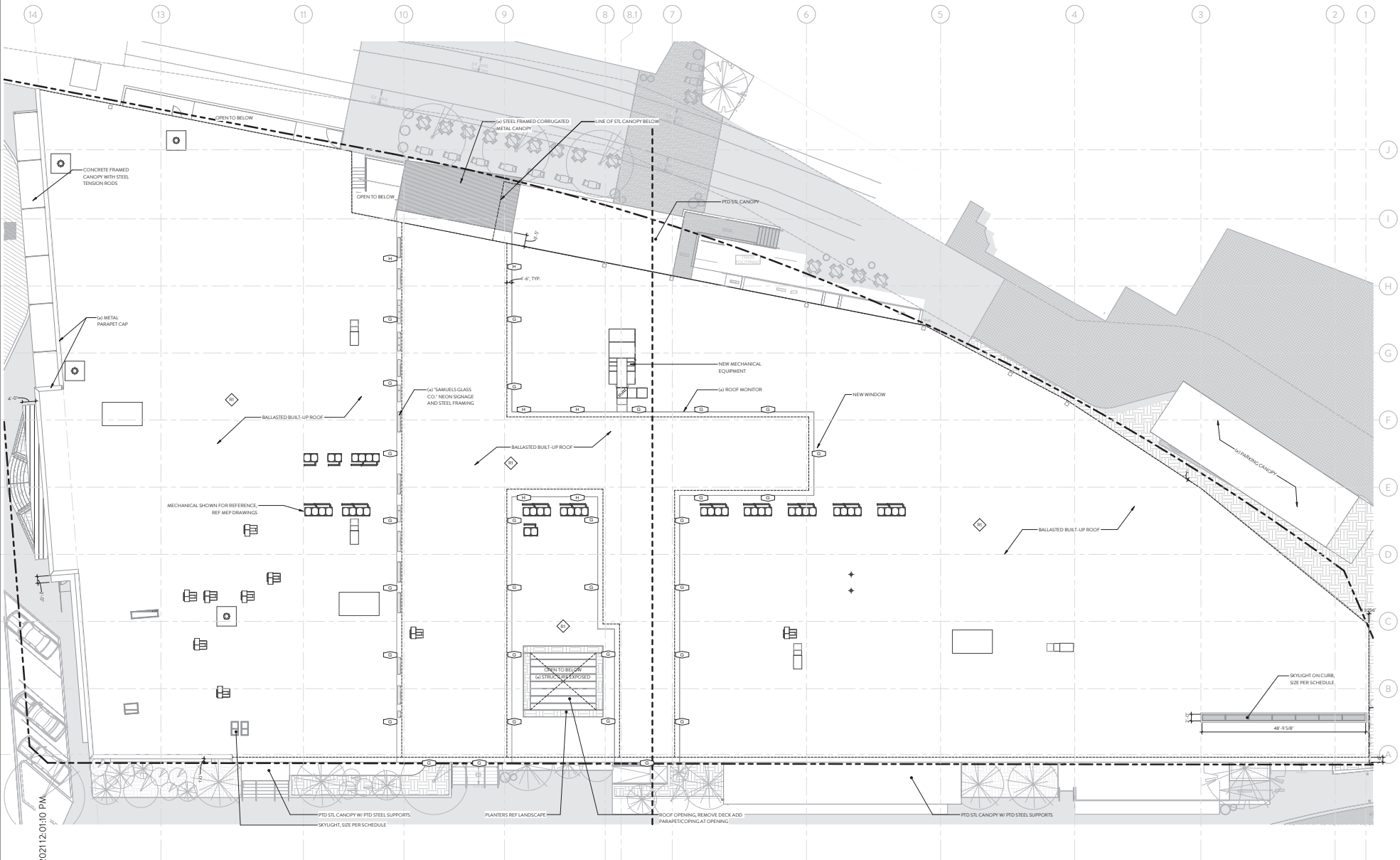
HDRC COA
SUBMITTAL

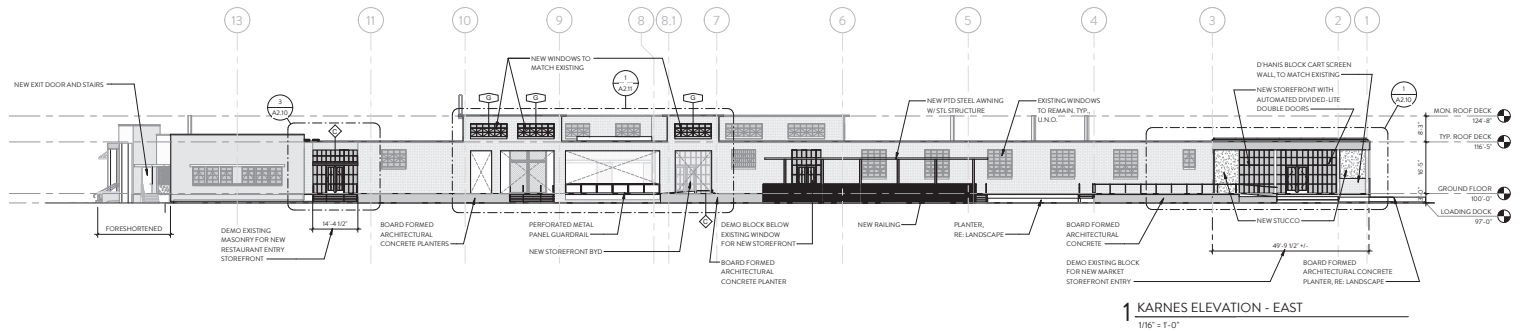
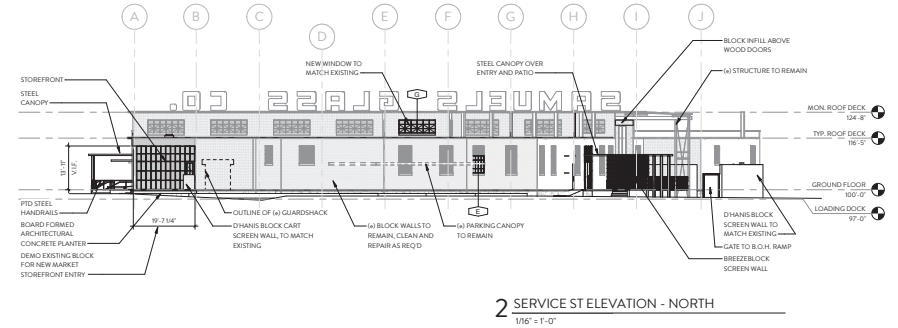
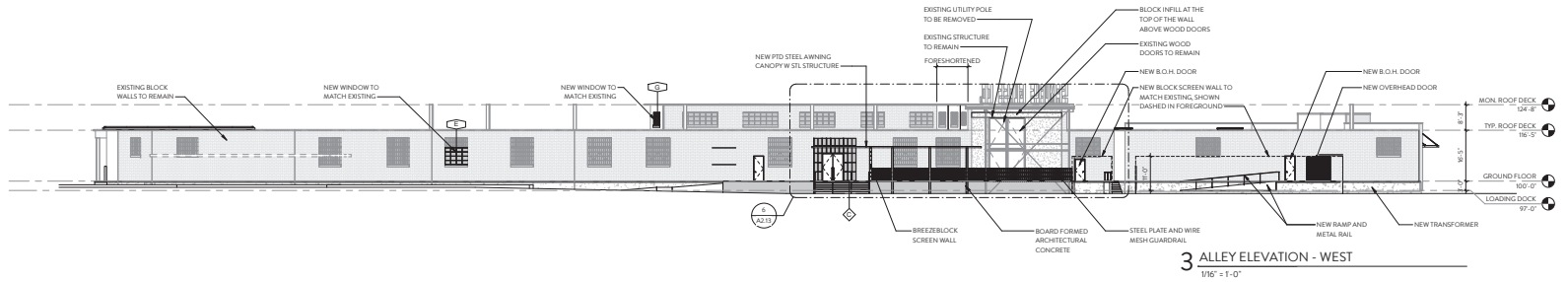
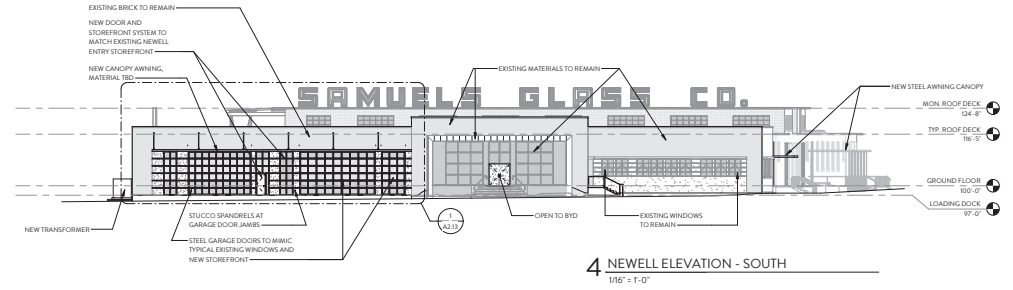
SAMUELS GLASS BUILDING
221 NEWELL AVENUE SAN ANTONIO, TEXAS 78215

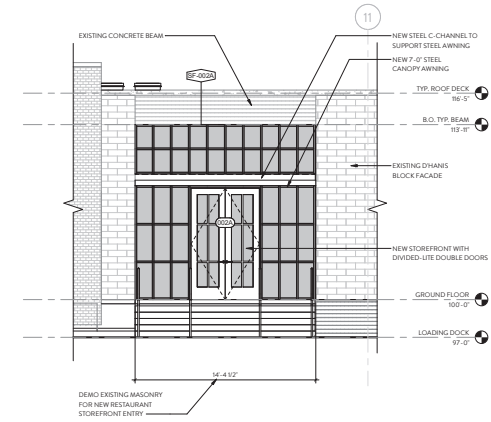
A1.12
FLOOR PLAN B

ROOF PLAN GENERAL NOTES

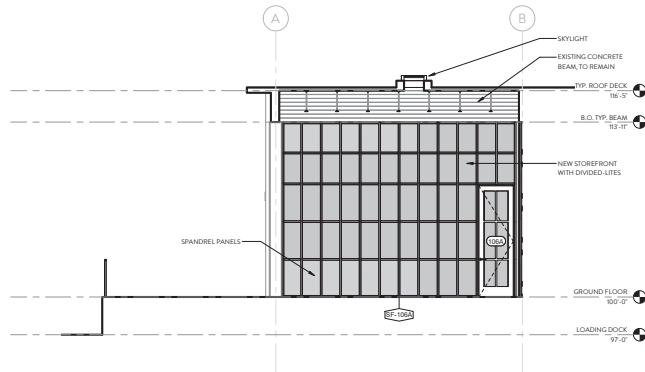
1. ROOF SLOPES AND DRAINAGE STRATEGY TO BE DETERMINED
BASED UPON PREFERRED MECHANICAL/HVAC SYSTEM.



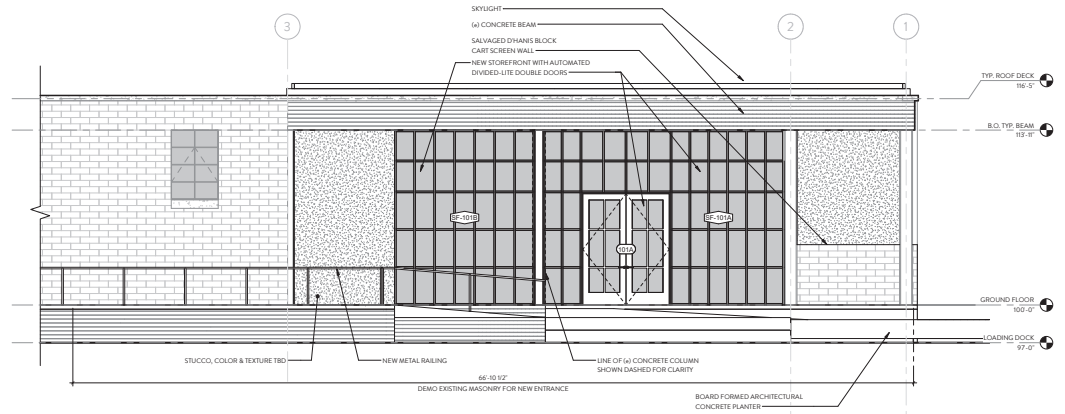




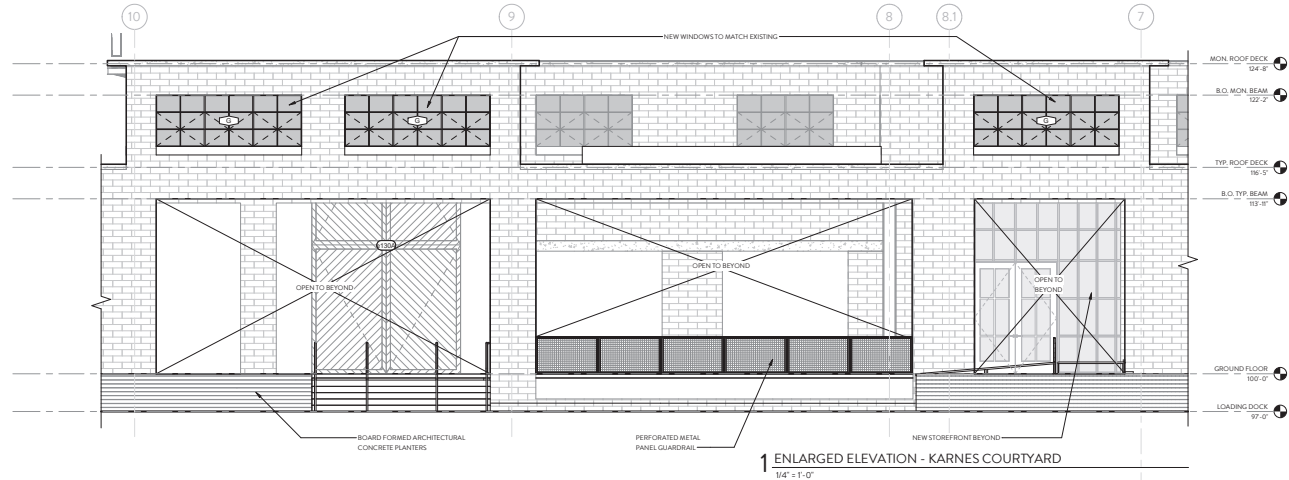
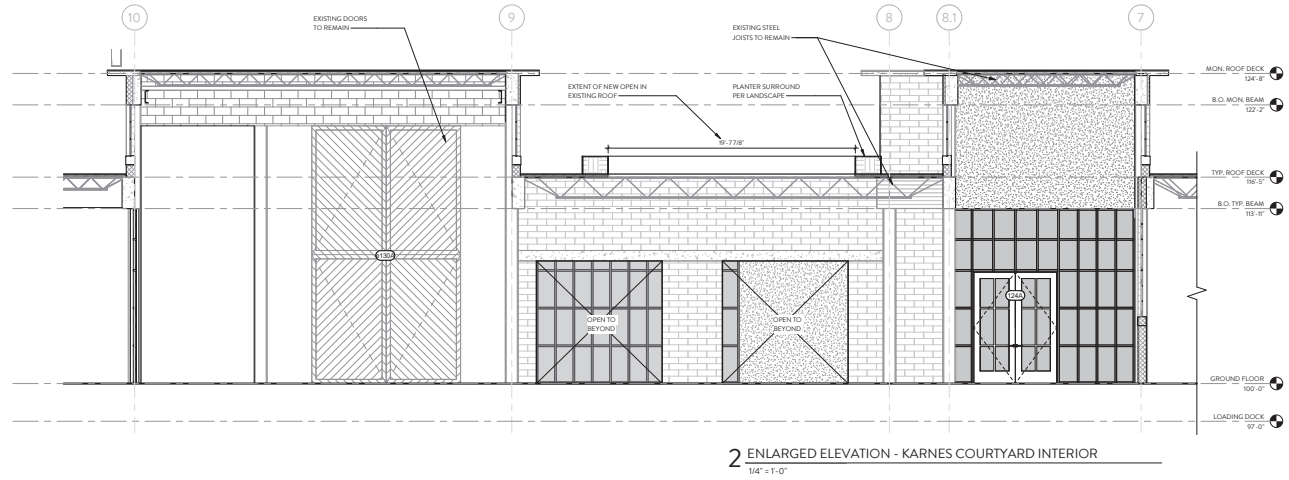
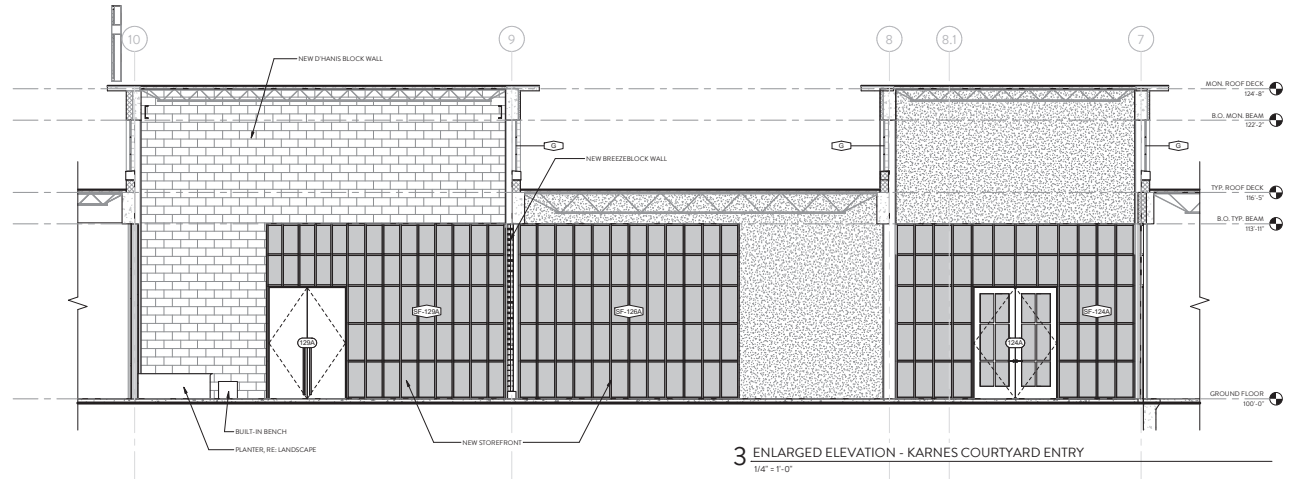
3 ENLARGED ELEVATION - RESTAURANT ENTRANCE
1/4" = 1'-0"



2 ENLARGED ELEVATION - MAIN ENTRY - WEST
1/4" = 1'-0"

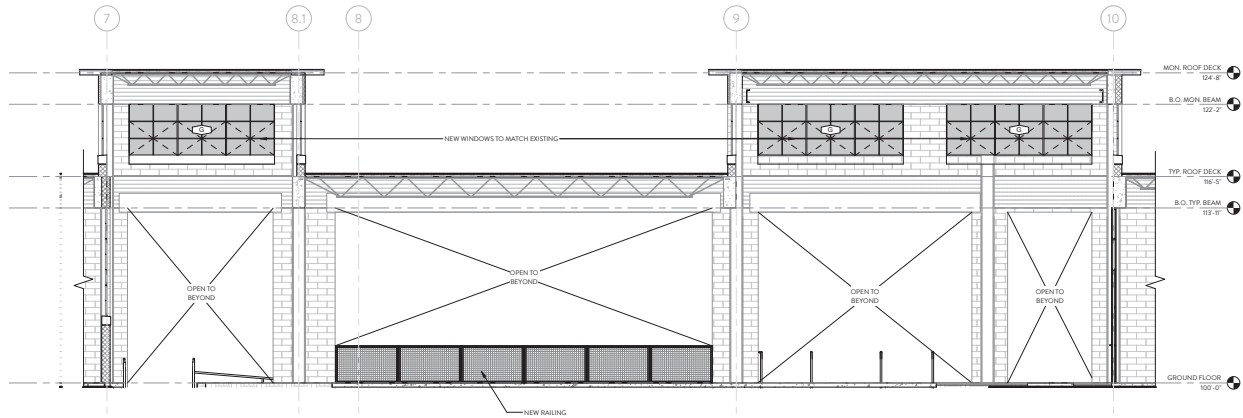


1 ENLARGED ELEVATION - KARNES MAIN ENTRY
1/4" = 1'-0"

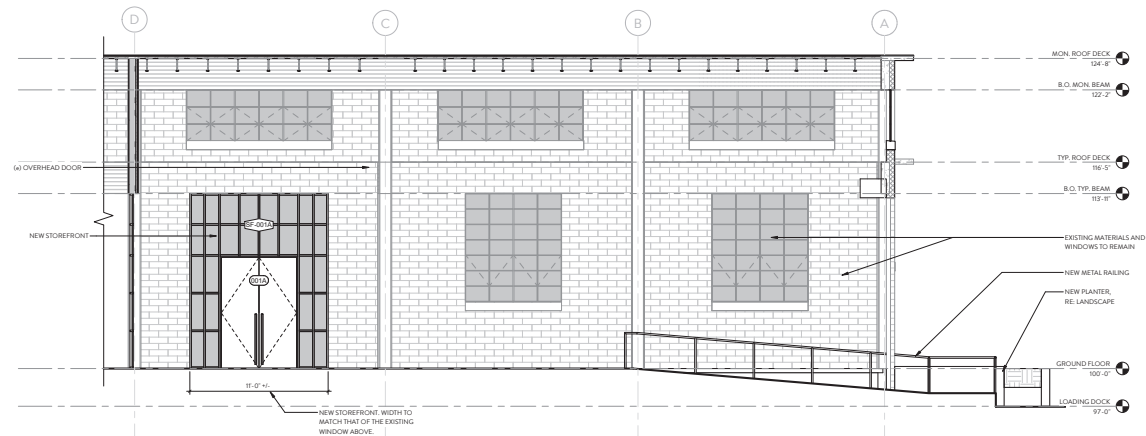




3 KARNES COURTYARD - WEST
1/4" = 1'-0"



2 KARNES COURTYARD - SOUTH
1/4" = 1'-0"



1 KARNES COURTYARD - EAST
1/4" = 1'-0"

