HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO:	**2018-575**
ADDRESS:	414 NAVARRO ST
LEGAL DESCRIPTION:	NCB 416 BLK 23 LOT 21/2 ARB A10 & A11
ZONING:	D, HS, RIO-3
CITY COUNCIL DIST.:	1
LANDMARK:	Nix Professional Building
APPLICANT:	Leswee Wong, AIA
OWNER:	Nix Health Care System
TYPE OF WORK:	Removal of two windows and the installation of metal louvers
APPLICATION RECEIVED:	November 15, 2018
60-DAY REVIEW:	January 15, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove two existing windows on the seventeenth floor and install metal louvers for mechanical supply air and exhaust air. The proposed metal louvers will be painted to match the existing windows as well as the existing louvers. These modifications will occur on the Navarro elevation.

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 façade 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 historic structure at 414 Navarro Street was design by Henry T. Phelps and constructed in 1931 in the Art Deco style. The historic structure is commonly known as the Nix Professional Building and features twenty-three stories in height.
b. At this time, the applicant is requesting a Certificate of Appropriateness for approval to remove two existing

windows on the seventeenth floor and install metal louvers for mechanical supply air and exhaust air. The proposed metal louvers will be painted to match the existing windows as well as the existing louvers. These modifications will occur on the Navarro elevation. The Guidelines for Exterior Maintenance and Alterations 10.A.i. notes that character defining features should be preserved. Additionally, the Guidelines note that original window openings should be preserved and that new façade elements that alter or destroy the historic building character should not be introduced. Staff finds that the removal of the existing windows and the installation of metal louvers for mechanical purposes may be appropriate provided that the sizes of the two openings are not modified and that the existing windows are stored on site.

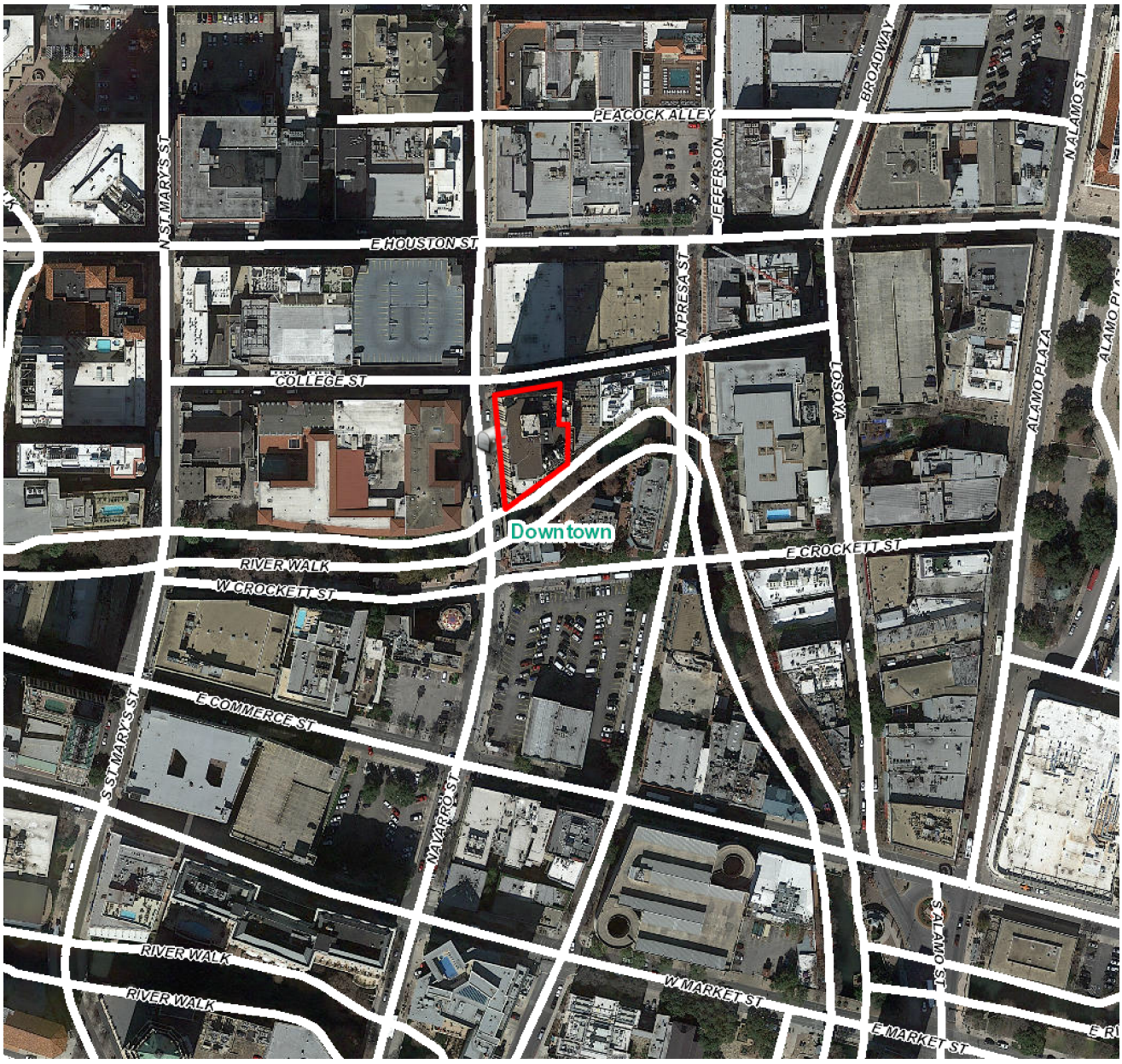
RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

i. That the existing window openings not be modified in size and that the removed windows be stored on site.
ii. That the louvers match the existing windows and louvers in color and finish.

CASE MANAGER:

Edward Hall



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Flex Viewer

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Printed:Nov 16, 2018


College

TRUE NORTH PLAN NORTH

1 SITE / LOCATION PLAN
FLOOR 17 - PHARMACY RENOVATION
NOT TO SCALE

ARCHITECT:
WCA Architects
25675 Overlook Parkway, Ste. 1303, San Antonio, Texas 78260
Phone: 210-343-1218
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NOT FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR USE AS A SPACE PLAN OR A PRELIMINARY DESIGN ONLY. IT IS NOT INTENDED FOR USE AS A DRAWING FOR REGULATORY APPROVAL, PERMITTING OR FOR CONSTRUCTION. UNLESS THIS DRAWING HAS BEEN SIGNED, SEALED & DATED IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

TX REG. ARCHITECT: LESWEE WONG #18368

NIX HEALTH MEDICAL CENTER
PHARMACY DEPARTMENT RENOVATION
414 NAVARRO STREET,
SAN ANTONIO, TEXAS 78205

Date	Description
05/04/2018	ADD #2
10/29/2018	ASI #2
11/08/2018	ASI #3

Project #	17046
Date:	04/23/18

Drawing Title
SITE / LOCATION PLAN

Drawing Number
A001

1) PHOTO OF BUILDING FRONT ENTRANCE

2) PHOTO OF BUILDING FRONT FACADE

3) PHOTO OF EXISTING METAL LOUVERS ON BUILDING FACADE

4) PHOTO OF EXISTING OVERALL BUILDING FACADE

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TX REG. ARCHITECT: LESWEE WONG #19386

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Date	Description
05/04/2018	ADD #2
10/29/2018	ASI #2
11/08/2018	ASI #3

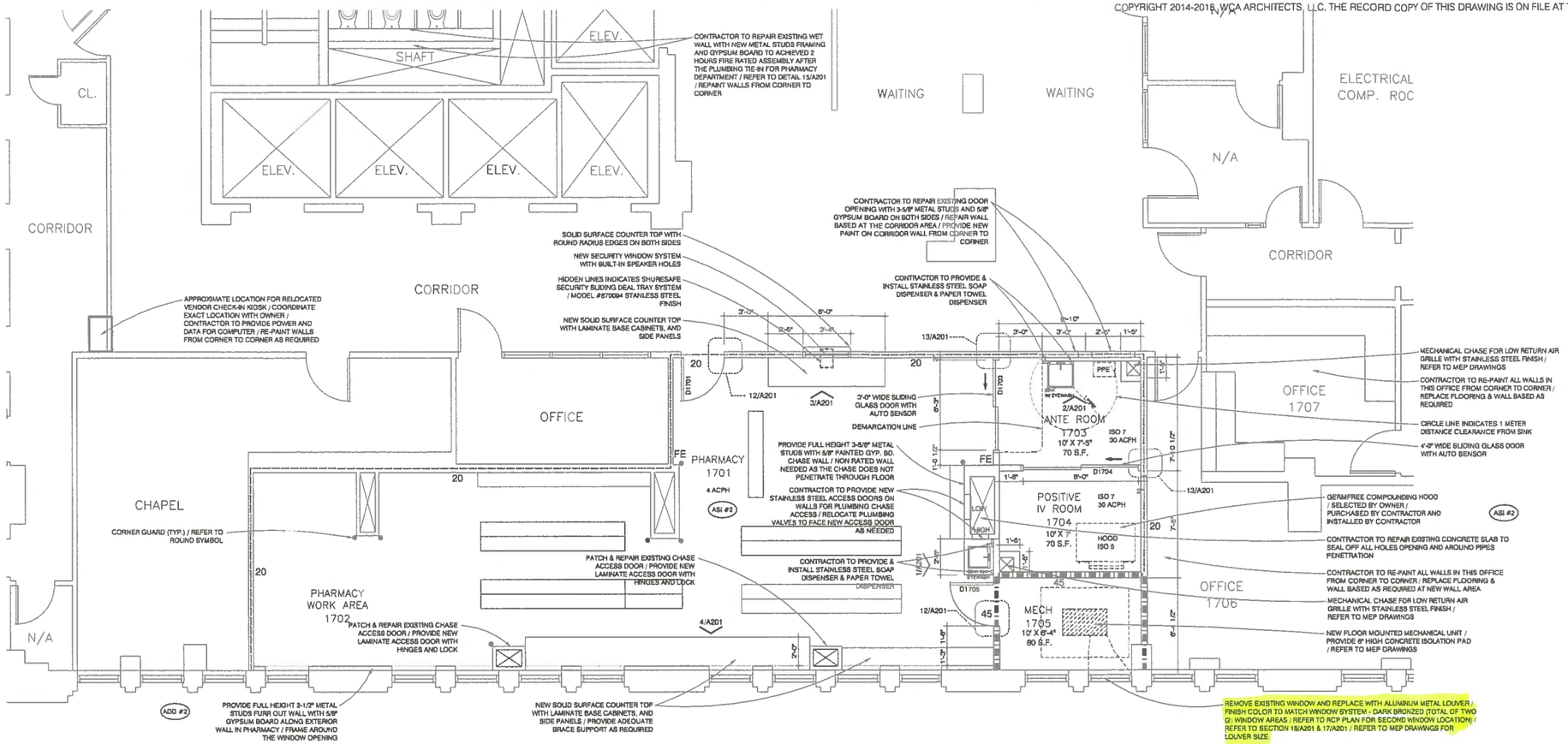
Project #	17046
Date:	04/23/18

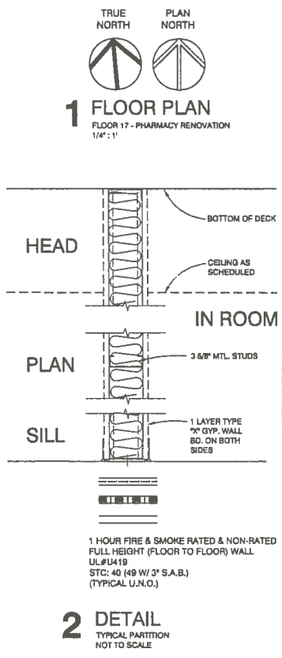
Drawing Title

BUILDING PHOTOS

Drawing Number

A002





1 FLOOR PLAN
FLOOR 17 - PHARMACY RENOVATION
1/4" : 1'

2 DETAIL
TYPICAL PARTITION
NOT TO SCALE

FIRE RATING LEGEND

SYMBOL	PARTITION	DOOR
20 — 20	ONE HOUR (SMOKE BARRIER)	20 MIN.
45 — 45	ONE HOUR	45 MIN.
FE	FIRE EXTINGUISHER WITH BRACKET	

NOTE: FOR SCHEDULED DOORS WHERE SMOKE AND FIRE SEPARATIONS COINCIDE, THE MORE STRINGENT FIRE RATING SHALL APPLY

ACCESSORIES:

1) BOBRICK B-2974 SURFACE MOUNTED AUTOMATIC UNIVERSAL ROLL PAPER TOWEL DISPENSER, DURABLE STAINLESS WITH ALL WELDED CONSTRUCTION OR PROVIDE EQUAL PRODUCT.

2) BOBRICK B-2012 AUTOMATIC WALL-MOUNTED SOAP DISPENSER. TYPE-304 STAINLESS STEEL WITH SATIN FINISH OR PROVIDE EQUAL PRODUCT.

CONSTRUCTION STAGING AREA

1) OWNER WILL ASSIGN SPACE ON SECOND FLOOR PARKING GARAGE WITHIN THE HOSPITAL BUILDING FOR CONTRACTOR TO USE AS CONSTRUCTION STAGING AREA.

2) THERE WILL BE PORTION OF VACANT OFFICE SPACE ON 17TH FLOOR ADJACENT TO PHARMACY DEPARTMENT WHICH THE CONTRACTOR CAN BE USE AS DAILY CONSTRUCTION MATERIAL STORAGE AREA.

3) CONTRACTOR ALLOW TO USE THE HOSPITAL SERVICE ELEVATOR FOR MATERIALS AND LABORS TRANSPORT FROM GROUND LEVEL (ON COLLEGE STREET) OR SECOND FLOOR TO 17TH FLOOR.

GENERAL ELECTRICAL NOTES

1) CONTRACTOR IS RESPONSIBLE FOR EXISTING CIRCUITS TRACING AND CIRCUITS DEVELOPMENT ON THIS PROJECT DUE TO NO EXISTING AS BUILT INFORMATION ON LIFE SAFETY OR EQUIPMENT BRANCH CIRCUITS AS THESE WERE NOT VISIBLE.

GENERAL NOTES

1. ALL NEW AND EXISTING PARTITIONS AT PERIMETER AND WITHIN PHARMACY DEPARTMENT TO BE FULL HEIGHT TO DECK UNLESS OTHERWISE NOTED - PROVIDE SOUND ATTENUATING BATTS FULL HEIGHT OF WALL. REFER TO 2/A102.
2. CORNER GUARDS TO BE FULL HEIGHT AT ALL EXPOSED CORNERS. MANUFACTURER, STYLE, & PROFILE TO MATCH FINISH SCHEDULE. REFER TO SYMBOL * @ *.
3. ALL CABINETS IN WET AREAS ARE TO BE MARINE GRADE PLYWOOD TO PREVENT SWELLING WHEN CABINET GETS WET.
4. ALL GYPSUM WALL BOARD WILL BE NATIONAL GYPSUM HI-IMPACT BRAND XP WALLBOARD MOLD AND MILDEW RESISTANCE UP TO 8'-0" A.F.F. MINIMUM.
5. EXISTING FLOOR PENETRATIONS (PIPES-VENTS ETC.) MUST HAVE A PLATE SECURELY FASTENED TO THE UNDERSIDE OF THE FLOOR TO HOLD MESH AND CEMENT PATCH BEFORE NEW FLOOR FINISHES IS INSTALLED.
6. ALL PENETRATIONS WITHIN WET WALLS MUST BE SEALED WITH APPROVED SEALANT.
7. NO HOLES CORE DRILL THROUGH CONCRETE BEAM & JOIST. COORDINATE WITH ARCHITECT & STRUCTURE ENGINEERS FOR HOLE OPENING LARGER THAN 5" DIAMETER PRIOR CORE DRILL .
8. PROVIDE NEW AUDIO VISUAL FIRE ALARM STROKE LIGHT IN ALL REQUIRED ROOMS. REFER TO MEP DRAWINGS FOR LOCATIONS.
9. ALL WALLS TO BE PAINTED AND ALL GYPSUM BOARD CEILING & FURR DOWN TO BE PAINTED / COLOR TO MATCH FINISH SCHEDULE.
10. PROVIDE NEW ELECTRICAL OUTLETS TO COMPLY WITH 2014 NEC. / ALL OUTLETS TO BE LOCATED AT 18" A.F.F. UNLESS OTHERWISE NOTED.
11. ALL NEW PLUMBING FIXTURES TO MATCH BUILDING STANDARD, AND MOUNTING HEIGHT TO BE COMPLY WITH ADA / TAS. REFER TO INDEX SHEET FOR DETAILS INFORMATION.
12. BOTH HANDWASH SINK TO RECEIVE BUILT-IN EYEWASH STATION AT FAUCET. REFER TO MEP DRAWINGS.
13. FURNITURE SHOWN FOR REFERENCE ONLY AND WILL BE PROVIDED BY OWNER, WITH THE EXCEPTION OF BUILT IN COUNTER & CABINETS, AND EQUIPMENT AS NOTED.
14. REMOVE ALL VINYL WALL COVERING (IF ANY) WITHIN THE RENOVATION AREA AS REQUIRED, AND REPAIR WALLS TO RECEIVE NEW PAINT FINISHES.
15. ALL DIMENSIONS ARE FINISH TO FINISH.
16. ALL EXTERIOR WINDOWS AT THE RENOVATION AREA TO RECEIVE FULL HEIGHT MANUAL CHAIN OPERATE VINYL WINDOW SHADE.
17. CONTRACTOR TO PROVIDE INTERIOR TINTED ADHESIVE FILM ON ALL EXTERIOR WINDOWS. GRAY COLOR TINTED FILM / COORDINATE WITH OWNER ON COLOR AND SHADE OF TINTED FILM.
18. CONTRACTOR TO PROVIDE AND INSTALL THE SECURITY PASS THROUGH SLIDING DEAL TRAY AT PHARMACY WINDOW COUNTER TOP / PRODUCT MANUFACTURE SHURESAFE SECURITY, MODEL #670094. FINISH TO BE STAINLESS STEEL.
19. GENERAL CONTRACTOR TO INCLUDE COST FOR ABATEMENT SURVEY SERVICES. IT IS ALSO GENERAL CONTRACTOR RESPONSIBILITY TO REMOVE ANY ASBESTOS ABATEMENT MATERIALS FROM THE PROJECT SITE INCLUDES MECHANICAL DUCT & LINING.
20. CONTRACTORS REQUIRE TO REVIEW AND COORDINATE THE ENTIRE SET OF CONSTRUCTION DOCUMENTS FOR THE PROJECT WORK.

VENTILATION REQUIREMENTS: AND ROOM SPECIFICATIONS:

ANTE ROOM 1703
- ISO Class 7; positive pressure at least +0.02" WC to adjacent area (to Pharmacy work area); Min. 30 ACPH of HEPA filtered supply air
- Handwash sink with eye wash; hands-free operable controls

POSITIVE IV ROOM 1704 (NON STERILE COMPOUNDING)
- ISO Class 7; positive pressure 0.02-0.05" WC relative to adjacent areas; Min. 30 ACPH of HEPA filtered supply air; no drains/water sources

PHARMACY 1701 & 1701A
- Postive pressure; Min. 4 ACPH

Design Temperature:
- Relative Humidity - 35 - 65% RH
- Temperature - 64-68 F (68F)
- Room Pressure Monitor mounted in Ante Room and positive IV room.
- The air / fume from hood to be exhausted directly to the exterior. The hood exhaust shall not use the building exhaust system.

Electrical:
- Provide paging system in Ante Room and IV room.
- All electrical receptacles for hoods to be on emergency circuits.
- All electrical requirements shall comply with hospital licensing rules 133.162 (d) (5).
- All critical care / emergency receptacles shall be identified with engraved label indicating the panel and circuit number.

Walls - fixed, smooth, impervious; All gypsum board to be full height to deck with Hi-impact brand XP wallboard mold and mildew resistance. Gypsum Board to be painted with Epoxy Paint.

Flooring - Pharmacy area, Ante Room and Postive IV Room to receive seamless sheet vinyl flooring with 6" coved to the wall.

Ceiling in Ante Room and Positive IV Room to be monolithic epoxy painted gypsum board.
Ceiling in Pharmacy area to be interlocking monolithic panels and sealed together, ceiling to be coved to the wall.
All penetrations in walls and ceilings shall be sealed with approved sealant.

Millwork - All fixed counter top to be solid surface counter top; all vertical surface millwork to be plastic laminate.

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REGISTERED ARCHITECT 19155 STATE OF TEXAS
11/08/2018

NIX HEALTH MEDICAL CENTER
PHARMACY DEPARTMENT RENOVATION
414 NAVARRO STREET,
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Date	Description
05/04/2018	ADD #2
10/29/2018	ASI #2
11/08/2018	ASI #3

Project #	17046
Date:	04/23/18

Drawing Title
FLOOR PLAN & NOTES

Drawing Number
A102

EXHAUST FAN SCHEDULE

MARK	TYPE	SERVICE	LAB EXHAUST CFM	S.P. ("WG)	FAN SPEED	HP	MAX. BHP	V/PH	MANUFACTURER & MODEL	SONES	WEIGHT (LBS)	DRIVE	CONTROL	NOTES
EF-1	IN-LINE	IV / ANTI ROOM EXH	375	0.75	1320	1/3	0.12	120/1	COOK 12CV17D	7.7	80	DIRECT	NOTE 2	1

NOTES:
1. PROVIDE WITH RUBBER-IN-SHEAR ISOLATORS. CONTRACTOR SHALL MOUNT FROM CONCRETE STRUCTURE
2. PROVIDE WITH FAN SPEED CONTROLLER AND DISCONNECT SWITCH

AIR TERMINAL UNIT SCHEDULE - (SINGLE DUCT)

UNIT NO.	UNIT SIZE	CFM MAX./MIN.	MIN. SP. IN. WG.	SPACE NC	ENT. TEMP. °F (AIR)	LAT. TEMP. °F (AIR)	STEAM MASS FLOW RATE (LBS/HR) @5PSI	MIN. BTUH	MFGR. MODEL	NOTES
CAV-1	10	880/880	0.35	30	55	95	33	38,000	TITUS DESV	1
CAV-2	8	560/560	0.35	30	55	95	21	24,200	TITUS DESV	1
EAV-1	4	290/290	0.35	30	——	——	——	——	TITUS DESV	2
EAV-2	4	85/85	0.35	30	——	——	——	——	TITUS DESV	2

NOTES:
1. PROVIDE WITH FACTORY MOUNTED CONTROLS, MINIMUM 2-ROW STEAM HEATING COIL.
2. VAV BOX SHALL BE UTILIZED FOR EXHAUST VOLUME CONTROL APPLICATION. NO HEATING COIL REQUIRED.

FAN AND COIL UNIT SCHEDULE

MARK	FCU-1	
TOTAL CFM	300	
O.A. CFM (MIN-MAX)	------	
AREA SERVED	OFFICE	
EXT. S.P. ("WG)*	0.5	
FAN MOTOR (MIN. HP (W) /V/PH)	1/8 /120/1	
COOLING COIL		
TYPE	HORIZONTAL	
ENT AIR (DB/WB)	75/63	
LEAVING AIR (DB/WB)	55/54.5	
MAX FACE VEL (FPM)	500	
MAX AIR P.D. ("WG)	0.25	
GPM (42 F EWT)	2.4	
MAX WATER PD (FT)	10	
ROWS/FINS (PER FT)	4/10	
TOTAL OUTPUT (MIN. MBH)	11,400	
SENS. OUTPUT (MIN. MBH)	9,560	
REFERENCE	TITUS	
MODEL	THBE-40	
NOTES	1, 2	

* EXTERNAL STATIC PRESSURE INCLUDES SYSTEM LOSSES ONLY AND EXCLUDES LOSSES DUE TO ITEMS IN UNIT ITSELF (COILS, CASING, DAMPERS, CLEAN FILTERS, ETC.)

NOTES:
1. PROVIDE WITH RUBBER-IN-SHEAR ISOLATORS AND DISCONNECT SWITCH.
2. CONTRACTOR SHALL MOUNT FROM CONCRETE STRUCTURE, INSTALL SECONDARY DRIP PAN, AND CUT-OFF FLOAT SWITCH.

PUMP SCHEDULE

MARK	SERVICE	TYPE	GPM	DYNAMIC HEAD-FT	RPM	MIN. EFF% HP	NPSH MIN. REQ.	MOTOR DATA HP	MOTOR DATA VOLT	MOTOR DATA PHASE	BASIS OF DESIGN	NOTES
CHP-1	AHU-1	IN-LINE	13	25	1200	47	-	1/3	115	1	GRUNDFOS MODEL#12707 VL	1,2

NOTES:
1. PROVIDE WITH ECM MOTOR AND STARTER.
2. PROVIDE WITH ISOLATION VALVES AND STRAINER.

STEAM PRV SCHEDULE

MARK	SERVES	DESCRIPTION	CAPACITY (LBS/HR)	ENTERING PRESSURE (PSI)	LEAVING PRESSURE (PSI)	BASIS OF DESIGN
ST PRV-1	CAV-1, CAV-2	STEAM PRESSURE REDUCING VALVE	55	15	5	HOFFMAN 2100P/N 402460 3/4"

LOUVER SCHEDULE

MARK	SIZE	CFM	MIN. FREE AREA (SQ FT)	MAX. S.P. DROP ("WG)	SERVICE	MANUFACTURER / MODEL	MAX. H2O PENE.*	NOTES
L-1	36X12	525	1.15	0.055	OUTSIDE AIR	RUSKIN / ELF811DD	0.01	1,2
L-2	36X12	375	1.15	0.025	EXHAUST AIR	RUSKIN / ELF811DD	0.01	1,2

* AT MAX. FACE VELOCITY OF 975 FPM.

NOTES:
1. PROVIDE WITH BIRDSCREEN MESH, CONTRACTOR SHALL VERIFY ACTUAL SIZE WITH FIELD CONDITIONS
2. PROVIDE IN ANODIZED DARK BRONZE FINISH.

AIR HANDLING UNIT SCHEDULE

MARK	AHU-1		
DESCRIPTION	VERTICAL		
TOTAL CFM	1440		
O.A. CFM (MIN-MAX)	525		
AREA SERVED	PHARMACY		
EXT. S.P. *	1.5		
AMBIENT TEMP. (DB/WB)	100/78		
FAN			
TYPE	FORWARD CURVED		
DRIVE	BELT		
DIAMETER (IN)	11X10		
MAX RPM	1257		
AIR MODULATION	CONSTANT		
MAX FAN BHP	0.56		
FAN MOTOR (MIN. HP/V/PH)	1.0/208/3		
COOLING COIL			
TYPE	CHILLED WATER		
CFM	1,440		
ENT AIR (DB/WB)	83.5/68.5		
LEAVING AIR (DB/WB)	55/54.5		
MAX FACE VEL (FPM)	500		
MAX AIR S.P.D. (IN. WATER)	0.45		
GPM 42 F/10 TEMP. RISE	13		
MAX WATER PD (FT)	12		
ROWS/FINS (PER FT)	6/10		
TOTAL OUTPUT (MIN. MBH)	62,600		
SENS. OUTPUT (MIN. MBH)	44,290		
FILTER MIXING BOX			
FILTER TYPE	2" - PLEATED		
ASHRAE EFFIC.	MERV-8		
MAX. INIT. SP	0.25		
OPERATING WEIGHT (lbs.)	351		
REFERENCE	CARRIER MODEL 42BVE16		
NOTES	1, 2, 3		

* EXTERNAL STATIC PRESSURE INCLUDES SYSTEM LOSSES ONLY AND EXCLUDES LOSSES DUE TO ITEMS IN UNIT ITSELF (COILS, CASING, DAMPERS, CLEAN FILTERS, ETC.)

NOTES:
1. PROVIDE UNIT WITH 2" FILTER RACK.
2. UNIT SHALL BE MOUNTED ON 3/4" NEOPRENE WAFFLE PADS.

AIR DEVICE SCHEDULE

MARK	MODEL	SIZE	THROW (@ 100 FPM)	CFM RANGE	INLET	# SLOTS	O.B.D. REQ'D. ?	P.D. ("WG) *	MAX. NC	REFERENCE	NOTES
A	TMS	24X24	6	0-350	**	——	NO	0.07	30	TITUS	1,2
B	TRITEC-SS	24X24	2	0-300	**	——	NO	0.07	30	TITUS	2,4
RA	50F	24X24	——	0-1500	——	——	NO	0.05	30	TITUS	1,2
RAF	50FF	24X24	——	0-500	——	——	NO	0.05	30	TITUS	1,5
EB	350RS-SS	8X12	——	0-300	——	——	NO	0.05	30	TITUS	2,3

* AT MAX. CFM
** SEE DRAWINGS FOR NECK SIZE.

NOTES:
1. PROVIDE ALUMINUM CONSTRUCTION, AND WHITE FINISH
2. PROVIDE GYPSUM BOARD FRAME AS REQUIRED FOR CEILING TYPE.
3. PROVIDE AIR DEVICE IN 304 STAINLESS STEEL, MILL FINISH
4. PROVIDE AIR DEVICE IN 304SS FACE AND ALUMINUM BACKPAN; MILL FINISH
5. PROVIDE WITH 1" PLEATED FILTER (MERV-8).

FILTER BANK SCHEDULE

MARK	SERVICE	FILTER TYPE	CFM	INITIAL S.P. ("WG)	SIZE	QUANTITY	FILTER MAKE & MODEL	FILTER FRAME MANUF. & MODEL	NOTES
FIL-1	PHARMACY	HEPA - 99.999%	1440	1.0	24X24	1	CAMFIL - XH ABSOLUTE	CAMFIL - MAGNA/PACK	1,2

NOTES:
1. PROVIDE WITH MAGNAHELIC GAUGE AND PRESSURE PROBES
2. PROVIDE WITH 2 - SPARE FILTERS.

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4/23/18
STATE OF TEXAS
JOHN J FERENCAK
91775
LICENSED PROFESSIONAL ENGINEER

NIX HEALTH MEDICAL CENTER
PHARMACY DEPARTMENT RENOVATION
414 NAVARRO STREET,
SAN ANTONIO, TEXAS 78205

Date	Description

Project #	17046
Date	04/23/18

Drawing Title
MECHANICAL SCHEDULES

Drawing Number
M101

EXAMPLE OF PROPOSED LOUVER MATERIAL