

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-185
ADDRESS: 615 E NUEVA
LEGAL DESCRIPTION: NCB 13814 (HEMISFAIR - NORTHWEST QUADRANT), BLOCK 3
LOT S IRR 158.11FT OF 18
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Haley Serna/Elevate Architecture PLLC
OWNER: Carl Rink/Hemisfair Park Area Redevelopment Corporation
TYPE OF WORK: Construction of rear additions, front balcony and porch reconstruction,
fenestration modifications, plater repair, site and patio work
APPLICATION RECEIVED: May 04, 2023
60-DAY REVIEW: July 3, 2023
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work including painting and refinishing the existing plaster facades.
2. Modify two windows, one on the west façade to feature a Dutch Door service counter and one on the front (south) façade to feature a full height, full lite door.
3. Remove the existing, front porch and reconstruct a balcony/porch to feature second level seating, railings and a side stair.
4. Construct a rear addition to feature two stories in height to house a mechanical chaise and dumb waiter.
5. Construct a rear addition to feature one story in height and a footprint of 800 square feet.
6. Construct an outdoor dining area to the west of the existing structure to be covered by an open-air pergola.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for 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.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

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

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

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

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

i. *Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

ii. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work, construct two rear additions, reconstruct the front porch/balcony, and modify the fenestration at 615 E Nueva.
- b. RECONSTRUCTION – The original Herman Schultze House was demolished by the Urban Renewal Agency in 1967 for the construction of the Convention Center. The reconstructed structure was constructed for Hemisfair in 1968 and features walls consisting primarily of plaster covered concrete masonry units. The original structure featured brick construction.
- c. REHABILITATION – The applicant has proposed rehabilitative scopes of work that include painting and refinishing the existing plaster facades. Staff finds the proposed scopes of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to modify two windows, one on the west façade to feature a Dutch Door service counter and one on the front (south) façade to feature a full height, full lite door. The applicant has proposed to maintain the profiles of both openings while accommodating the installation of a Dutch Door and a full height, full lite door. Generally, staff finds this to be appropriate. Both doors are to feature true lites to match those of the existing, wood windows. Both doors are to be painted and finished to match the existing windows.
- e. BALCONY/PORCH RECONSTRUCTION – The applicant has proposed to remove the existing balcony and porch element and reconstruct it to be able to carry the structural load of second level dining space. The proposed reconstructed balcony/porch element will feature a metal side stair, balcony railing, columns. Generally, staff finds the proposed reconstructed balcony to be consistent with photos of the original. Staff finds that detailed porch construction documents should be developed and submitted for review and approval. Columns, including bases and capitals should match those shown originally as closely as possible, or the existing should be utilized.
- f. REAR ADDITION (2-story) – The applicant has proposed to construct a 2-story, rear addition to house a mechanical chase and dumb waiter. The applicant has proposed for the rear addition to feature a stucco finish and flat roof. Generally, staff finds this to be appropriate. The applicant has noted cornice detailing to match that of the existing structure. Staff finds this to be appropriate.
- g. REAR ADDITION (1-story) – The applicant has proposed to construct a 1-story, rear addition to feature one story in height and a footprint of 800 square feet. The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines regarding placement, size and form; however, staff finds the rear addition’s metal façade panels should be designed and detailed to appear as individual, dimensional panels and not metal sheets, to relate to modular masonry materials found historically throughout the park.
- h. REAR ADDITION (Materials) – The applicant has proposed materials that include Berridge Vee Panels and stained wood screening. The Guidelines for Additions notes that additions should feature similar architectural details and materials as the historic structure. Staff finds that stucco or plaster facades would better relate to the historic structure and would be consistent with the Guidelines; however, staff finds the proposed metal panel façade to be appropriate in the context of Hemisfair park given the mixed-use nature of the park and proposed setting of the addition. As noted in finding g, staff finds that the rear addition’s metal façade panels should be designed and detailed to appear as individual, dimensional panels and not metal sheets.
- i. REAR ADDITION (Architectural Details) – Generally, staff finds the proposed addition to be appropriate within the context and setting of Hemisfair Park. As noted in findings g and h, staff finds that the proposed

metal façade panels should be designed and detailed to appear as individual dimensional panels and not metal sheets. Generally, staff finds that this would better relate to the modular masonry elements found throughout the vicinity.

- j. OUTDOOR DINING AREA – The applicant has proposed to construct an outdoor dining area to the immediate west of the existing structure. The proposed dining area will feature a pergola with pavers that are proposed to match those installed beneath the front balcony/porch. Staff finds the proposed side dining area and its proposed pergola to be appropriate; however, staff finds that developed construction documents should be submitted to OHP staff for review and approval.
- k. The Maximillion Schultze House, a previously recorded archaeological site, is a designated State Antiquities Landmark (SAL) for archaeology and architecture. SALs require coordination with the Texas Historical Commission prior to beginning construction. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

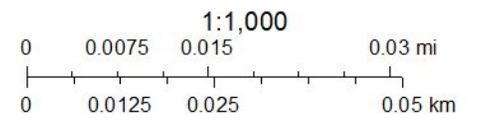
Staff recommends approval of items #1 through #7 based on findings a through j with the following stipulations:

- i. That window sashes removed to facilitate the installation of doors be preserved and stored on site.
- ii. That all doors feature profiles and true divided lites to match those found on the existing windows.
- iii. That the rear addition's metal panels be designed and detailed to appear as individual, dimensional panels and not metal sheets, as noted in finding i.
- iv. That the applicant submit detailed construction documents for the proposed side stair and side pergola.
- v. 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



June 1, 2023





ORIGINAL STRUCTURE DEMOLISHED IN 1967



ORIGINAL STRUCTURE DEMOLISHED IN 1967



ORIGINAL STRUCTURE DEMOLISHED IN 1967



May 4, 2023

Office of Historic Preservation
San Antonio Development Services Department
1901 South Alamo St.
San Antonio, Texas 78201
210-207-1111

Re: Project Description for COA

Port Royal Restaurant Project

Description:

Projection Location: 615 E. Nueva St, San Antonio, Texas (Hemisfair)

The above referenced project and structure is located in Hemisfair, adjacent to La Villita, but not within the boundaries of La Villita.

The project property is a replica of a house that was originally located in the district sits on the project property. Made of CMU block and steel bar joists, it was constructed and put into service as a fair amenity for Hemisfair '68. The building has been used sporadically by Hemisfair for assorted events and other short-term uses with a tenant having once occupied the upper level for a year. A shipping container used for storage is currently located at the back of the building. There has been no other notable prior use.

The existing building is a 2,000 sf 2-story structure. Both levels will finish-out for a restaurant dining room, with accompanying restrooms (same location, size modified for accessibility compliance). The balcony will be reconstructed, with an exit stair as required by code. A one-story 800 sf kitchen addition is proposed and will be connected to the existing structure on the rear elevation.

Please let us know if you have any further questions we can address. Thank you for your review.

Haley Serna, Project Architect
Elevate Architecture PLLC
haleyserna@elevate-architecture.com

Elevate Architecture, PLLC
1846 N. Loop 1604 W. Suite #205
San Antonio, Texas 78248



(EXISTING) SOUTH EAST ELEVATION



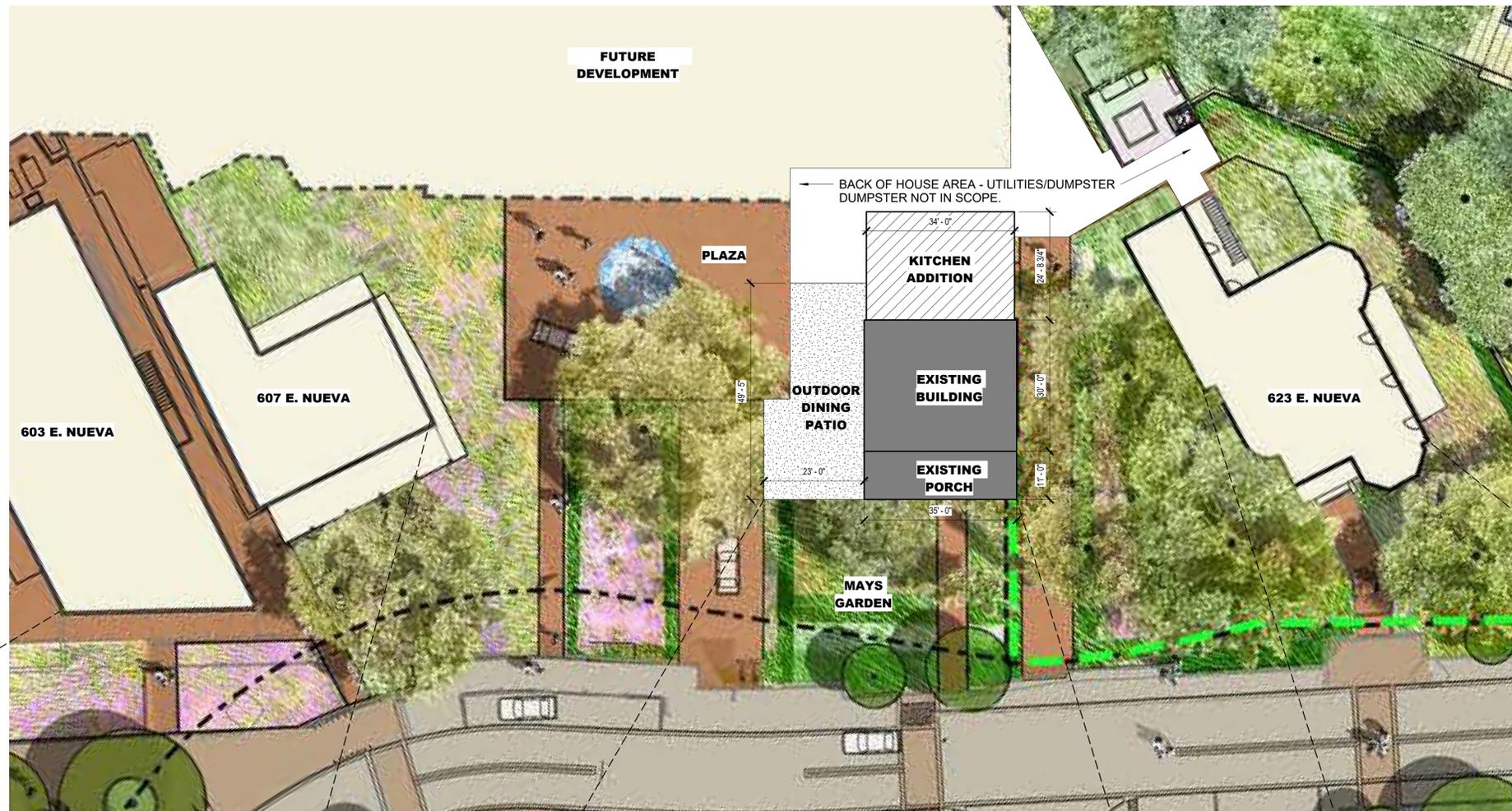
(EXISTING) FRONT ELEVATION



(EXISTING) REAR ELEVATION



(EXISTING) NORTH EAST ELEVATION

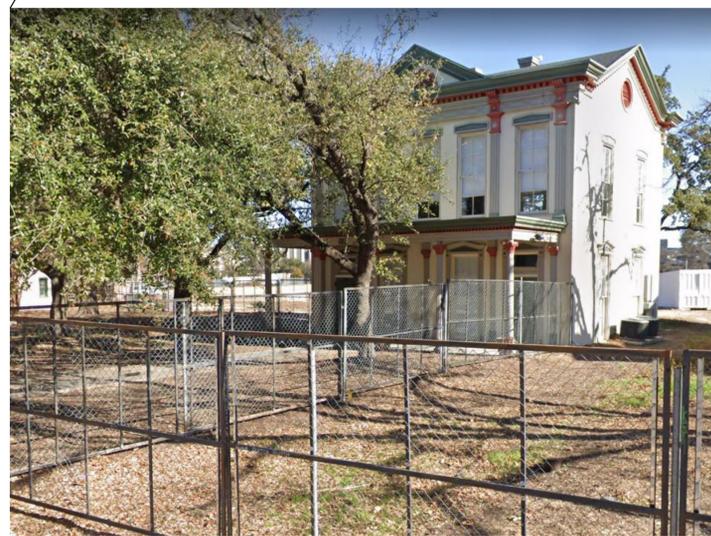


603 E. NUEVA - HILTON HOTEL



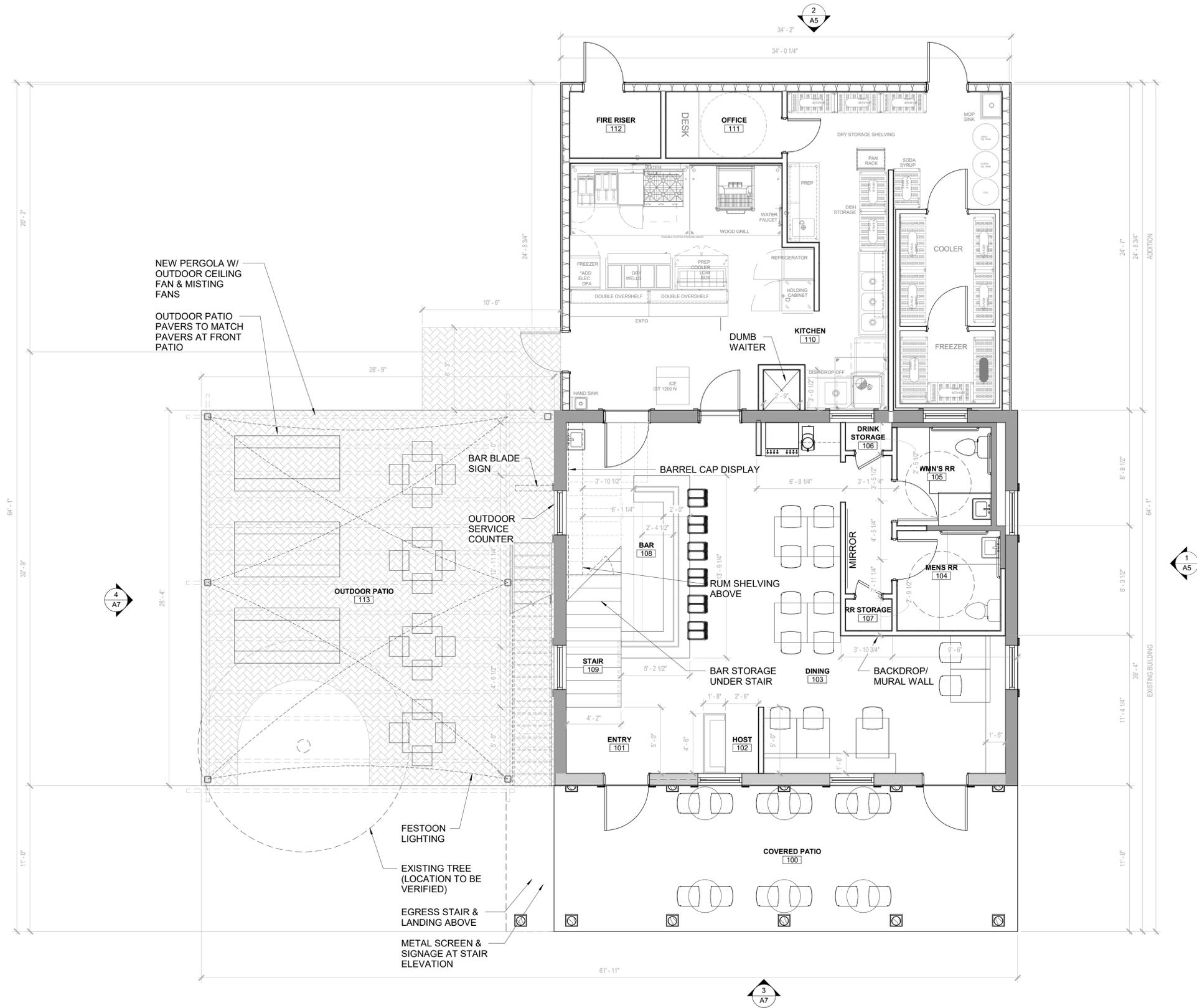
607 E. NUEVA

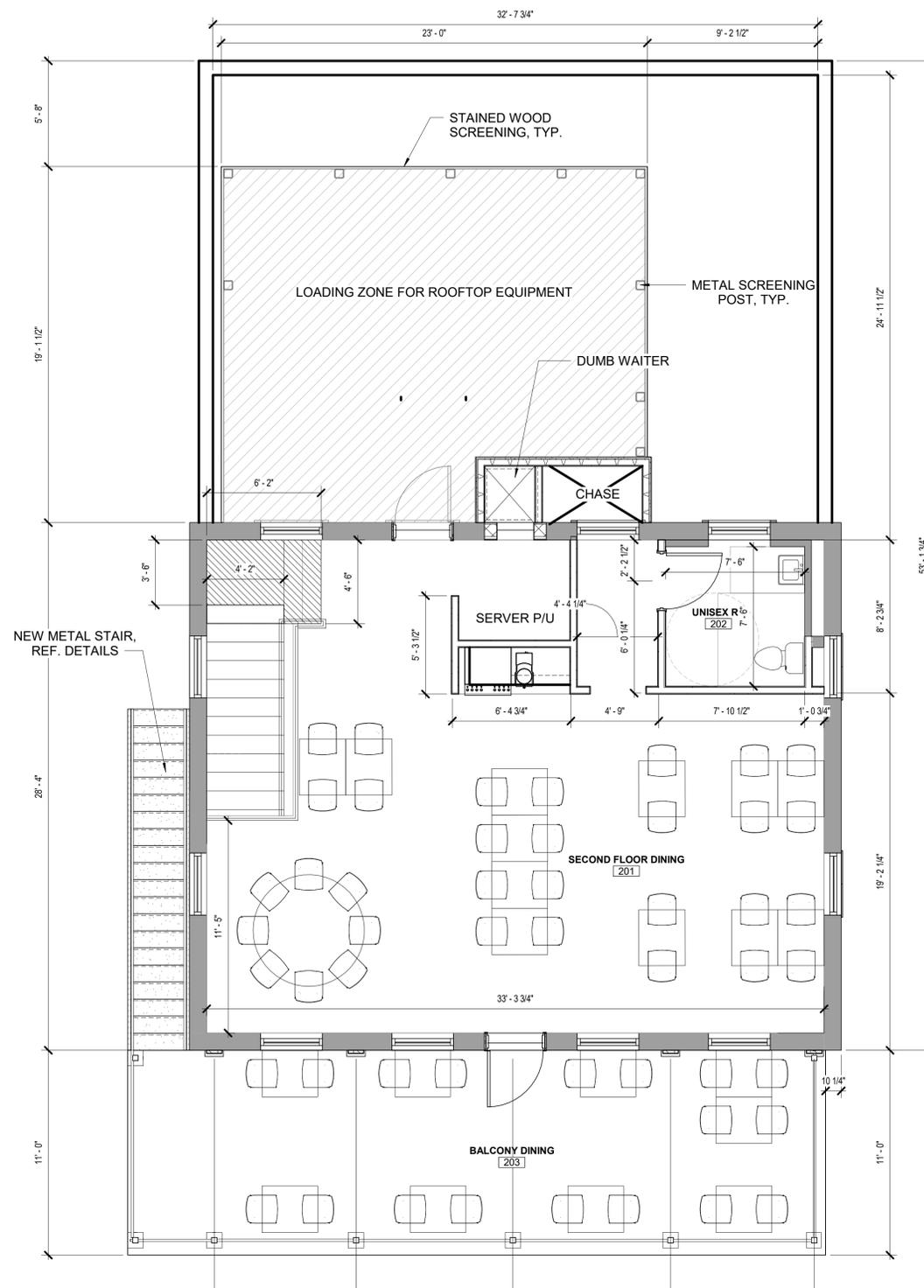
615 E. NUEVA - SCHULTZE HOUSE (PROJECT LOCATION)

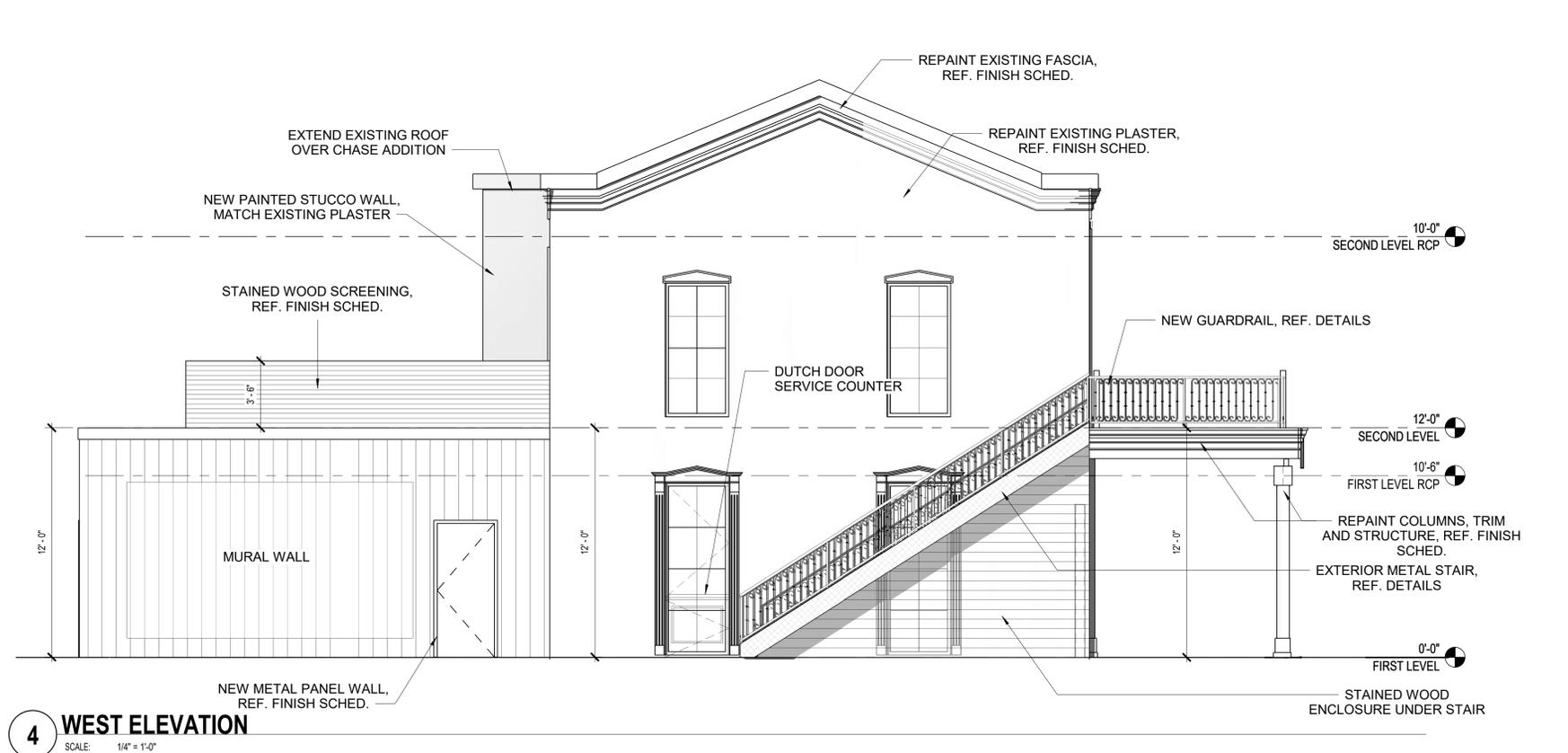
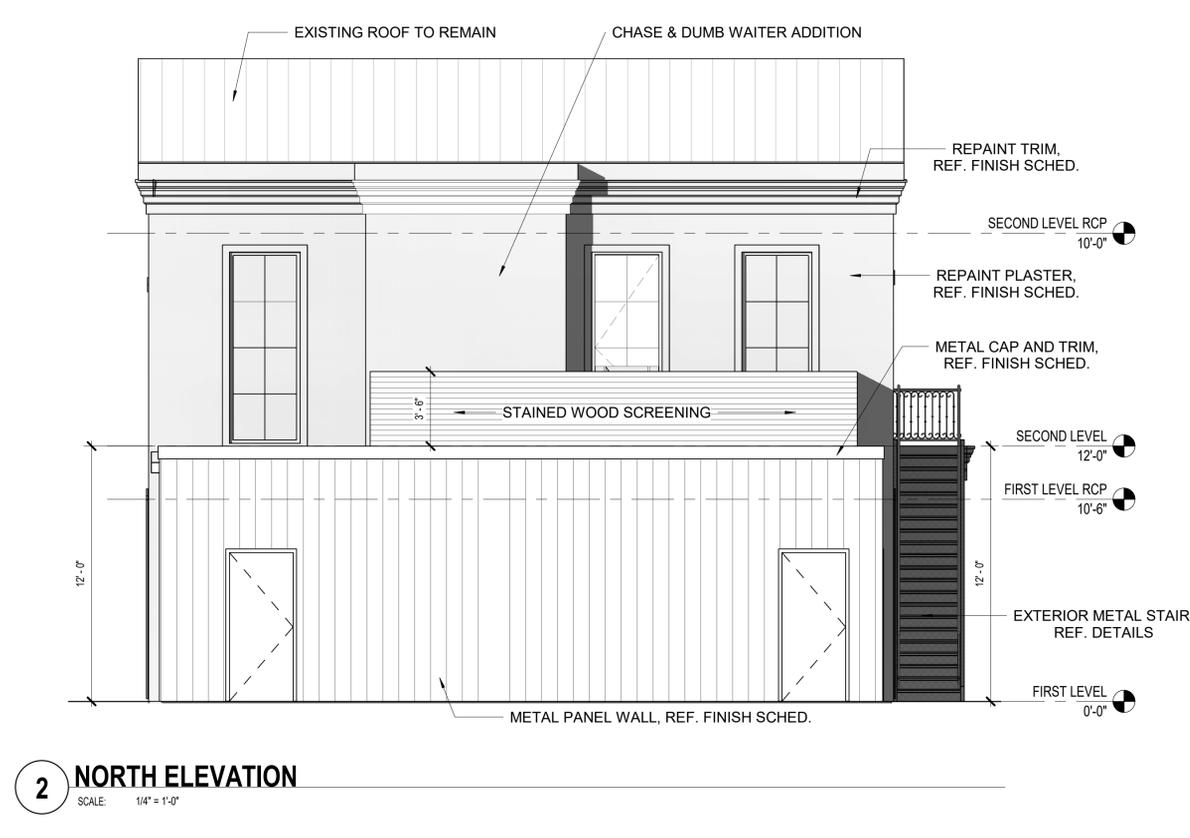
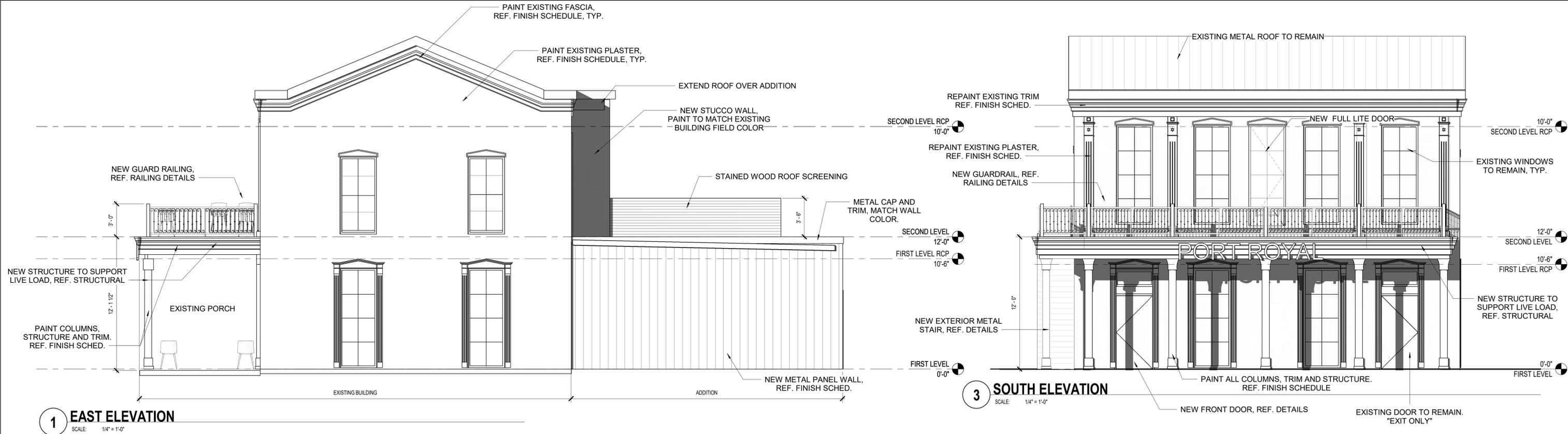


623 E. NUEVA - FUTURE RESTAURANT



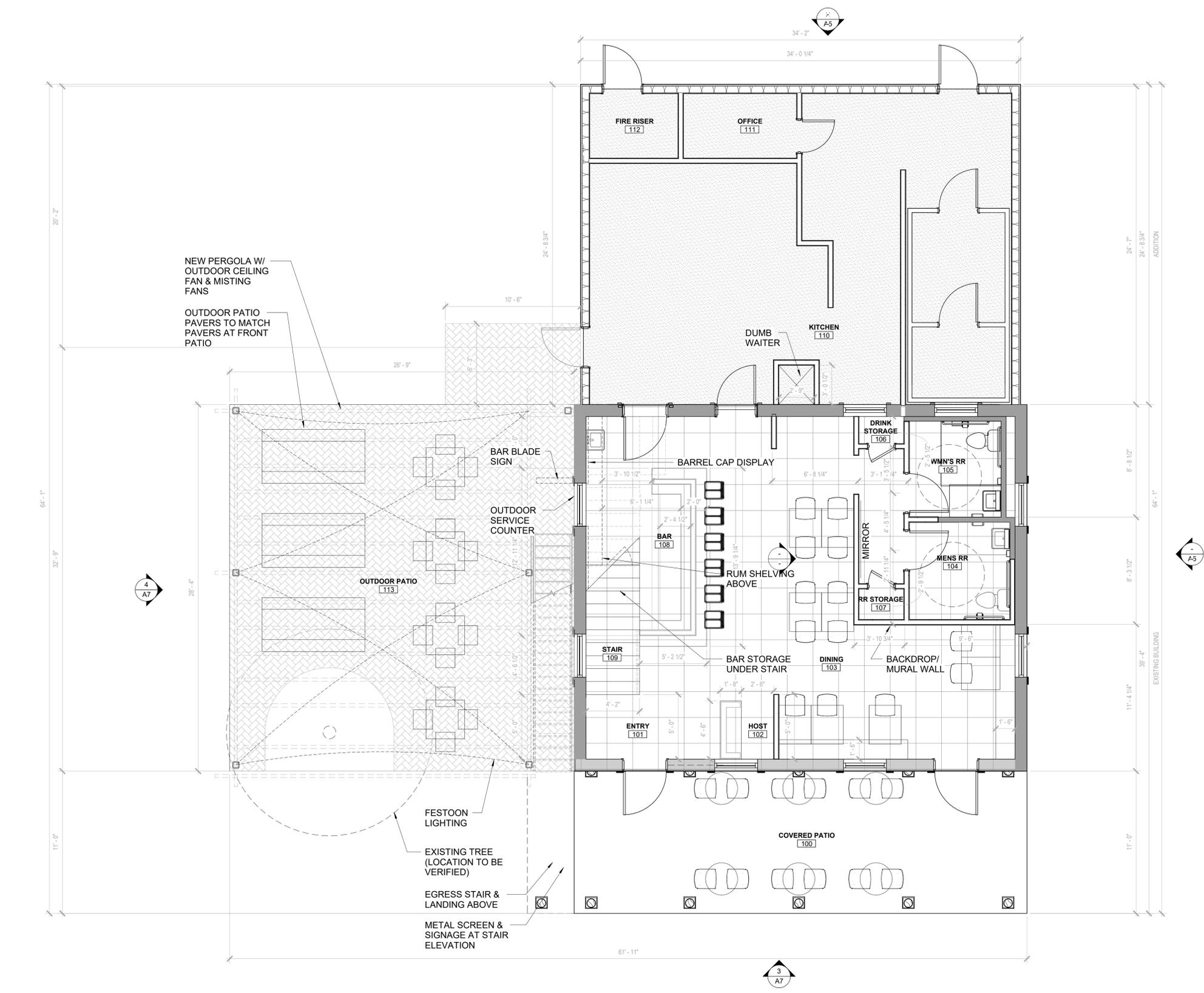






PORT ROYAL RESTAURANT

622 E. Nueva St
San Antonio, Texas



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

	NEW WALL / PARTITION
	EXISTING WALL / PARTITION

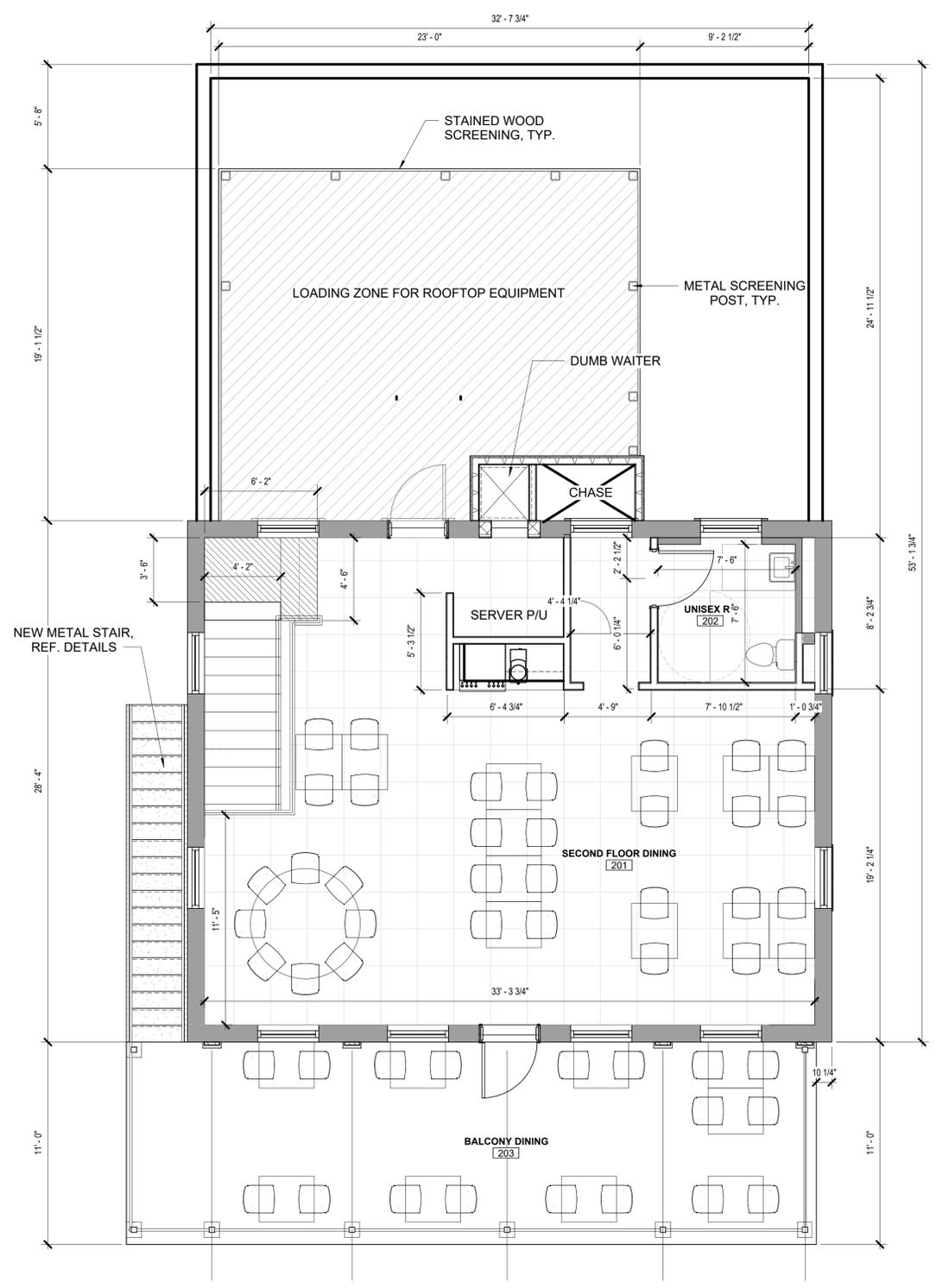
Revisions

Number	Description	Date

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION,
BIDDING, REGULATORY
APPROVAL OR PERMITTING
PURPOSES
Architect: Haley Serna
Seal No.: 27805
Date Issued: 10.5.22

PROJECT #: 22.056

DRAWING TITLE:
FLOOR PLAN - LEVEL 01



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

	NEW WALL / PARTITION
	EXISTING WALL / PARTITION

PORT ROYAL RESTAURANT
622 E. Nueva St
San Antonio, Texas

Revisions		
Number	Description	Date

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION,
BIDDING, REGULATORY
APPROVAL OR PERMITTING
PURPOSES
Architect: Haley Serna
Seal No.: 27805
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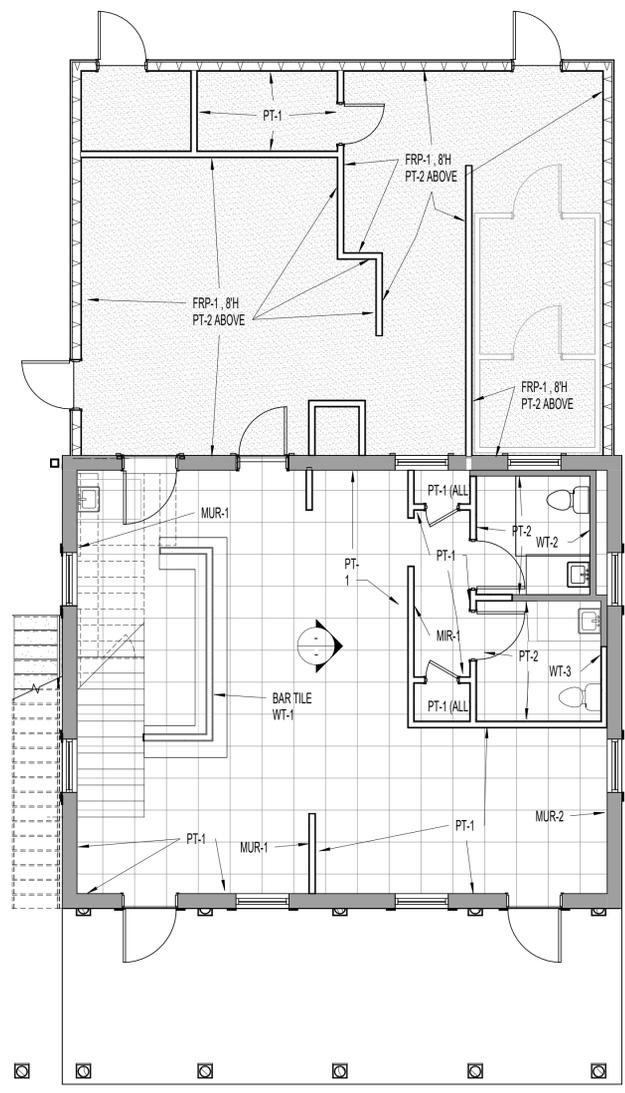
PROJECT #: 22.056

DRAWING TITLE:
FLOOR PLAN - LEVEL 02

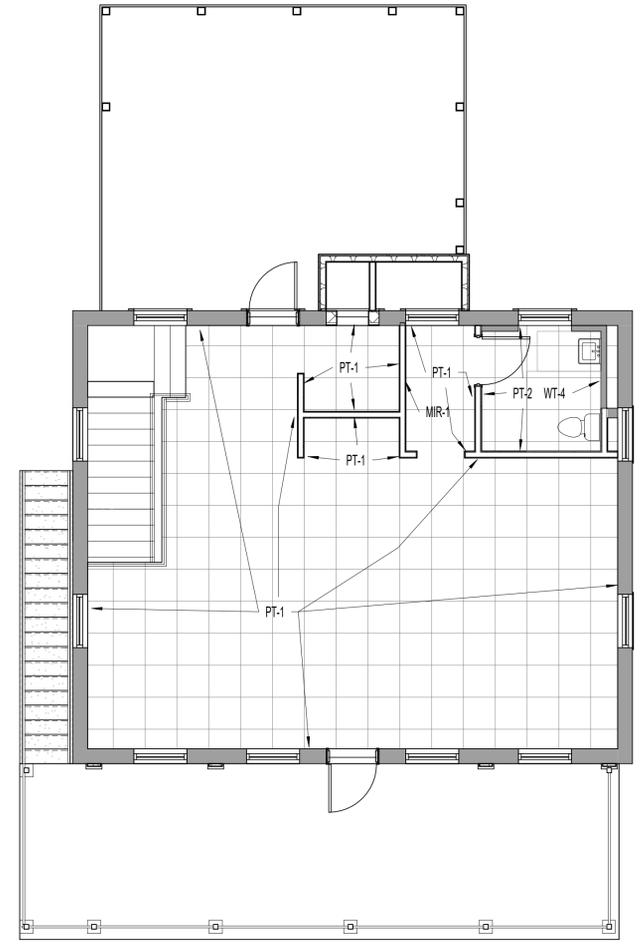
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PORT ROYAL RESTAURANT

**622 E. Nueva St
San Antonio, Texas**



1 FLOOR FINISH PLAN - LEVEL 01
SCALE: 3/16" = 1'-0"



2 FLOOR FINISH PLAN - LEVEL 02
SCALE: 3/16" = 1'-0"

FLOORING LEGEND

	FL-1: TILE
	FL-2: EPOXY

MATERIAL FINISH SCHEDULE							
NO.	MATERIAL	MANUFACTURER	DESCRIPTION	MODEL	COLOR	NOTES	CATEGORY
01_FLOOR FINISH							
FL-1	TILE	CONCEPT SURFACES	ANTI SLIP FINISH, 24X48	HARMONY	ASH		01_FLOOR FINISH
FL-2	EPOXY FLOORING	DUR-A-FLEX	PEWTER	DUR-A-CHIP	PEWTER		01_FLOOR FINISH
02_WALL BASE							
WB-1	RUBBER	ROPPE	contours profiled wall base system	Simplicity Bold	123 Charcoal		02_WALL BASE
WB-2	TILE	CONCEPT SURFACES	Trim (Bullnose, 2.75"x23.5")	HARMONY	ASH		02_WALL BASE
03_WALL FINISH							
PT-1	PAINT	BENJAMIN MOORE			OC-71 SAND DOLLAR		03_WALL FINISH
PT-2	PAINT	BENJAMIN MOORE			OC-67 ICE MIST		03_WALL FINISH
WT-1	TILE	CONCEPT SURFACES	12"x12"	SALLY	LIGHT		03_WALL FINISH
WT-2	TILE	TILEBAR	2X5 FISHSCALE	HIGHWATER	ROSE PINK	POLISHED CERAMIC	03_WALL FINISH
WT-3	TILE	TILEBAR	2X5 FISHSCALE	HIGHWATER	TURQUOISE	POLISHED CERAMIC	03_WALL FINISH
WT-4	TILE	TILEBAR	5"	REEF	CREAM FISHSCALE	Polished Pearl Terrazzo Mosaic Tile	03_WALL FINISH
FRP-1	FRP	MARLITE	SYMMETRIX SMARTSEAM	SUBWAY	White with Grey Grout Lines SSA917-G63	8" x 4" Tile Configuration	03_WALL FINISH
04_LAMINATES & SOLID SURFACES							
QTZ-1	QUARTZ	WILSONART		Q4066	CALACATTA MARLIANA		04_LAMINATES & SOLID SURFACES
05_CEILING							
CLG-1	PAINT	SHERWIN WILLIAMS			SW 7007 CEILING BRIGHT WHITE		05_CEILING
CLG-2	PAINT	SHERWIN WILLIAMS			SW 6994 GREENBLACK WHITE		05_CEILING
CLG-3	MINERAL FIBER	KANOPI BY ARMSTRONG	24" x 48" x 5/8"	KITCHEN ZONE			05_CEILING
06_WOOD TRIM							
07_SPECIALTY FINISHES							
MUR-1	PAINT	NA	BAR MURAL				07_SPECIALTY FINISHES
MUR-2	WALLPAPER	NA	PORT ROYAL MAP				07_SPECIALTY FINISHES
MIR-1	MIRROR	SPANCRAFT	ANTIQUE MIRROR SHEETS	24" X 48"	62-SATURN		07_SPECIALTY FINISHES

Revisions		
Number	Description	Date

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION, BIDDING, REGULATORY APPROVAL OR PERMITTING PURPOSES
Architect: Haley Serna
Seal No.: 27805
Date Issued: 10.5.22

PROJECT #: 22.056

DRAWING TITLE:
FLOOR FINISH PLANS AND FINISH SCHEDULE

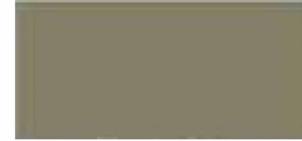
FIELD COLOR
Gardenia



METAL PANEL COLOR OPTIONS:



Parchment



Buckskin



Terra Cotta



Patina



METAL PANEL WALL
Berridge Vee Panel

*similar profile



WALL MURAL (ADDITION WALL FACING PATIO)

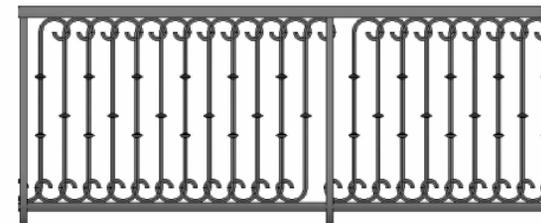


STAINED WOOD SLAT WALL
(Screening for RTU's & Under Stair)

RAILING OPTIONS:



Painted Wood Railing (Homestead
and Taupe)



Form Metal Railing (Homestead)



CURRENT PHOTO - refinish to match

1 SCHEMATIC PERSPECTIVE

SCALE

TRIM COLOR
Benjamin Moore, Homestead



TRIM COLOR
9569 TAUPE



TRIM COLOR
Benjamin Moore, Spiced Apple Cider



PORT ROYAL RESTAURANT
622 E. Nueva St
San Antonio, Texas

SCHEMATIC PERSPECTIVE

PROJECT #: 22.056

3.27.23

A1

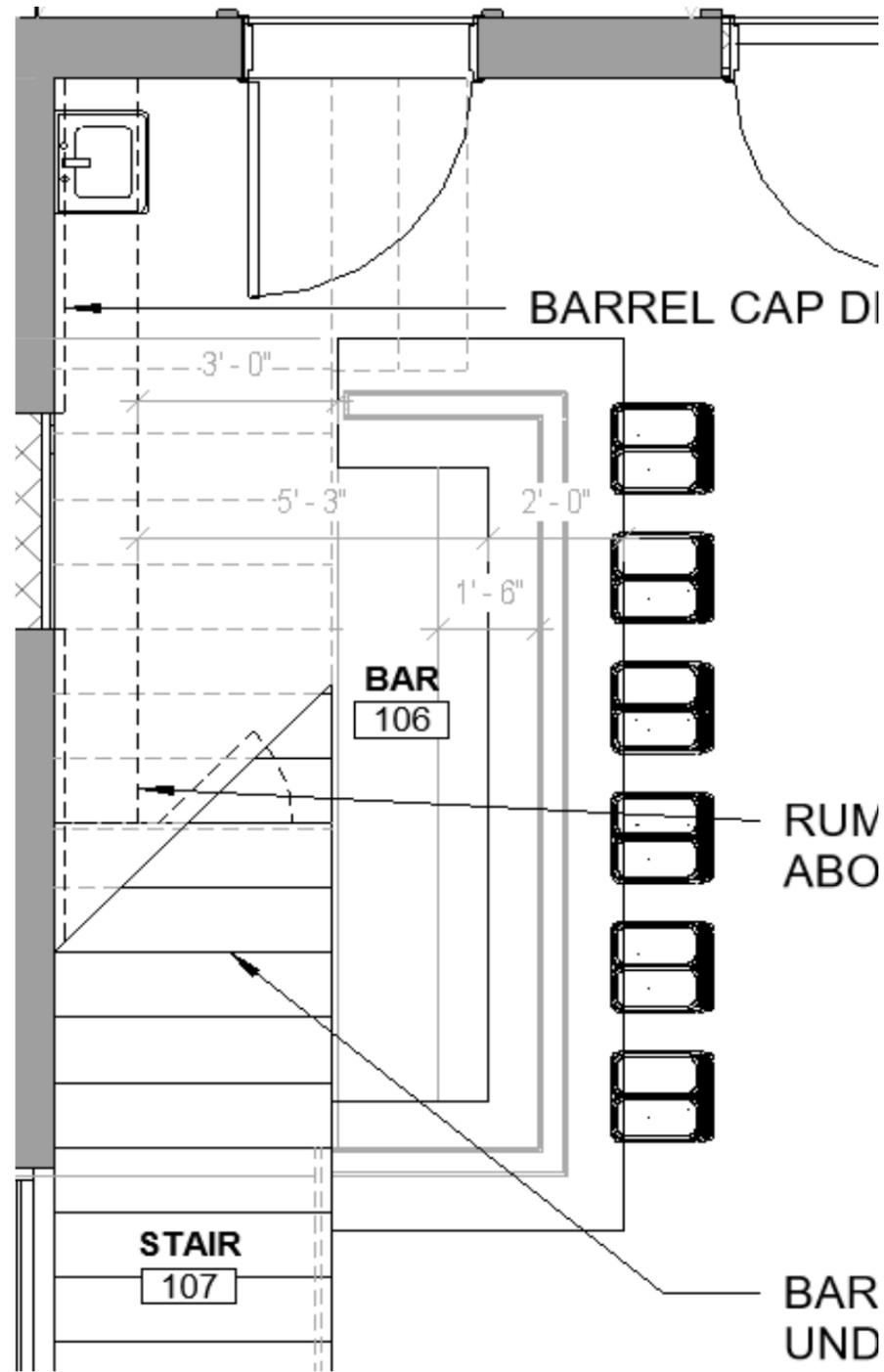
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Hemisfair

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210.460.7705 WWW.ELEVATE-ARCHITECTURE.COM

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RUM BAR



INSPIRATION IMAGES



Lignum Vitae, National Flower of Jamaica



Bar with Arch Detail



Rum Barrels

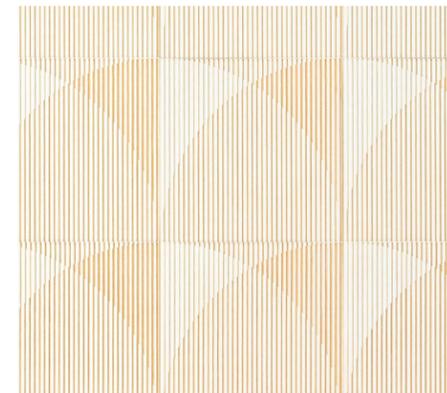
SELECTIONS



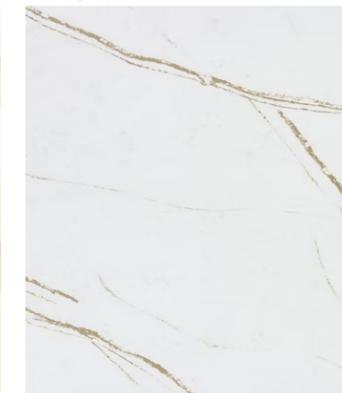
Lighting
Lumens, Agave Pendant



Accent Wall
Arch Detail with Lignum Vitae Petal Detail Painting and Floating shelves



Bar Finish
Concept Surfaces, Sally- Light



Bar Countertop Finish
Cos., Silestone Et- Et Dor



Stair Railing
Metal Stail Rialing



Bar Stools
GRC, Alfred Stool

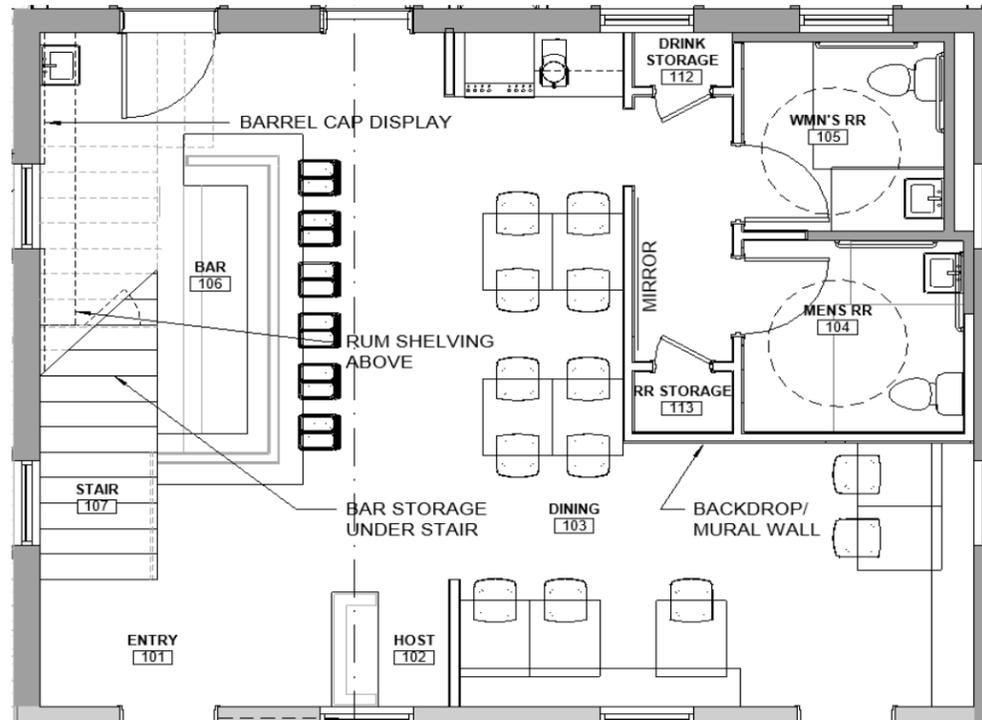


Bar Stool Upholstery
Architex, Stage Bill- Purple



Flooring
Concept Surfaces, Harmony-Ash

FIRST FLOOR DINING

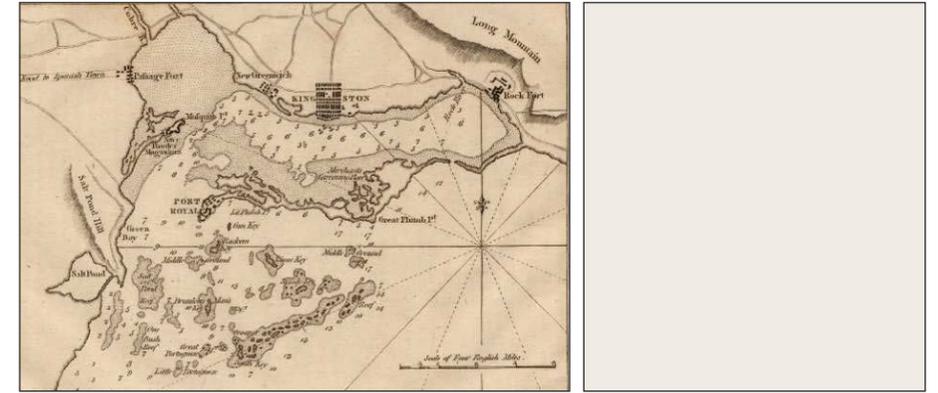


HOST STATION



Hostess Stand Feature Wall
Wall Mural to Coordinate With Bar Mural.
Gold Backlit Signage

DINING AREA



Wall Finish
Port Royal Map

Wall Finish
Benjamin Moore, Sand Dollar



Lighting
Lumens, Avery Dome

WALL FEATURES



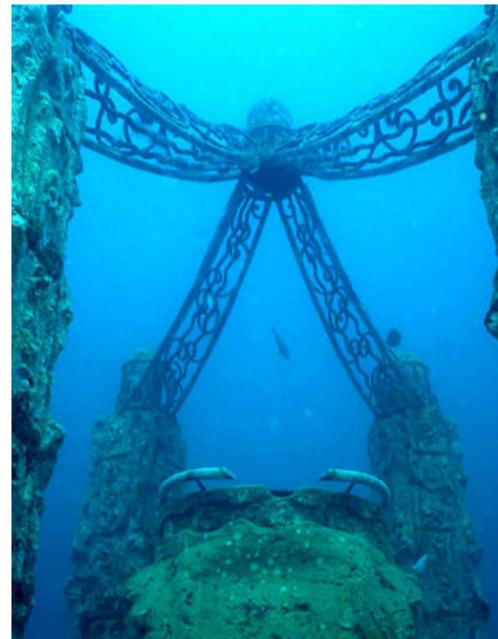
Dining Room Wall Feature
Distressed Mirrors with Greenery



Table Finish
R.F.P. Quartz Top Snow White w/ black base

Booth Upholstery
(Back) Arc Com, Bali- Stone, (Seat) Drifter- Fog

INSPIRATION IMAGES



Port Royal- Underwater City



Port Royal Architecture



Dining Room Wall Feature
Scandinavian Spaces, Pixel Framed



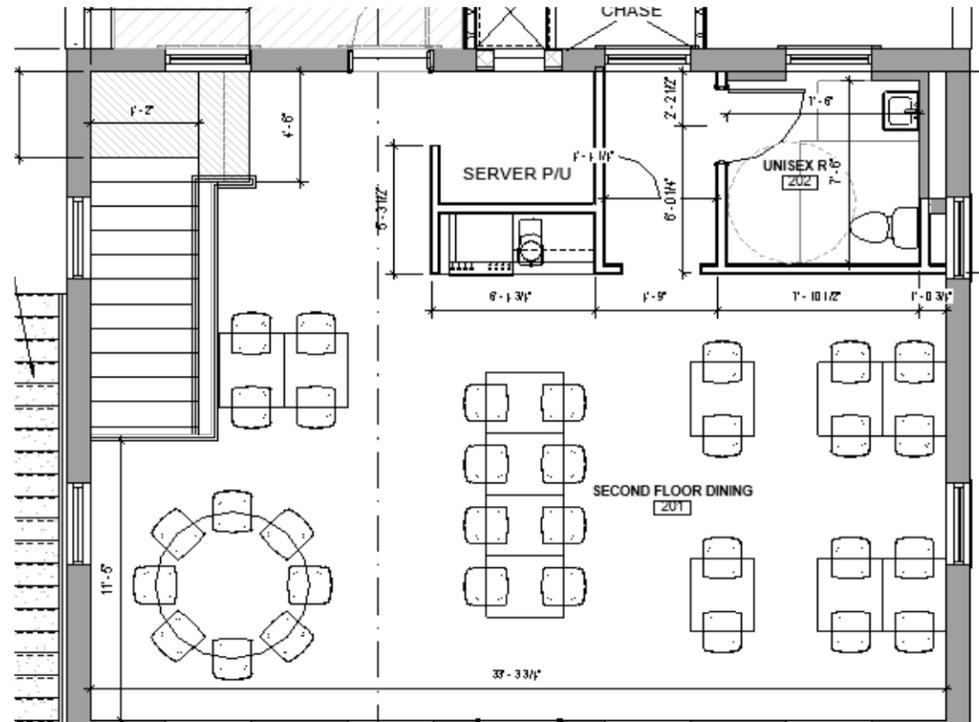
Dining Chairs- Tables
Restaurant Furniture Plus, Eiffel Chair-
Italian Caramel



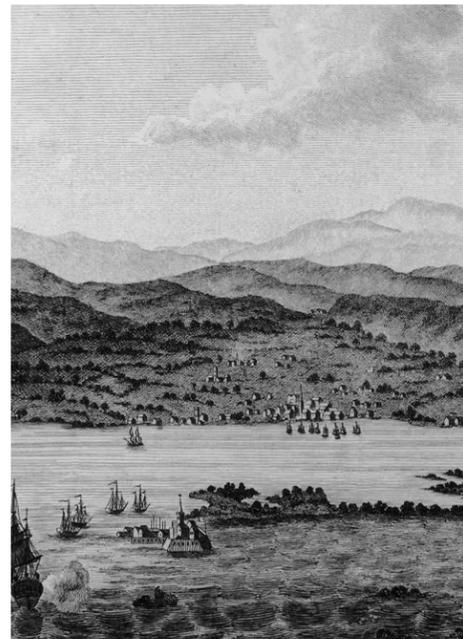
Dining Chairs- Booths
Restaurant Furniture Plus, Mid Century Dining
Chair- Violet



SECOND FLOOR DINING



INSPIRATION IMAGES

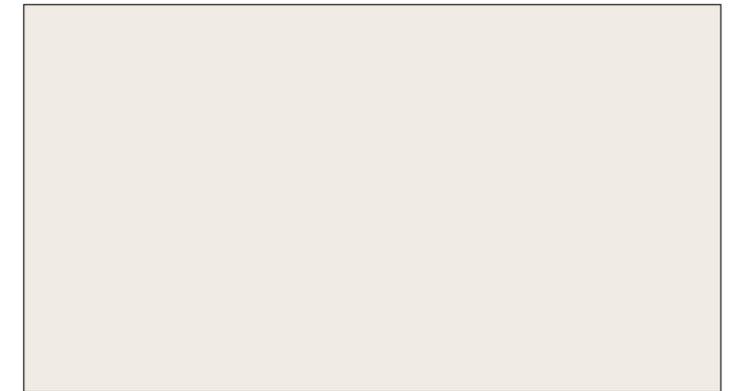


Chandelier
Shades of Light, Glass Circles



Lighting
Lumens, Avery Dome

DINING AREA



Wall Finish
Benjamin Moore, Sand Dollar



Greenery
Ceiling Greenery



Dining Chairs- Tables
Restaurant Furniture Plus, Eiffel Chair- Italian Caramel



Dining Chairs- Booths
Restaurant Furniture Plus, Mid Century Dining Chair- Violet

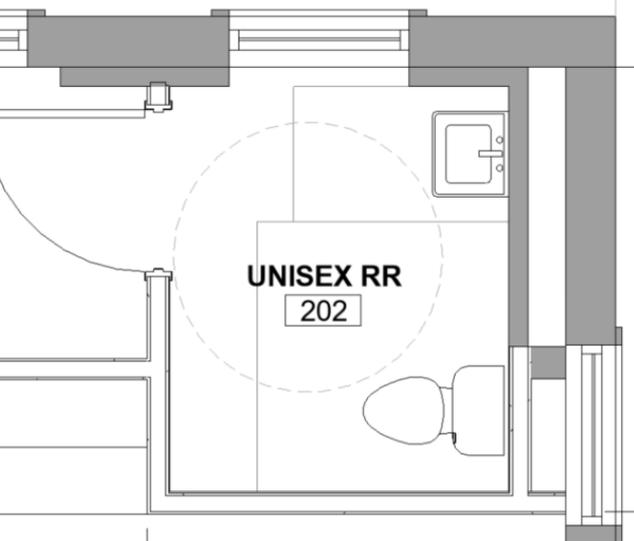
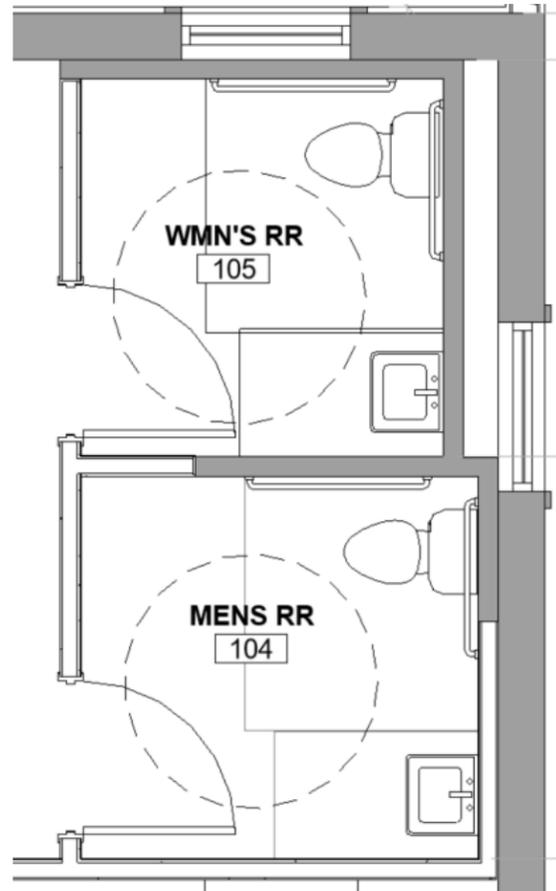


Table Finish
R.F.P. Quartz Top Snow White w/ black base



Flooring
Concept Surfaces, Harmony-Ash

RESTROOMS



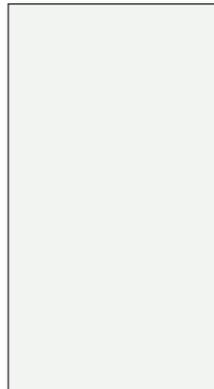
WOMEN'S RESTROOM



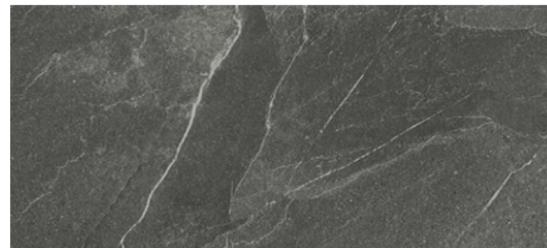
Lighting
Shades of Light, Elegant
Capiz Shell Ceiling Light



Accent Tile
TileBar, Highwater-
Rose Fish Scale



Wall Tile
B.M. Ice Mist

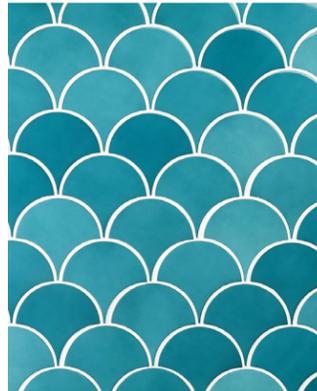


Floor
Concept Surfaces, Harmony- Ash

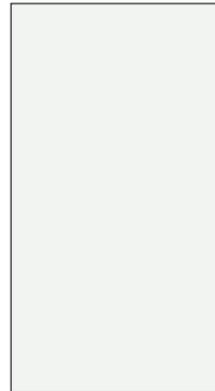
MEN'S RESTROOM



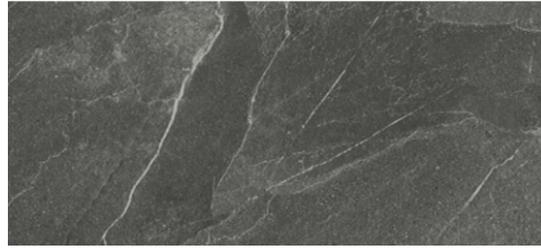
Lighting
Shades of Light, Serene
Deco Ceiling Light



Accent Tile
TileBar, Highwater-
Turquoise Olive



Wall Tile
B.M. Ice Mist



Floor
Concept Surfaces, Harmony- Ash

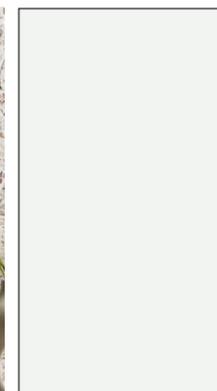
UNISEX RESTROOM



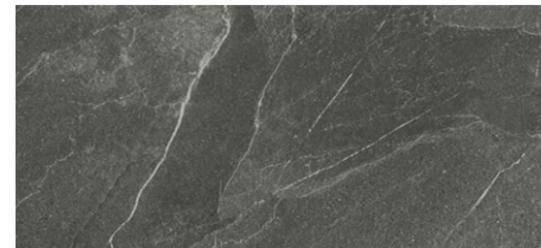
Lighting
Shades of Light, Serene
Deco Ceiling Light



Accent Tile
TileBar, Reef- Cream
Fishscale



Wall Tile
B.M. Ice Mist



Floor
Concept Surfaces, Harmony- Ash

VANITY LIGHTING



Lighting
Shades of Light, Cut Round
Flask Vanity Light

MIRROR WALL



MIRROR WALL
Distressed Mirror Wall