

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-296  
**ADDRESS:** 115 S ZARZAMORA  
**LEGAL DESCRIPTION:** NCB 2322 BLK 1 LOT 7&8 AND 9  
**ZONING:** C-2,HL  
**CITY COUNCIL DIST.:** 5  
**LANDMARK:** Malt House Restaurant  
**APPLICANT:** Kaufman Killen  
**OWNER:** 7-Eleven Inc.  
**TYPE OF WORK:** Construction of a new convenience store and gas station

## REQUEST:

The applicant is requesting final approval of replacement plans on the property at 115 S Zarzamora. The applicant is proposing to construct a new commercial structure on the property including attached canopies and fuel pumps. The applicant will return at a later date for approval of a final new signage package to include freestanding, wall mounted, and window signage.

## APPLICABLE CITATIONS:

*UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio.

Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that

are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless

the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable

economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a

reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic

and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance. When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition.

In making this determination, the historic and design review commission must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features

which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). For property located within a historic district, the historic and design review commission shall be guided in its decision by

balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site

have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage.

The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are

in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the

historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

##### B. ROOF FORM

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

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

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

##### D. LOT COVERAGE

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

#### 3. Materials and Textures

##### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for



Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

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

## 4. Architectural Details

### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 3. Landscape Design

### A. PLANTINGS

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.

### 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.

### D. TREES

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.

## *Historic Design Guidelines, Chapter 6, Guidelines for Signage*

### 1. General

#### 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.

#### B. HISTORIC SIGNS

- i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

#### 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.

#### F. PROHIBITED SIGNS

- i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

Billboards, junior billboards, portable signs, and advertising benches.

Pole signs.

Revolving signs or signs with a kinetic component.

Roof mounted signs, except in the case of a contributing sign.

Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.

Moored balloons or other floating signs that are tethered to the ground or to a structure.

Any sign which does not identify a business or service within the historic district or historic landmark.

Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts

of old or unused signs.

Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

#### G. MULTI-TENANT PROPERTIES

i. *Signage Plan*—Develop a master signage plan or signage guidelines for the total building or property.

ii. *Directory signs*—Group required signage in a single directory sign to minimize visual color and promote a unified appearance

### 2. Awning and Canopy Signs

#### A. GENERAL

i. *Appropriate usage*—Limit the use of awning and canopy signs to building forms that historically used awnings, most typically commercial storefronts and apartment buildings.

ii. *Placement*—Place signs on the awning or canopy valance, the portion that is parallel with the window.

iii. *Mounting*—Install awning hardware in a manner that does not damage historic building elements or materials.

#### B. DESIGN

i. *Materials*—Fabricate awnings using fire-resistant canvas in a color that is appropriate to the period of the building.

ii. *Shape*—Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length.

iii. *Lettering and symbols*—Lettering should generally be placed on the valance portion of the awning.

#### C. LIGHTING

i. *Internal illumination*—Do not use internal illumination or other techniques that cause awnings to glow; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.

#### D. METAL CANOPIES

i. *Placement*—Do not mount new signs or letters on historic metal canopies in a manner that destroys or conceals historic materials.

### 3. Projecting and Wall-Mounted Signs

#### 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.

### 4. Freestanding Signs

#### A. GENERAL

i. *Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.

- ii. *Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.
- iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

#### B. DESIGN

- i. *Height*—Limit the height of freestanding signs to no more than six feet.
- ii. *Area*— The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.
- iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

### 5. Window Signs

#### A. GENERAL

- i. *Location*—Limit the use of window signs to first floor windows where they may be readily viewed by pedestrians.
- ii. *Appropriate building types*—Use window signs in high traffic pedestrian areas, such as on commercial storefronts or other buildings that have been adapted for non-residential use.
- iii. *Historic signage*—Retain historic window signage if it reflects a historic building name, owner, or early business.

#### B. DESIGN

- i. *Window coverage*—Do not cover more than 30 percent of the window area with signage.
- ii. *Opacity*—Do not use window signs constructed of opaque materials that obscure views into and out of windows, either partially or completely.
- iii. *Prohibited window signs*—Do not use paper signs, banners, or graphic films that adhere to the exterior of window glazing.
- iv. *Symbols and lettering*—Incorporate lettering, symbols, and other design elements that reflect the type of business or institution at the location to increase a sign’s impact.
- v. *Temporary signs and banners*—Place temporary signs in a manner that is appropriate for the building scale and style, as allowed by UDC sec. 35-612(i).

## FINDINGS:

### Property Background:

- a. This property was designated as a historic landmark by Ordinance 2013-03-21-0199, on March 21, 2013. The property is listed in the ordinance as 115 S Zarzamora, the Malt House Restaurant. The property was identified through the Westside Cultural Resources Survey initiative and was designated with owner support.
- b. The Malt House was designated for its cultural significance as a place and institution where community gathered, socialized and celebrated for more than 50 years. The architecture by itself is not the basis for landmark status, instead the basis is found in spatial (tangible) and social (intangible) characteristics that wholistically provide a unique and authentic sense of place. Tangible elements which reflect a sense of place and create human interaction include: canopied in-car dining within close proximity to the dining hall, street setback, corner vehicular access, a lack of boundary between parked cars and pedestrian space, and distinctive signage. Intangible elements, communicated through community comments at the time of designation, reflect affection for The Malt House business as a place where the community formed a collective cultural identity over the period of its existence and for the food itself.
- c. The structure at 115 S Zarzamora was built in 1954. It sits on the western side of Zarzamora and faces Buena Vista. It is a one-story box form, commercial post-war structure with auto-centric canopies. Its vernacular construction and auto-centric design, street presence along Zarzamora, existing signage (including the use of hand-painted signage), and pedestrian orientation are visible reminders of San Antonio’s economic history and social heritage. The building exterior has been modified over time, but carefully placed signage, “carport-style”

metal canopies, parapets with articulated horizontal banding, and an orientation that provides exposure to the street contribute to the overall integrity of the property.

- d. In addition to the existing building, the thin –profile canopies of the former Malt House are reflective of Americana car and social culture. Its spatial relationship, proximity, and orientation to the existing structure is tied to the purpose of indoor/outdoor social life. Canopy materials are corrugated, galvanized metal which is in keeping with the area.

#### Case History:

- e. Prior to HDRC review, the initial request for conceptual approval of demolition with new construction was heard by subcommittees of the HDRC on two occasions. The proposed demolition was reviewed by the Demolition and Designation Committee on August 23, 2016. The committee met on site and discussed certain characteristics of the Malt House that should be retained, such as signage and canopies. The members present also discussed orientation of the existing and proposed structures toward the street, complementary materials to the existing building, and community engagement. Proposed replacement plans were also reviewed by the Design Review Committee on September 14, 2016. At the meeting, the committee voiced concerns regarding the fenestration pattern on the elevations facing the street. The committee stated that it would be important to reuse the Malt House signage and to create a gathering space similar to the existing canopies.
- f. The request for conceptual approval of demolition with new construction was heard by the Historic and Design Review Commission on October 5, 2016. In accordance with the requirements of UDC Section 35-618, the HDRC found through a preponderance of evidence that retaining the existing structures presented an economic hardship on the owner and approved the conceptual proposal for demolition. However, the commissioners expressed concern regarding the proposed replacement plans which must be approved before a demolition will be allowed. The motion included seven stipulations regarding the proposed new construction:
  - 1. **That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship;** this stipulation has not been met in the current proposal as the building is predominately situated on the west property line instead of the north.
  - 2. **That the applicant salvage and reuse both of the historic, roof-mounted "Malt House" signs;** this stipulation has not been met in the current proposal as only a single roof-mounted sign has been retained.
  - 3. **In accordance with the UDC, if demolition is approved, documentation and salvaging strategy must be submitted to staff prior to the issuance of a Certificate of Appropriateness;** this stipulation has not been met to date and would still be required prior to issuance of a demolition permit.
  - 4. **That the applicant explore adding further screening and buffer between the adjacent properties;** this stipulation has not been met as no additional options for screen have been provided in the current proposal.
  - 5. **That the applicant returns for review and approval and provide details of the proposed signage;** proposed signage is included in the current submittal.
  - 6. **That the applicant meets with the Design Review Committee prior to submitting the final proposal;** this stipulation has been met. A summary of those meetings is provided in the findings below.
  - 7. **That the applicant seeks the input of the public regarding the proposed replacement plans;** this stipulation has been met. A summary of a public input meeting regarding the replacement plans is provided in the findings below.
- g. Following HDRC review, the applicant presented conceptual replacement plans to the Design Review Committee on October 25, 2016. The committee expressed concerns regarding the proposed placement of the building on the southeast corner of the lot and asked the applicant to investigate possible solutions for placement in existing building footprint. The committee requested to review the proposal again after further exploration was completed.
- h. On December 13, 2016, 65 participants from the community attended a design charrette to discuss future construction at the property. Participants included artists, residents of the Westside, organizations with Westside affiliations, architects, and representatives of 7-Eleven. The event was held at the AIA Center and was hosted by the AIA, District 1 Councilman Roberto Treviño, Latinos in Architecture (a committee of the AIA), OHP, and the Department of Arts and Culture. The objective was to develop possible sensitive design solutions for the site based on participant's input. Through round-table breakout sessions, participants identified the heritage

values of the Malt House that should inform the design. Several potential designs and site solutions were developed based on the charrette input, which were provided to 7-Eleven for consideration.

Specific design input included:

1. A desire by some to maintain existing site plan and building / canopy configuration
2. A desire for the store to be more than a convenience store
3. A desire to include a seating and eating area
4. A desire for the new structure to fit in with the existing residential area which is immediately to the west

Intangible considerations must be addressed by interpretation. The top characteristics identified by the participant input included:

1. Community Gathering Space (community building, LULAC founded here)
2. Family Traditions and Memories (Nostalgia, generations of celebrations, “hang-out,” “old fashioned”)
3. Unique Menu (create a mini-malt house menu with counters and seating area and menu)
4. Authentic “Drive in,” historic business, crossroads of downtown

- i. February 22, 2017, the Design Review Committee met again to review the conceptual replacement plans. At the meeting, the applicant presented updated renderings that continued to place the building on the southeast corner of the lot as originally proposed. The committee members suggested changes to the proposed seating area including the need for the seating area to be an architectural feature; they discussed relocating the seating area, retaining landscaping, the relationship to the bus stop, the communication between the bus stop versus the communication with the front entrance, and the visibility of the seating area from inside. It was suggested that the seating area move to the east side to have a closer relationship to the bus stop and be more visible to the public. The applicant described site constraints to placing the structure at the location of the existing building footprint. There was support for the roof mounted sign and the seating area located adjacent to parking spots. The committee recommended that the applicant continue exploring other options.
- j. On April 5, 2017, the Historic and Design Review Commission heard a proposal for conceptual review of replacement plans. The HDRC expressed concern that only one Malt House sign would be salvaged and reused on the exterior, and suggested both be implemented into the final proposal. The Commission also stressed the importance of a salvage plan, new signage plan, and landscaping plan to be included for final approval. The HDRC was sympathetic to the applicant in regards to the site restrictions and limited footprint options for a gas station, which requires specific clearances for fuel trucks. The proposal was conceptually approved. The motion included seven of eight staff stipulations to be included in the submission for final approval:
  1. **That the applicant salvage and reuse both of the historic, roof-mounted “Malt House” signs;** this stipulation has been met in the current submittal.
  2. **That a documentation and salvage strategy be submitted;** this stipulation has been partially met in the current submittal. The submitted salvage plan addresses the structure of the primary building and the neon “Malt House” signs, but does not address a strategy for the existing canopies, freestanding signage, or windows.
  3. **That the applicant explore adding further screening and buffer between the adjacent properties;** this stipulation has been met in the current submittal.
  4. **That the applicant provide details of the proposed new signage;** this stipulation has been met in the current submittal.
  5. **That the overall parapet height be lowered and that the raised portion of the parapet for signage be eliminated;** this stipulation has been met in the current submittal.
  6. **That the canopy design be simplified and that the sloped roof edge be eliminated;** this stipulation has not been met in the current submittal.
  7. **That any window film used features interpretive elements such as historic photographs of the Malt House or Zarzamora corridor;** this stipulation has not formally been met, but the current submittal indicates that the plan is to include historic photographs or murals painted by local artists.

In addition to these stipulations, staff recommended one additional stipulations for final approval that were not included in the final motion:

1. **That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship;** this stipulation has not been met in the current

submittal.

Proposed Replacement Plans and Signage:

- k. At the April 5, 2017, hearing the HDRC recommended seven stipulations, all of which were specific to the final replacement plans. Three of the seven have been satisfied the current proposal, and the other four are partially fulfilled or not fulfilled. Other recommendations made at the subcommittee meetings, public input meeting, and two staff stipulations from conceptual approval listed above are not included in the current proposal.
- l. **ORIENTATION AND PLACEMENT** - The existing building is situated on the north end of the property and faces south. The proposed replacement building is situated on the east end of the property with the primary entrance facing west toward the interior of the lot to achieve required access for fuel trucks. The HDRC granted conceptual approval to this footprint on April 5, 2017.
- m. **BUILDING SCALE, MASS & FORM** – The applicant is proposing to construct a one-story 3,062 square foot building with a flat roof with a raised parapet facing on the west façade for signage. According to the Guidelines for New Construction 2. A. and B., new construction height and scale should be consistent with nearby historic buildings and roof forms should be similar with those found on the block. In this case, the proposed building form is similar to that of the existing building.
- n. **WINDOW CONFIGURATION** – The applicant is proposing storefront windows on the west, south, and east elevations. According to the Guidelines for New Construction 2.C.ii., the primary façade of the new commercial building should be in keeping with established patterns. Staff finds the proposal consistent with the Guidelines as there are openings that face both Zarzamora and Buena Vista. Staff further finds that window art could be another opportunity to install and display interpretive elements such as historic photos of the Malt House and Zarzamora corridor.
- o. **MATERIALS** – The existing structure is stucco, with wood board and batten, and a brick veneer base. In the replacement plans, the applicant is proposing to use two types of stucco with a brick base. A simple metal awning is also proposed along the full perimeter of the building. According to the Guidelines for New Construction 3.A., materials that complement the type, color and texture of material found in the district. Staff finds the proposed materials appropriate. The metal awning reflects the design of a similar element on the existing building.
- p. **FUEL PUMP CANOPY DETAILS** – An existing attached canopy is situated to the south of the existing building which originally allowed for covered car-hop service. This is an important “Malt House” spatial characteristic that contributes to the sense of space. In the proposed replacement plans, a fuel canopy is located to the west of the proposed new commercial building. Staff finds that a fuel canopy can potentially provide an element that is similar to the original Malt House. However, the location, orientation, and design of the canopy should continue to reflect the existing spatial relationships on the property. In the submittal for final approval, the applicant has stated that the mansard look of the canopy has been maintained from conceptual approval based on the Commission. However, the final motion for conceptual approval included the staff stipulation that the canopy’s sloped roof detail be eliminated and a similar profile to the existing canopy of the Malt House be implemented. The canopy should be a simplified design that is more reflective of the existing Malt House design instead of the proposed sloped roof at its edges.
- q. **SEATING AREA CANOPY** - The applicant is also proposing a covered seating and gathering area on the north of the new structure under an attached canopy. Staff supports the concept of canopy use to denote gathering spaces as it reflects a signature design element that contributes to the shared experience and cultural significance of the site.
- r. **SITE ELEMENTS** – The existing site is paved with asphalt except for two planting strips with grass. The applicant is proposing a paved site with landscaping consisting of Bermuda grass, and various trees and shrubs along the west property line, north property line, and street frontages. According to the Guidelines for Site Elements 3, a varied plant palette with varied heights and native plant materials should be used; impervious surfaces should not be introduced where not historically located. Staff finds the proposed paving and landscaping consistent with the Guidelines.
- s. **CURB CUTS** – The applicant is proposing to utilize two existing curb cuts and entrances, one at the northwest property line from the alley and another at the southwest property line along S Zarzamora. A new curb cut will be proposed along S Zarzamora along the northeast side of the property line, where the primary structure is currently located. The width of this access point is approximately 36 feet. According to the Historic Design Guidelines for Site Elements, new curbing should not be introduced where not historically found. However, given the site-specific requirements of the proposed building and its function, access from S Zarzamora is

required. Staff finds the proposal acceptable.

- t. **SCREENING** - The applicant is proposing to construct a dumpster enclosure located on the northwest corner of the lot. According to the Guidelines for New Construction 6.A. and B., service areas should be screened from the public right of way. The applicant has proposed to fully screen the dumpster with a masonry wall to match the existing structure with dark bronze cap flashing. Access to the dumpster will be provided by two sets of painted Mueller urethane gates, facing west towards the property line. The height will be 7'-6". Staff finds the proposed screening appropriate. Additionally, the applicant has increased the west property line landscaping screening since their conceptual approval submission. The additional landscaping includes seven trees, including four Texas Mountain Laurel and three Wax Myrtle, and a diversification of shrubbery. Staff finds the proposal to be an improvement and consistent with the Guidelines.
- u. **SALVAGED SIGNAGE** - There are two existing roof-mounted "Malt House" signs that have been identified as significant and previously recommended for reuse as interpretive elements. The applicant is proposing to salvage both of the signs and mount one on the parapet on the north elevation and another on the west elevation. The incorporation of both existing signs satisfies the required stipulation from conceptual approval and staff finds the proposal to be appropriate.
- v. **NEW SIGNAGE** - The applicant will return at a later date for approval of a final new signage package to include freestanding, wall mounted, and window signage.

## **RECOMMENDATION:**

Staff recommends final approval of the replacement plans based on findings a through v with the following stipulations:

1. That the canopy design be simplified and that the sloped roof edge be eliminated as noted in finding q.
2. That the applicant installs a painted sidewalk on the apron of the proposed new curb along S Zarzamora. The painted portion of the apron should match the width of the existing sidewalk on both sides and extend the length of the curb cut to clearly delineate the pedestrian walking zone.

The applicant will return with a separate request for final approval of a signage package that includes new freestanding, wall mounted, and window signage.

The applicant has met all staff stipulations as of June 16, 2017.

## **CASE MANAGER:**

Stephanie Phillips

## **CASE COMMENTS:**

A timeline of meetings regarding this request is provided below:

8/23/2016 – Demolition and Designation Committee (DDC)

9/14/2016 – Design Review Committee (DRC)

10/5/2016 – Historic and Design Review Commission (HDRC)

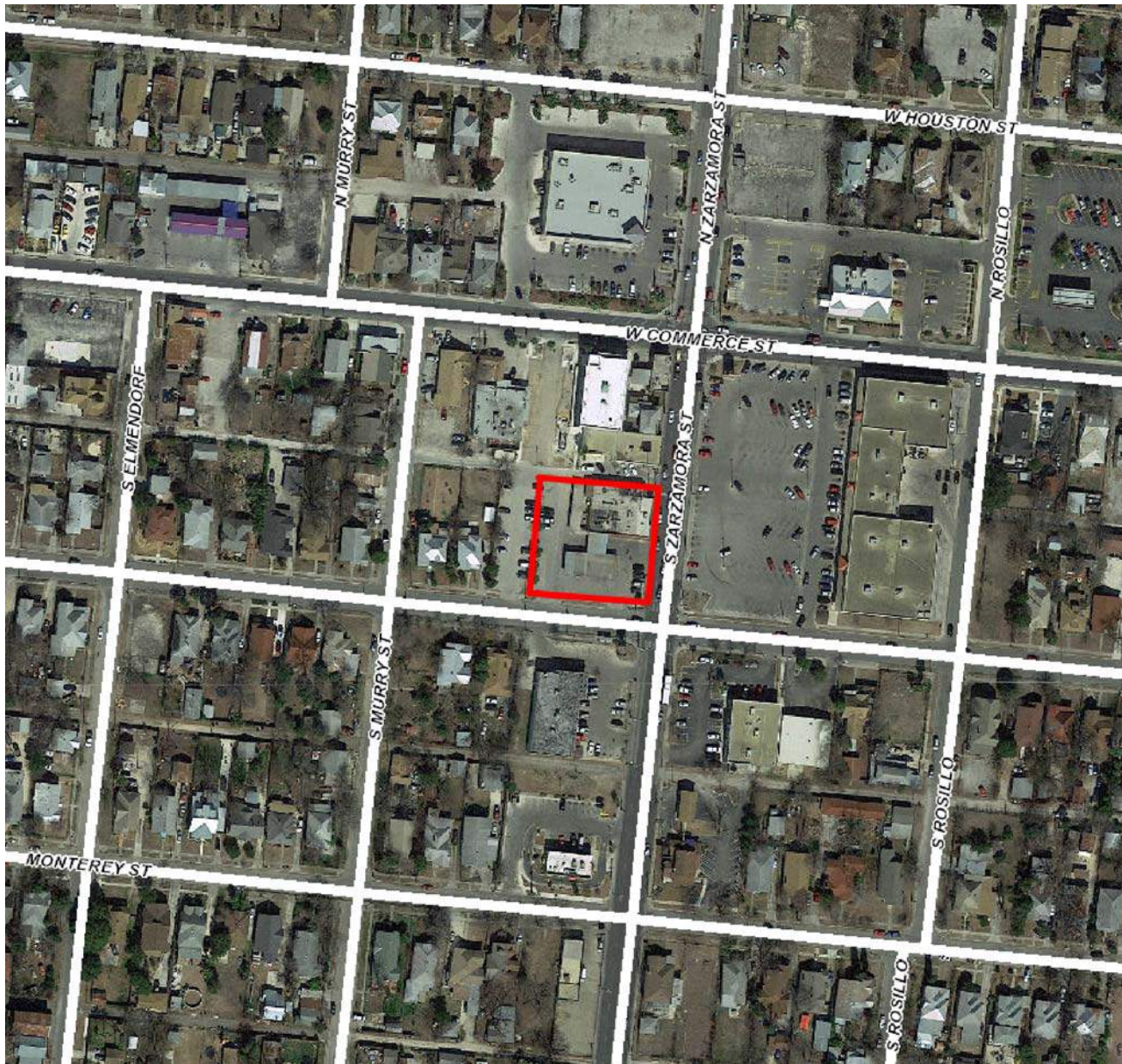
10/25/2016 – Design Review Committee (DRC)

12/13/2016 – Community Design Charrette

2/22/2017 – Design Review Committee (DRC)

4/5/2017 – Historic and Design Review Commission (HDRC): Conceptual Approval granted





## Flex Viewer

Powered by ArcGIS Server

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Malt House

BILL'S  
PAWN  
SHOP  
432-7961

Malt House  
SINCE 1949

Barbecue  
Specials

## **Overview of Proposed Work for 115 S. Zarzamora**

---

7-ELEVEN, INC. is requesting final approval for a convenience store with gas pumps to replace the existing structure, the former Malt House restaurant, at 115 S. Zarzamora Street.

7-ELEVEN previously received conceptual demolition approval during a Historic & Design Review Commission hearing on October 5, 2016. Following that hearing, 7-ELEVEN participated in multiple community feedback sessions – or design charrettes – meant to provide guidance on creating a new structure that is economically and culturally appropriate.

The replacement plans display a structure that incorporates original Malt House features: signage, canopies, and community gathering areas.

On April 5, 2017, 7-ELEVEN received conceptual design approval of the replacement plans.

7-ELEVEN is now in the stage of requesting final approval of the replacement plans included in this application.



10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, [dimensiongrp.com](http://dimensiongrp.com)  
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

## **DEMOLITION & RECLAMATION PLAN**

This plan is to outline the reclaiming intentions stipulated by the Office of Historic Preservation (OHP), as well as the demolition of the main structure.

The existing structure is a single story commercial structure with a mixture of brick, wood, and stucco exterior materials. There are two existing exterior signs (Malt House) that will be removed from the building for salvaging and re-use. The signs will be restored with new paint for re-use on the proposed new 7-Eleven structure (North and East elevations).

The selected general contractor will demolish the existing structure utilizing heavy hydraulic equipment. The demolition will start at the top of the structure and work down to the foundation. The foundation will be broken into rubble with the same type equipment. The debris will be generally segregated into two (2) types of materials. One is the trash and the other is hardfill (concrete/stone/and asphalt).

Following the best direct path, the trash will be loaded into haul trucks and taken to Waste Management's Covell Gardens Landfill on Covell Road for disposal.

Following the best direct path, the hardfill materials will be loaded into haul trucks and taken to one of several permitted sites around San Antonio for recycling and or fill.

If you have any questions regarding this plan, please do not hesitate to contact me. I can be reached at (214) 343-9400.

Sincerely,

Kevin Sancibrian  
Director of Operations  
The Dimension Group  
[kevins@dimensiongroup.com](mailto:kevins@dimensiongroup.com)



**Malt house**  
since 1949

**Advance  
Auto Parts**



**MORE  
PARTS**  
*Lower  
Prices!*

**FREE  
ELECTRICAL  
CHECK**

ONE WAY







LIGHTS ON FOR SERVICE





LIGHTS ON FOR SERVICE



Malt House

BILL'S  
PAWN  
SHOP  
432-79



DULLS

Champion SPURS 2014

**DELICIOUS DEAL**  
TACO BELL MEXICAN RESTAURANT  
\$3.99  
LARGE SOFT BEVER  
TACO BELL



WILL ALL  
RESERVATIONS  
RIGHT  
TO RESERVE  
SERVICE  
TO ANYONE

RESTROOM  
FOR  
CUSTOMERS  
ONLY

NO OUTSIDE  
BEVERAGES!

3101  
ZAGREB 2243  
82104

CLOSED

FIESTA



CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 455 JAGGERS

REQUEST: HISTORIC & DESIGN REVIEW

HEARING DATE: 04/24/2014

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT  
CITY PLANNING

ALL HEARING HEARINGS TAKE PLACE AT 100 E. MARKET

Malt House



SINCE 1949

FREE





ON FOR SERVICE.



FALLAS  
DISCOUNT STORES

STANLEY'S  
HARDWARE & HOME CENTER



**BILL'S  
PAWN  
SHOP**  
432-7961

LIGHTS ON







Ma-i  
LINCH SERVICE













MON-THUR  
3 toll  
2 pc. White  
W/FF  
MED. DRINK  
\$3.99 + TAX  
TO GO ONLY





\$  
Breakfast  
Specials



Malt House  
SINCE 1949

solo  
autos





Malt House

\$  
Breakfast  
Specials

Malt House  
SINCE  
1999

Red informational sign with text and a logo.

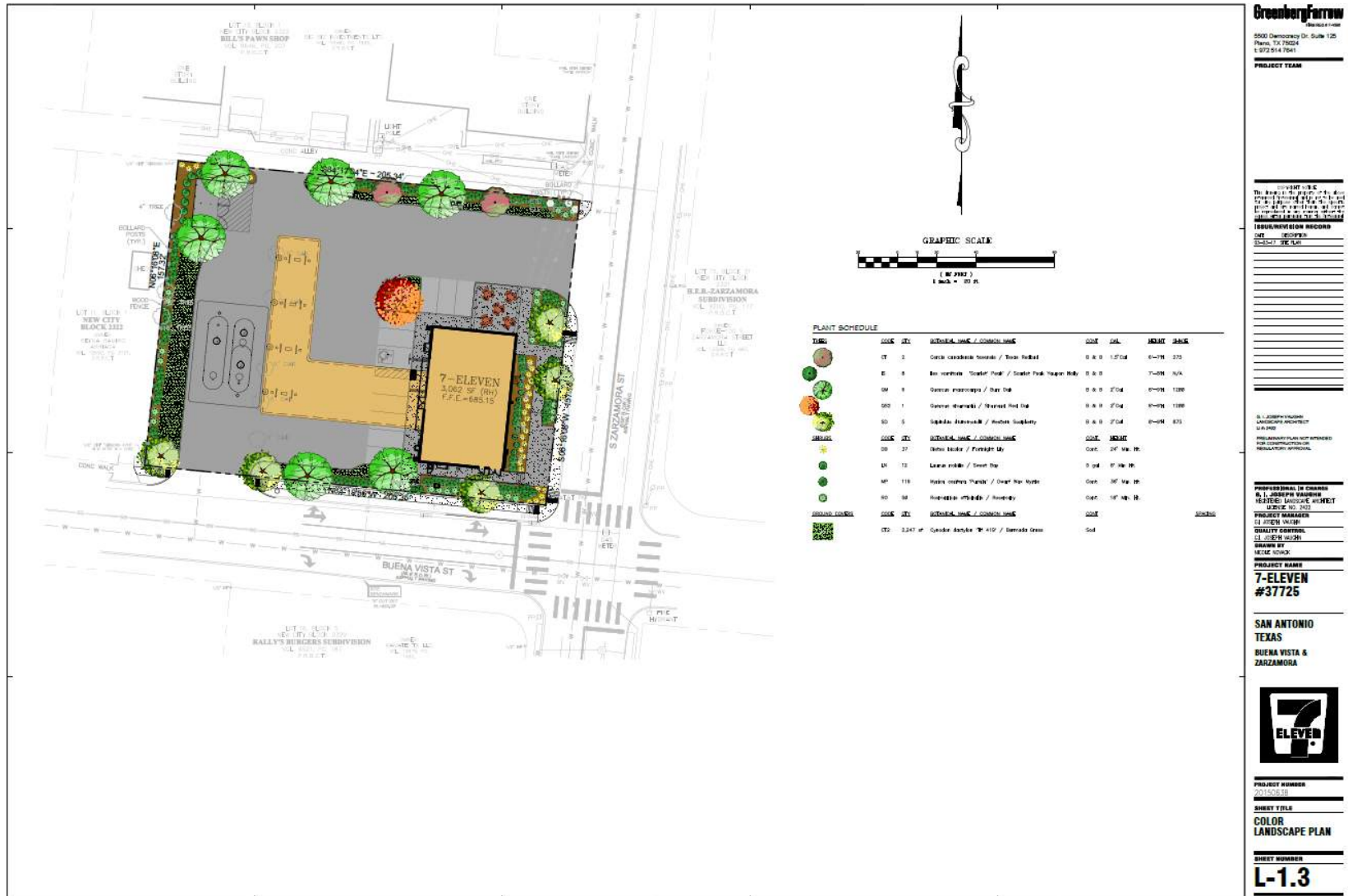
VIBES  
FEST

solo  
autos

# Conceptual Approval Submittal

## Landscape Plan

April 2017





# Final Approval Submittal Landscape Plan June 2017



Included additional landscaping in buffer.

West  
Elevation

**EXTERIOR MATERIALS SCHEDULE**  
(NOT ALL MATERIALS IN SCHEDULE ARE USED)

NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDING SEAM ROOFING	BERTRIDGE	TERRA COTTA
P-3	EXTERIOR DOORS, FRAMES, TRASH ENCLOSURE GATE, DRAWING, GLASS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7075 SEAL BRN
P-8	EXTERIOR SILLARCS	KAWAHER	SW 7075 SEAL SKIN
ST-1	ALUMINUM SLOPEPOINT SYSTEM	EL REY	DARK BRONZE
S-1	STUCCO	EL REY	LA MORENA
S-2	STUCCO	EL REY	IVORY
B-1	WALL PANEL	NICHIA	ALEXANDRA BLUF

**2 SOUTH ELEVATION**  
SC: 1/4"=1'-0"

**4 DUMPSTER ENCL. FRONT ELEVATION**  
FE: 1/8"=1'-0"

**3 WEST ELEVATION**  
WE: 1/8"=1'-0"

**1 DUMPSTER ENCL. SIDE ELEVATION**  
SE: 1/4"=1'-0"

**7-ELEVEN, INC.**  
3000 HICKORY RD. IRVING, TX 75039  
7-11 #1037932  
SAN ANTONIO, TX 78201  
EXTERIOR ELEVATIONS

**7-ELEVEN**

**7-ELEVEN**  
ARCHITECTURE  
CIVIL ENGINEERING  
MECHANICAL ENGINEERING  
PLANNING  
10700 N. LOOP W. SUITE 1000  
DALLAS, TEXAS 75243  
P: 214-343-8800 F: 214-343-8800  
WWW.7-ELEVEN.COM

**15-714**  
JOB#: AS NOTED  
Scale: 001/0115  
Date: E001  
Drawn By: E001  
Checked By: E001

**7-ELEVEN**  
ARCHITECTURE  
CIVIL ENGINEERING  
MECHANICAL ENGINEERING  
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P: 214-343-8800 F: 214-343-8800  
WWW.7-ELEVEN.COM

**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS

[illegible]West  
Elevation

Removed raised parapet.  
Added 2<sup>nd</sup> Malt House sign.  
Additional canopy eliminated.

# Conceptual Approval Elevations

## East & North

April 2017

East  
Elevation





**KAUFMAN | KILLEN**  
LAND USE LAW AND GOVERNMENTAL RELATIONS

**1 EAST ELEVATION**  
 10'-0" 0'-0" 10'-0"

**2 NORTH ELEVATION**  
 10'-0" 0'-0" 10'-0"

**Malt House**

T.O. PARAPET FRAMING 10'-0"

T.O. FINISH FLOOR 0"

**7-ELEVEN, INC.**  
 3500 HICKORY RD. RIVINGTON, TX 75683  
 7-11 #037932  
 7-11 STORE #037932  
 SAN ANTONIO, TX 78207  
 EXTERIOR ELEVATIONS

**ARCHITECTURE**  
 10000 ARCADE BLVD. SUITE 100  
 DALLAS, TEXAS 75243  
 214-343-1111  
 WWW.DPARCHITECT.COM

**5-7-14**  
 DATED 10/16/14  
 SCALE 1/8"=1'-0"

**JOHN**  
 Scale: Date: Drawn: Checked:

**RELAYING**  
 CONSULTING  
 ARCHITECTS

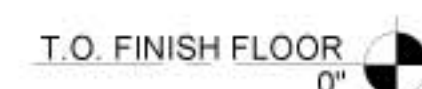
**SHEET: EE.2**  
 C363 C6.0-EE

Removed 7-Eleven signage for signage review.





3 EAST ELEVATION  
EE.2 SC: 1/4"=1'-0"



2 NORTH ELEVATION  
EE.2 SC: 1/4"=1'-0"

## FINAL ELEVATIONS - SUBMITTED JUNE 16, 2017

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	Rev. #	Date	Description																
Proto 4th Qtr 08-06-14																			



PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09-15-16	INITIAL SUBMITTAL
05-09-17	HDRC SUBMITTAL

PROFESSIONAL IN CHARGE

KIEW KAM  
PROFESSIONAL ENGINEER  
LICENSE NO. 92808

PROJECT MANAGER  
ROBERT FIESTER

QUALITY CONTROL  
KIEW KAM

DRAWN BY  
ORLANDO RODRIGUEZ

PROJECT NAME

7-ELEVEN  
1037932

SAN ANTONIO,  
TEXAS

BUENA VISTA &  
ZARZAMORA ST.



PROJECT NUMBER  
20150638

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1.0

EXISTING LEGEND:

IRF	IRON ROD WITH CAP FOUND	ONE	OVERHEAD ELEC.
IRF	IRON ROD FOUND	E	U.G. ELECTRIC
XCF	"X" CUT FOUND	T	U.G. TELE. LINE
P.R.B.C.T.	PLAT RECORDS	FO	U.G. FIBER OPTIC
	BEXAR COUNTY, TEXAS	CATV	U.G. CABLE TV
D.R.B.C.T.	DEED RECORDS	NG	U.G. GAS
	BEXAR COUNTY, TEXAS	W	U.G. WATER
PP	CONTROL POINT	SS	U.G. SAN. SEWER
PP	POWER POLE	SD	U.G. STORM SEWER
GUY	GUY WIRE	D	WOOD FENCE
LIGHT	LIGHT POLE	X	FENCE (OTHER)
E	ELECTRIC METER	ASPH	ASPHALT EDGE
FMK	FIBER OPTIC MARKER	CONC	CONCRETE AREA
FB	FIBER OPTIC PULL BOX	SIGN	SIGN
AC	AC COMPRESSOR UNIT	SV	NO PARKING SIGN
BOLL	BOLLARD POST	SV	ONE WAY SIGN
GAS	GAS METER	SV	PAINT MARK
VAL	GAS VALVE	X 555.55	SPOT ELEVATION
WATER	WATER METER	GT 555.55	GUTTER ELEVATION
VAL	WATER VALVE	TC 555.55	TOP OF CURB ELEVATION
FIRE	FIRE HYDRANT	---	SUBJECT PROPERTY LINE
SAN	SAN. SEWER MANHOLE	---	ADJOINING PROPERTY LINE
SAN	SAN. SEWER CLEANOUT	---	EXISTING EASEMENT LINE
STORM	STORM DRAIN MANHOLE	---	FIRELINE PAINT MARKS
INLET	INLET RIM	1	PHOTO LOCATION REFERENCE
TRAFFIC	TRAFFIC SIGNAL LIGHT	CANOPY	CANOPY - COVERED AREA
TRAFFIC	TRAFFIC SIGNAL BOX		
TREE	TREE (AS DESCRIBED)		

GENERAL SITE NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY TTL, DATED JANUARY 29, 2016.
- ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE DATA SUMMARY

7-ELEVEN TRACT:	0.741 ACRES/32,285 SF
CONVENIENCE STORE:	3,062 SF
CANOPY WITH 4 PUMP ISLANDS:	2,022 SF
PARKING PROVIDED:	11 (1 ACCESS. PARKING SPACE)
PARKING UNDER CANOPY:	8 SPACES
TOTAL PARKING:	19 SPACES
PARKING REQUIRED: (6 PER 1,000 S.F. GFA)	19 SPACES

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SITE NOTES

- SEEDED GREEN AREA
- 4" REFLECTIVE WHITE LANE STRIPES
- 4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45'
- TAPER CURB TO MATCH EXISTING CURB
- TAPER CURB FROM 6" TO 0" OVER 2'
- CLOSE EXISTING DRIVEWAY CURB CUT PER HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT.
- UNDERGROUND STORAGE TANKS. TANK FIELD LOCATED AWAY FROM PARKING, FILL ON RIGHT SIDE.
- AIR/VACUUM UNIT.
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- MATCH EXISTING PAVEMENT ELEVATION.
- DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- FUEL CANOPY
- U-PIPE BOLLARD (SEE NOTE FOR NUMBER)
- CANOPY COLUMN (TYP.)
- VENT RISERS NEAR TANKS NOT VISIBLE, IF POSSIBLE
- BIKE RACK
- STEPS
- EXISTING FIRE HYDRANT
- FUTURE PRIMO TRANSIT LOCATION
- POWER POLE POINT OF RELOCATION
- "STOP" SIGN
- WHEELCHAIR RAMP IN SIDEWALK. PER LOCAL STANDARDS. (TYPICAL @ EACH DRIVEWAY CURB RETURN)
- CONCRETE SIDEWALK PER CITY DETAIL
- OUTDOOR SEATING/GATHERING AREA
- ONE WAY SIGN - RG-1 (2)

SITE DETAILS - SEE DETAIL SHEETS

- INTEGRAL CONCRETE CURB
- WHEELCHAIR RAMP IN SIDEWALK (TYPICAL @ EACH DRIVEWAY CURB RETURN)
- CONCRETE SIDEWALK
- GUARD POST (SINGLE)
- HANDRAIL DETAIL
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- FIRE LANE STRIPING
- "LEFT TURN ONLY" SIGN - R3-5 (1)

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED FIRELANE
- PROPOSED PARKING SPACES



Know what's below.  
Call before you dig.



PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
03-03-17	SITE PLAN
05-08-17	HDRC SUBMITTAL

G. I. JOSEPH VAUGHN  
LANDSCAPE ARCHITECT  
LI #: 2422

PRELIMINARY PLAN NOT INTENDED  
FOR CONSTRUCTION OR  
REGULATORY APPROVAL

PROFESSIONAL IN CHARGE  
**G. I. JOSEPH VAUGHN**  
REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 2422

PROJECT MANAGER  
G. I. JOSEPH VAUGHN

QUALITY CONTROL  
G. I. JOSEPH VAUGHN

DRAWN BY  
NICOLE NOVACK

PROJECT NAME  
**7-ELEVEN  
#37725**

SAN ANTONIO  
TEXAS  
BUENA VISTA &  
ZARZAMORA



PROJECT NUMBER  
20150638

SHEET TITLE

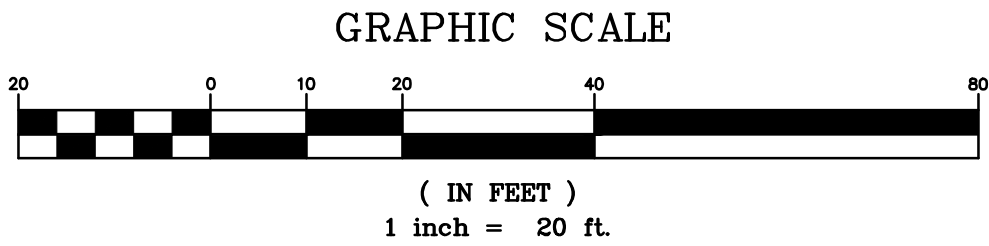
COLOR  
LANDSCAPE PLAN

SHEET NUMBER

**L-1.3**



Continuation of sidewalk location to be demarcated  
with colored paint in driveway area




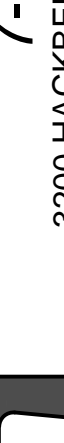

PLANT SCHEDULE

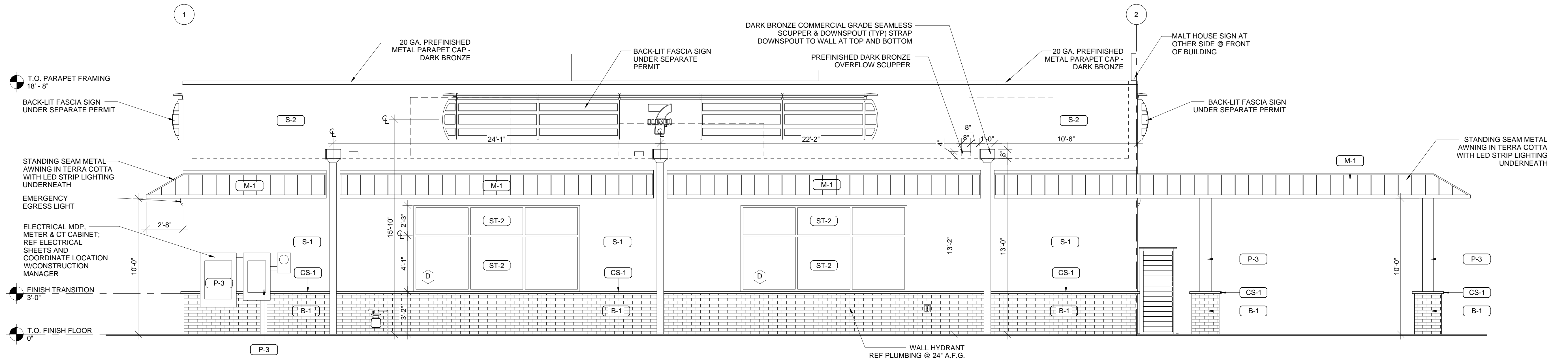
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT	SHADE
	CT	2	Cercis canadensis texensis / Texas Redbud	B & B	1.5" Cal	6'-7'H	275
	IS	8	Ilex vomitoria 'Scarlet' Peak' / Scarlet Peak Yaupon Holly	B & B	1.5" Cal	7'-8'H	N/A
	MC	3	Myrica cerifera / Wax Myrtle	B & B	1.5" Cal	6'-7'H	275
	QM	6	Quercus macrocarpa / Burr Oak	B & B	2" Cal	8'-9'H	1200
	QS	1	Quercus shumardii / Shumard Red Oak	B & B	2" Cal	8'-9'H	1200
	SD	5	Sapindus drummondii / Western Soapberry	B & B	2" Cal	8'-9'H	875
	SS	4	Sophora secundiflora / Texas Mountain Laurel	B & B	1.5" Cal	6'-7'H	N/A
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT		
	DB	37	Dietes bicolor / Fortnight Lily	Cont.	24" Min. Ht.		
	LN	9	Laurus nobilis / Sweet Bay	Cont.	8" Min. Ht.		
	MP	119	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	Cont.	36" Min. Ht.		
	RA	7	Rhus aromatica / Fragrant Sumac	Cont.	36" Min. Ht.		
	RE	5	Rhus virens / Evergreen Sumac	Cont.	36" Min. Ht.		
	RO	41	Rosmarinus officinalis / Rosemary	Cont.	18" Min. Ht.		
	SA	4	Salvia greggii 'Coral' / Autumn Sage	Cont.	18" Min. Ht.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING		
	CT2	971 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod			

FINAL PLAN - SUBMITTED JUNE 16, 2017

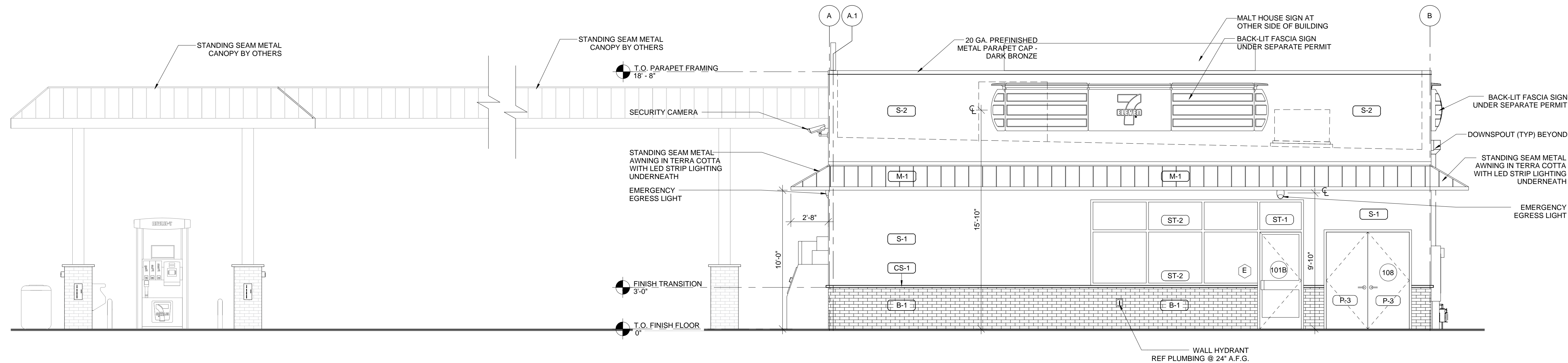




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	SHEET: <b>A3.0</b> 7043 SIP - RIGHT	05.26.2017					



2 ELEVATION - REAR  
1/4" = 1'-0"



1 ELEVATION - RIGHT SIDE  
1/4" = 1'-0"

Description

Date

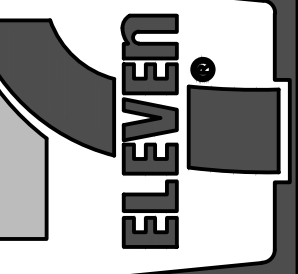
Rev. #

Proto 04.27.2017

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #37725  
115 S SARAZMORA ST.  
SAN ANTONIO, TX 78207

EXTERIOR ELEVATIONS



Job#: 15-749

Scale: AS NOTED

Date: 05/26/17

Drawn By: MV

Checked By: AM

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SHEET:

A3.1

7043 SIP - RIGHT



- GENERAL NOTES**
- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
  - GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
  - VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
  - ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF SIP, CMU BLOCK OR STRUCTURAL SHEATHING.
  - 2" AIR SPACE BETWEEN COOLER WALL AND BUILDING WALL, OR ANY EQUIPMENT ADJACENT TO COOLER. WALK-IN COOLER SUPPLIED BY 7-ELEVEN, INC. INSTALLATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER.
  - CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.
  - ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
  - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
  - ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
  - FIRE EXTINGUISHER: #10 CLASS ABC WITH UL RATING 4A-60BC. SURFACE MOUNTED ON WALL WITH MANUFACTURERS ALL STEEL WALL BRACKET. J.L INDUSTRIES INC. (COSMIC 10E) OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES.
  - CONTRACTOR TO INSTALL COAT HOOKS FOR EMPLOYEES. REFERENCE SHEET EF1 ITEM 220. INSTALL 2 IN OFFICE AND 3 IN BACKROOM. LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER. SEE DOOR HARDWARE SCHEDULES.
  - APPLY 3M SUN CONTROL WINDOW FILMS @ ALL SOUTH, EAST, AND WEST FACING GLASS (3M-1). NOTE NO FILM SHOULD BE APPLIED TO THE STOREFRONT DOORS. (REFERENCE SHEET A6.1 FOR MATERIALS SCHEDULE).
  - G.C. TO FURNISH AND INSTALL RIS BACKBOARD AT ISP DESK. REFERENCE MATERIALS SCHEDULE ON SHEET A6.1.

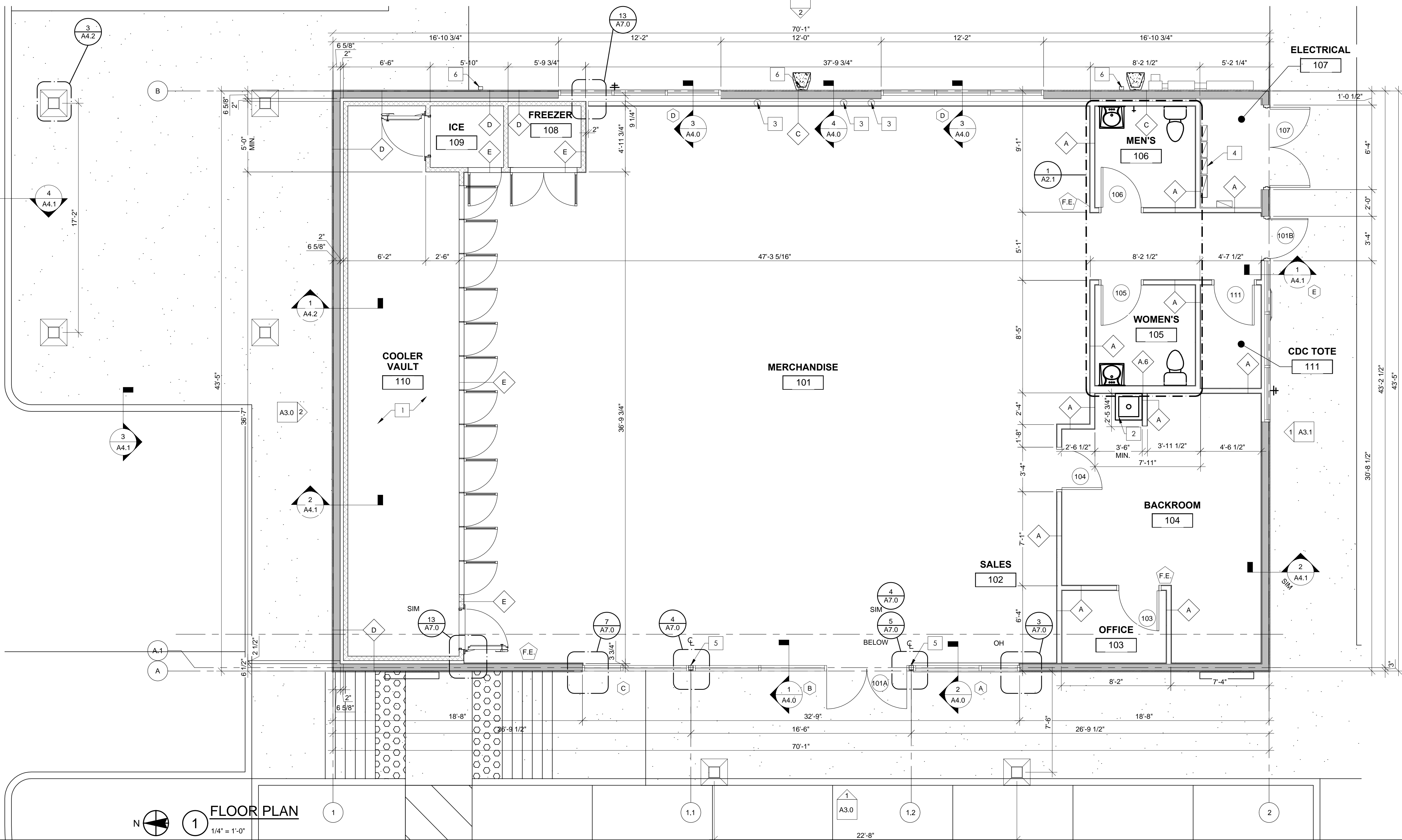
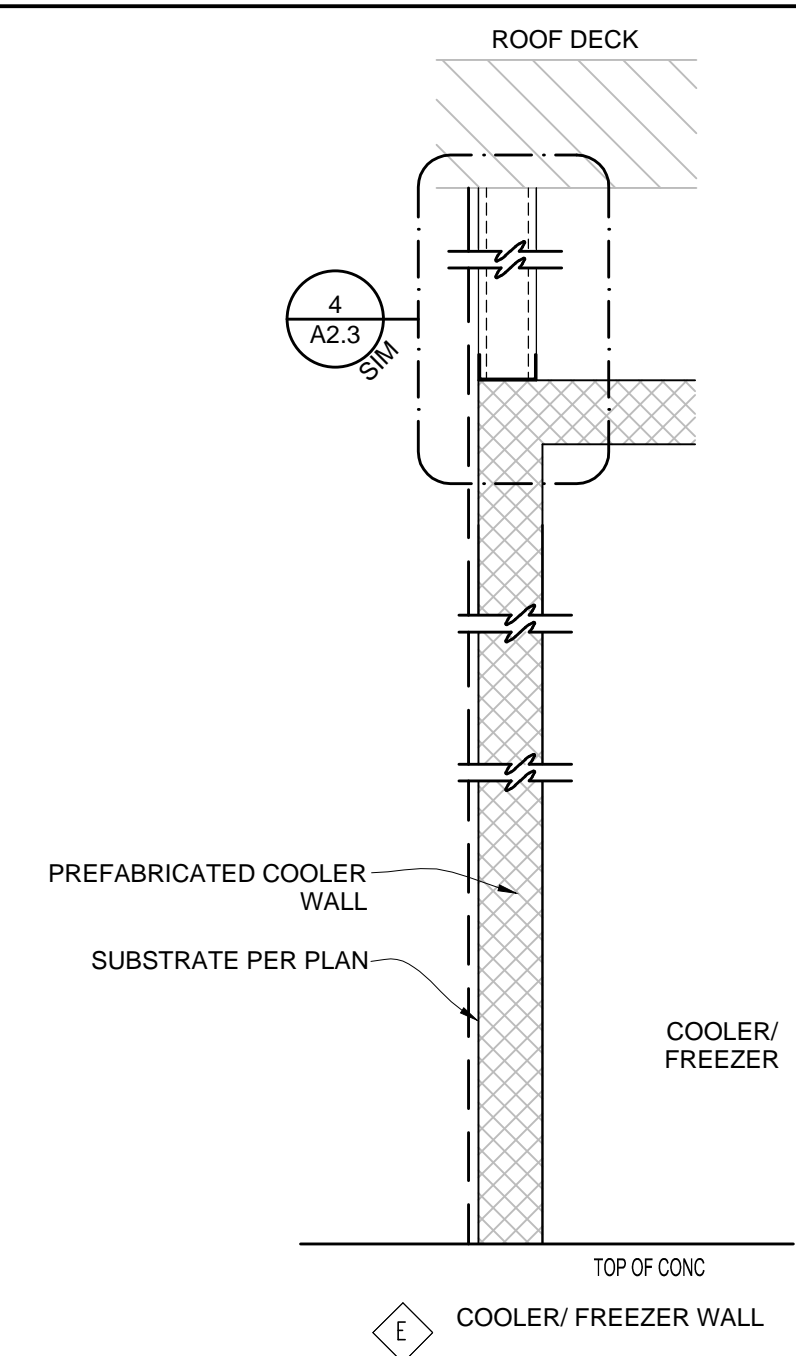
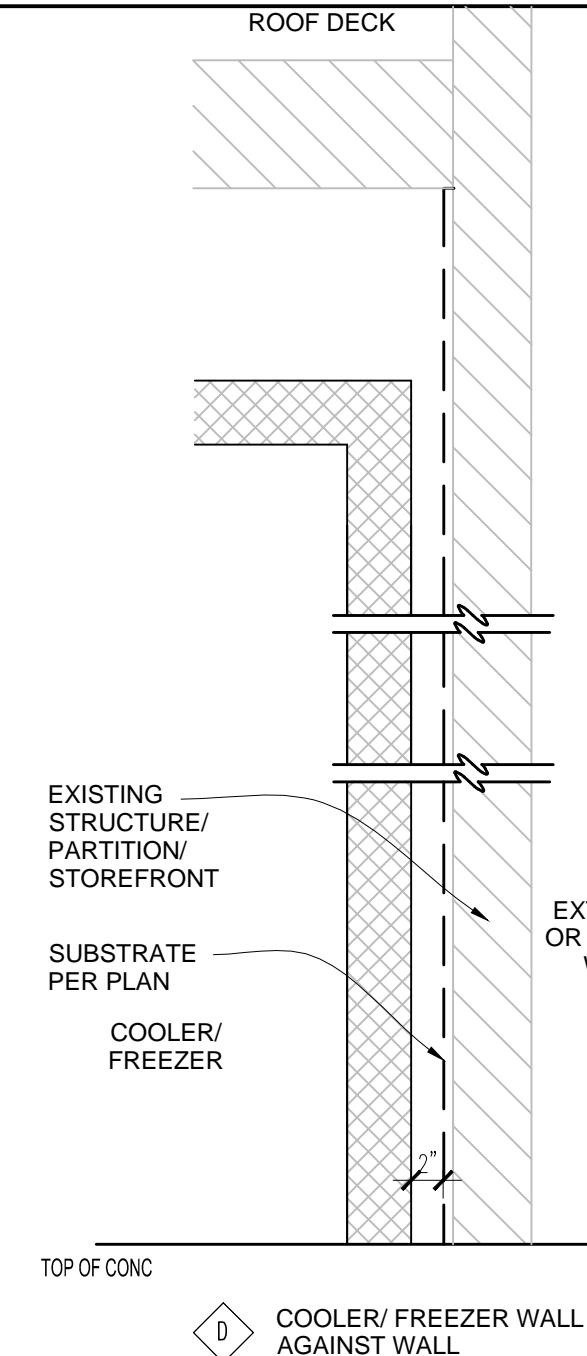
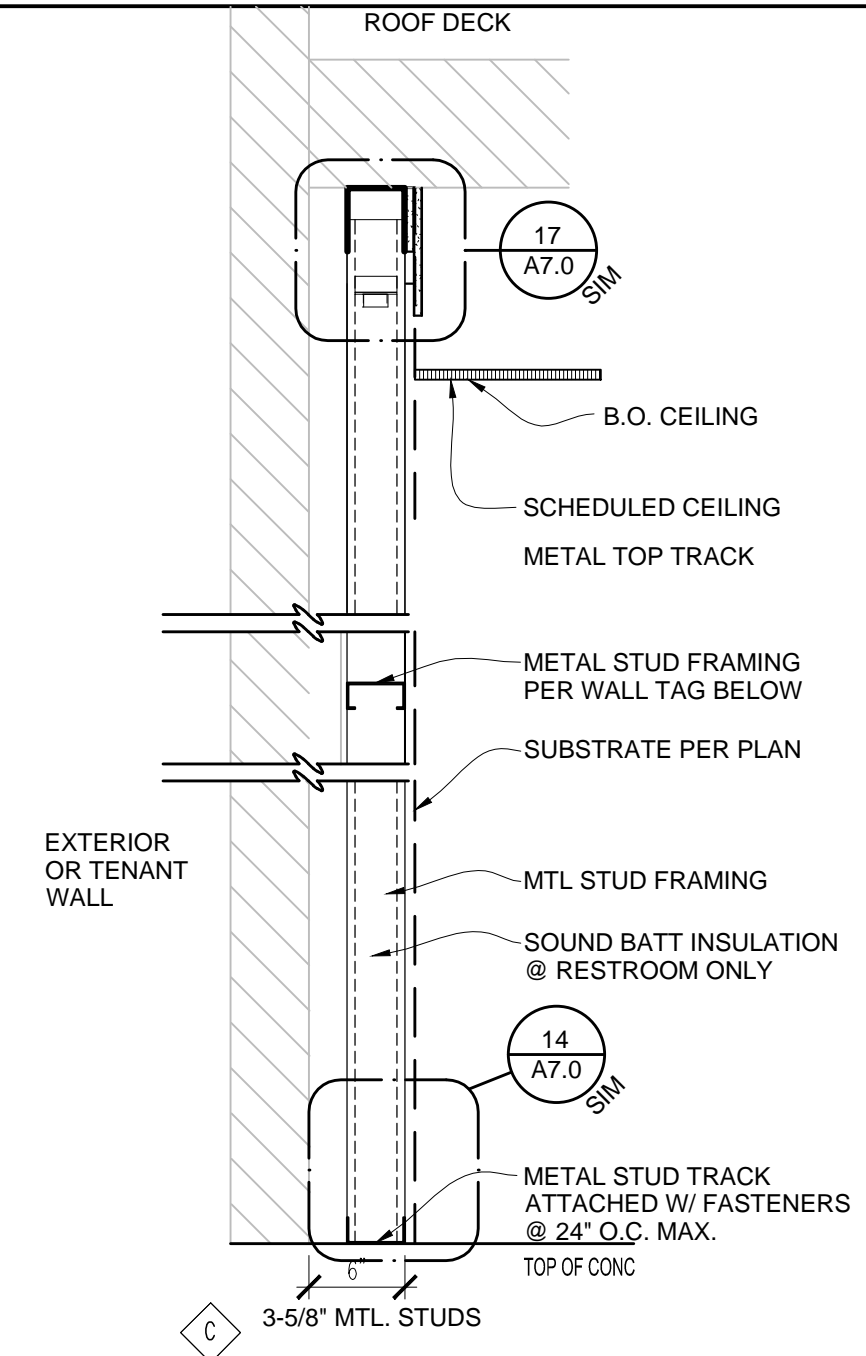
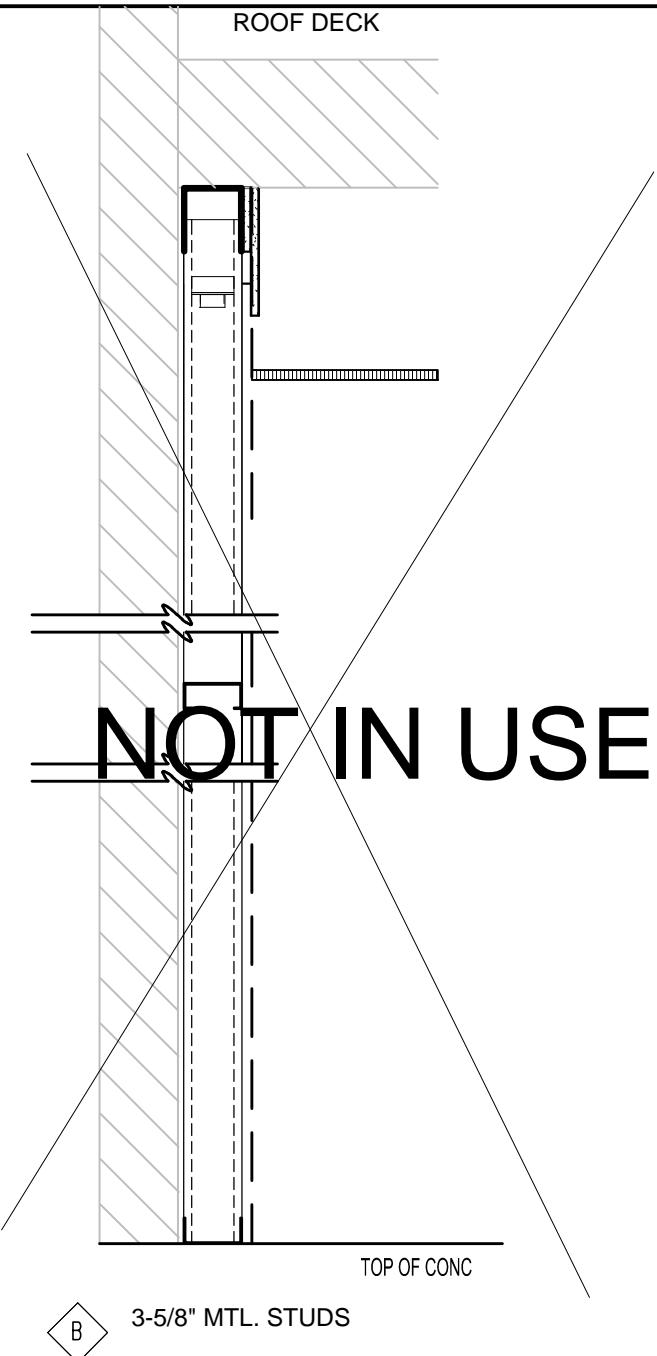
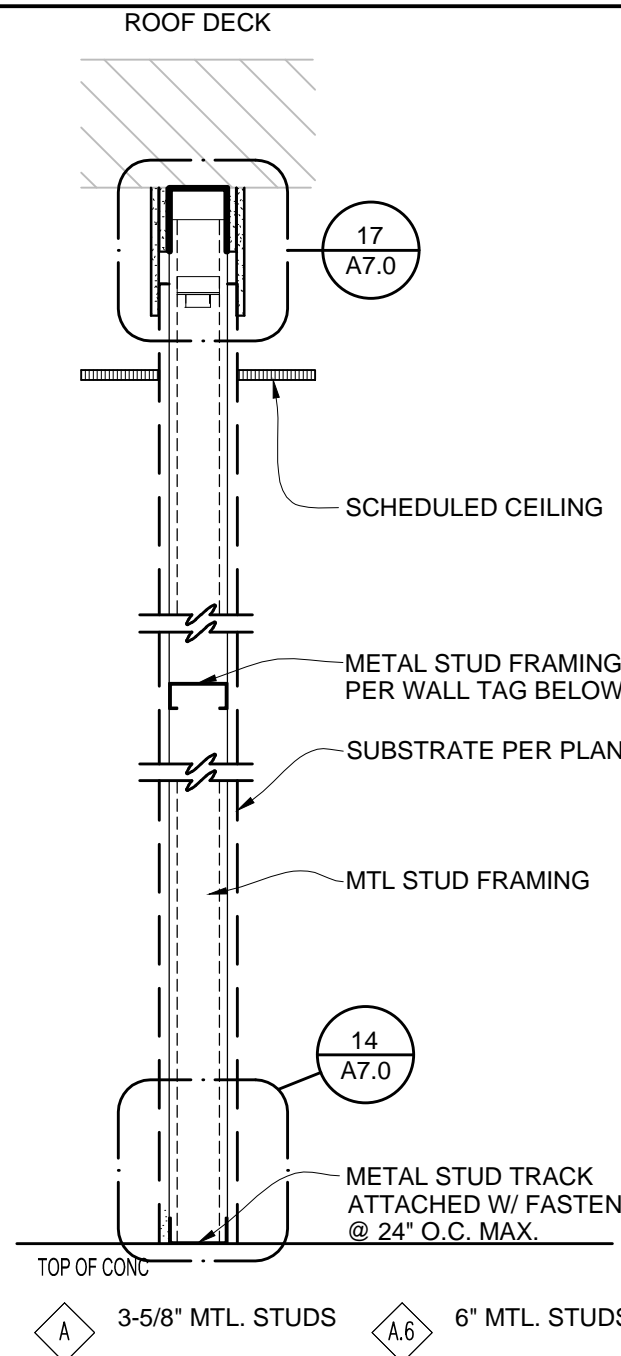
- KEYNOTES**
- PRE-FABRICATED COOLER WALLS, CEILING, FLOOR, DOORS AND RACKS; MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
  - MOP SINK; REFERENCE PLUMBING.
  - PROVIDE SPACE FOR RECESSED BOX IN WALL FOR CO2 LINES AND PVC CONDUIT FOR POST MIX AND SLURPEE MACHINES.
  - ELECTRICAL PANELS; REFERENCE ELECTRICAL SHEETS.
  - STEEL COLUMN; REFERENCE STRUCTURAL SHEETS.
  - DOWNSPOUT; REFERENCE ELEVATIONS SHEET A3.1.

**WALL LEGEND**

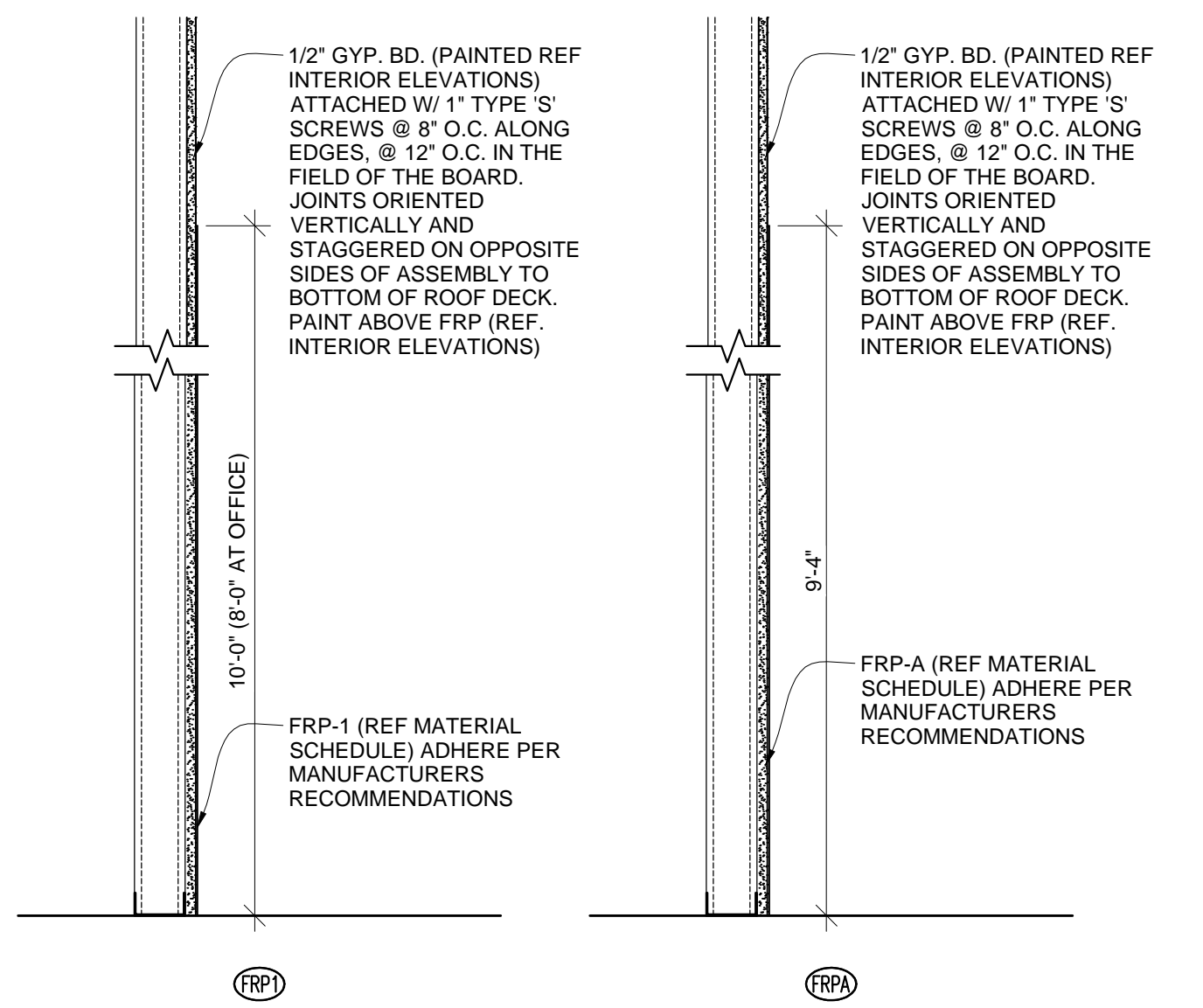
	METAL STUD WALL
	SIP PANEL WALL
	COOLER WALL

**WALL TYPES**

1" = 1'-0"  
NOTE: REFERENCE A2.2 FOR WALL FINISH AND SUBSTRATE TYPES.



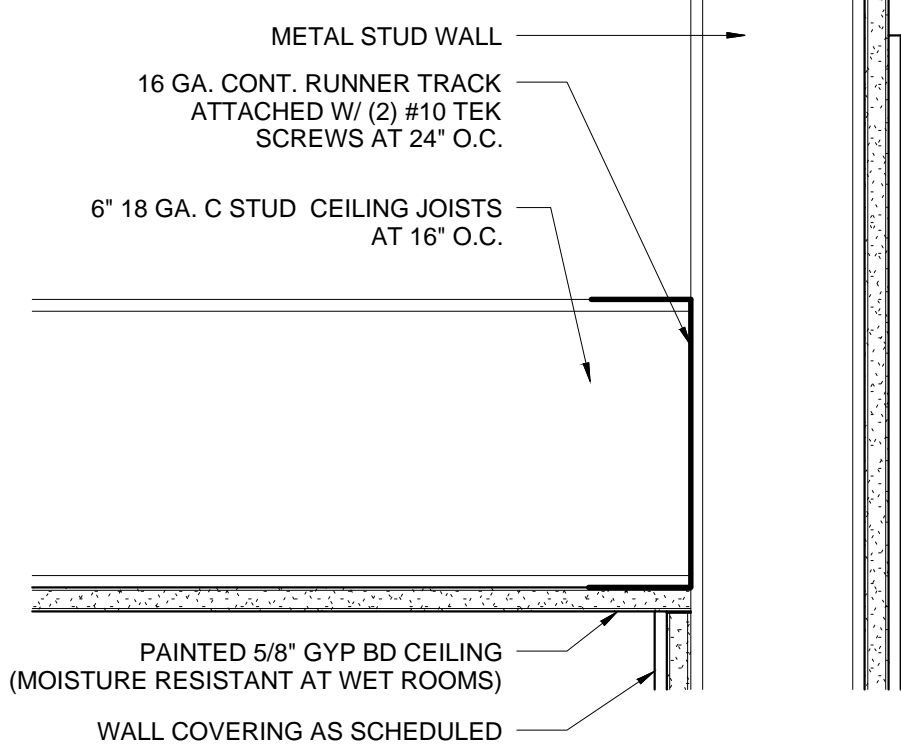




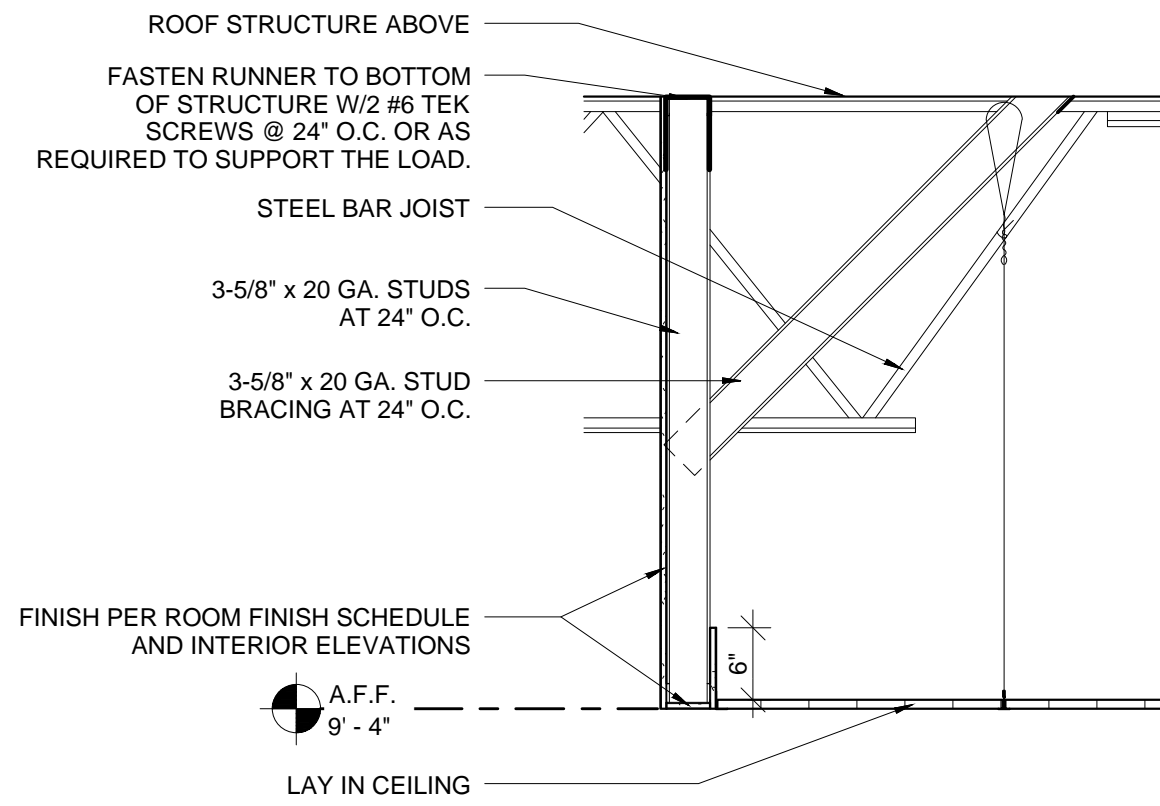
SIGNAGE	
SN1	MEN'S RESTROOM (REFERENCE A6.0)
SN2	WOMEN'S RESTROOM (REFERENCE A6.0)
SN3	EMPLOYEES ONLY
SN4	THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. (NOTE: THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.)
SN5	EXIT SIGN



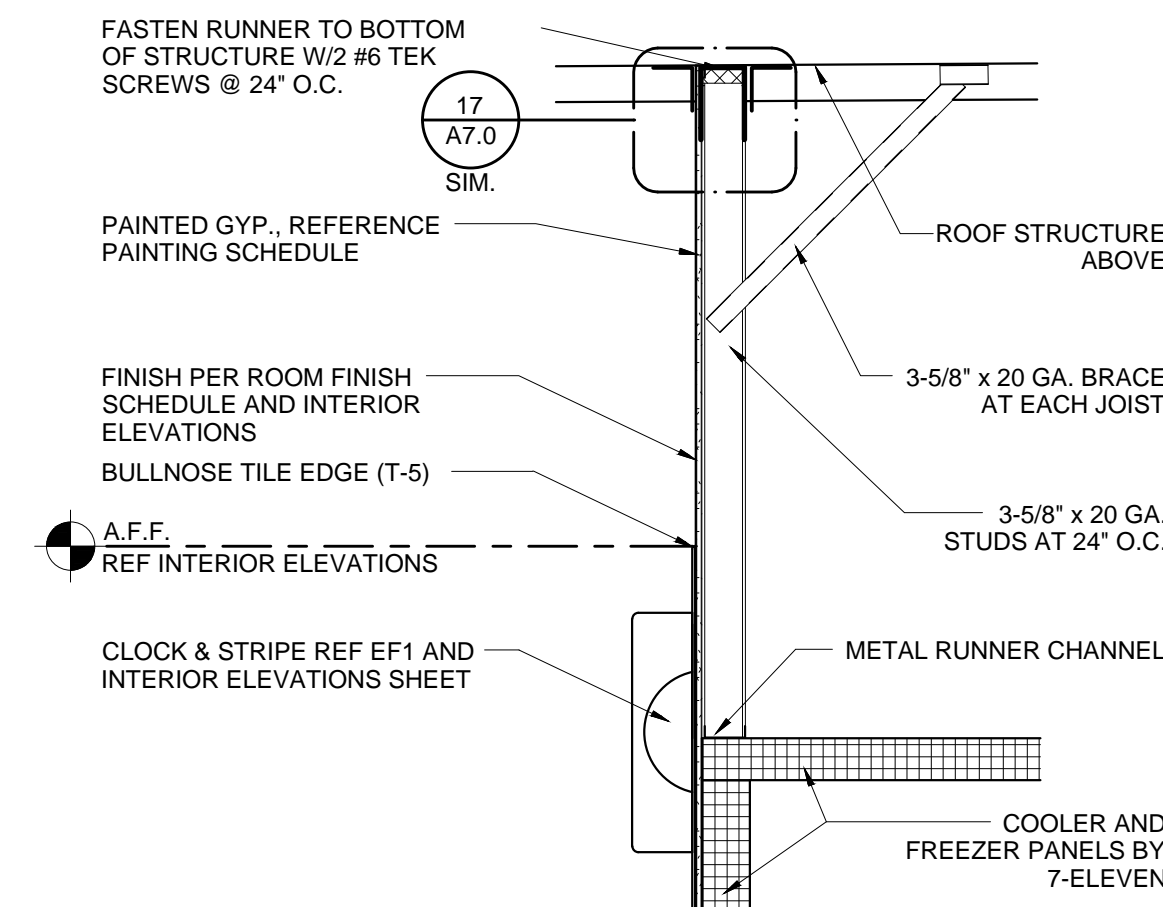




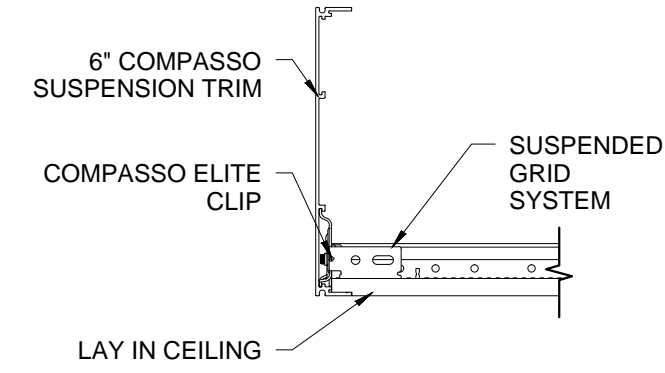
2 CEILING DETAIL  
3" = 1'-0"



3 SECTION @ BULKHEAD  
3/4" = 1'-0"



4 SECTION @ COOLER WALL  
3/4" = 1'-0"



5 CEILING DETAIL  
3" = 1'-0"

#### GENERAL NOTES

- ALL WALL PAINT ABOVE 9'-4" IN THE MERCHANDISE / SALES AREAS SHALL BE "P-4" UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLAN. (REFERENCE SHEET A6.1 FOR MATERIALS SCHEDULE).
- SYRUP LINE INSTALLATION NOTE: WHERE REQUIRED BY CODE OR AS INDICATED ON PLAN CABLED BUNDLE SYRUP LINES SHALL BE INSTALLED IN PVC CONDUIT (FOR FR LINES) W/ 45 DEGREE SWEEPS AT CORNER AND "TEE" CONNECTIONS. CONDUIT SHALL BE ATTACHED TO WALL AND UNDERSIDE OF ROOF CONSTRUCTION W/ PIPE STRAPS AS REQUIRED. REFERENCE MANUFACTURE SPECIFICATIONS FOR MINIMUM ALLOWED BENDING RADIUS OF LINES
- VERIFY NUMBER OF SYRUP LINES TO NUMBER OF SYRUP AND POST MIX MACHINES
- PROVIDE ACCESS PANEL WHEN EQUIPMENT IS PRESENT ABOVE COOLER VAULT

#### CEILING SCHEDULE

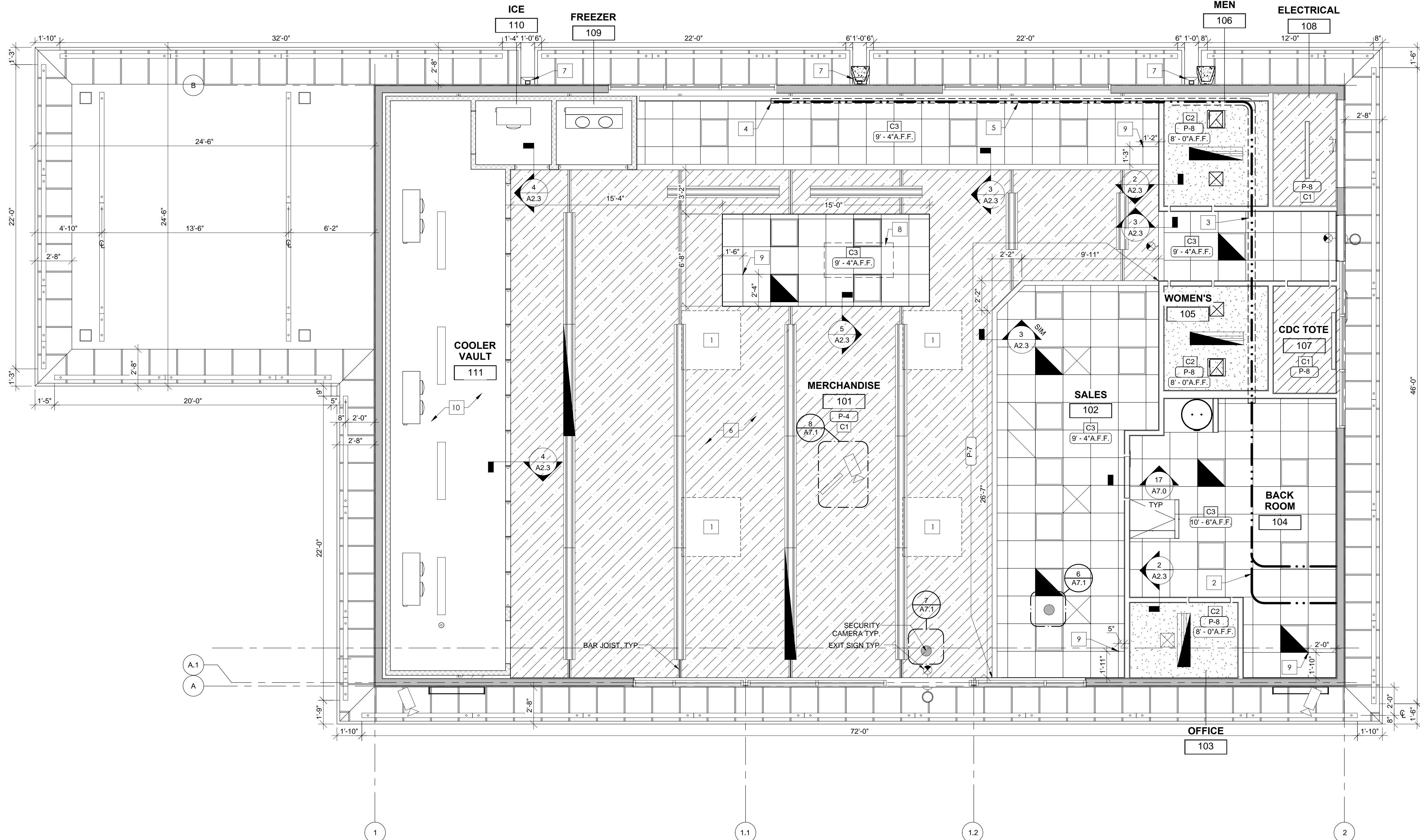
TYPE	DESCRIPTION
C1	OPEN TO STRUC.
C2	GYP BD CEILING
C3	(A-1) LAY IN ACOUSTICAL CEILING TILE

#### KEYNOTES

- SKYLIGHT.
- SYRUP LINE 974 SERIES (974R AT FIRE RATED WALLS) ATTACHED TO BOTTOM OF DECK WITH 3/4" WIDE 16 GAUGE GALVANIZED PIPE STRAPS AT 4' O.C.
- 6" DIA PVC CONDUIT ABOVE CEILINGS FOR SYRUP LINES-ROUTE (2) BUNDLES OF 14 SYRUP LINES PER 6" PVC CONDUIT AS REQUIRED-SEAL TO WALL FINISH AT PENETRATIONS AND APPLY SPRAY FOAM ON INTERIOR OF CONDUIT AT ENDS TO SEAL AROUND SYRUP LINES (TYP THROUGHOUT WALLS).
- SYRUP LINES TO POSTMIX INSTALL IN PVC CONDUIT TO WALL POCKET BELOW AND SEAL AS REQUIRED.
- SYRUP LINES TO SLURPEE DISPENSERS INSTALL IN PVC CONDUIT TO WALL POCKET BELOW AND SEAL AS REQUIRED.
- PAINT CEILING AND STRUCTURE.
- PREFINISHED METAL SCUPPER AND DOWNSPOUT TYP.
- HANGING COFFEE SIGN; CENTER CEILING OVER COFFEE BAR.
- LAY IN CEILING ORIGIN POINT.
- PREMANUFACTURED INSULATED COOLER VAULT CEILING. BUILDING CEILING ABOVE IS UNFINISHED EXPOSED STRUCTURE.

#### REFLECTED CEILING PLAN SYMBOLS

	FOUR WAY AIR DIFFUSER		EXTERIOR WALL PACK REF. ELECTRICAL
	TRANSFER GRILL RETURN AIR DIFFUSER		PAINTED EXPOSED STRUCTURE
	CEILING EXHAUST		EXIT SIGN
	SECURITY MONITOR W/BUILT IN CAMERA		SUSPENDED CEILING GRID (A-1)
	EXTERIOR SECURITY CAMERA		2x2 LED LIGHT FIXTURE REF. ELECTRICAL
	SECURITY CAMERA		EMERGENCY LED LIGHT FIXTURE REF. ELECTRICAL
	EXTERIOR EMERGENCY EGRESS LIGHT		GYP BOARD CEILING
	EMERGENCY LIGHT FIXTURE REF. ELECTRICAL		WALK IN COOLER EVAPORATOR
	2x2 LED EMERGENCY LIGHT FIXTURE REF. ELECTRICAL		LED LIGHT FIXTURE REF. ELECTRICAL
	8' LED LIGHT FIXTURE REF. ELECTRICAL		LED LIGHT FIXTURE REF. ELECTRICAL



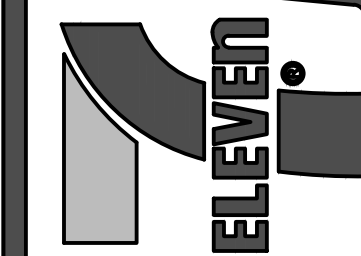
1 REFLECTED CEILING PLAN  
1/4" = 1'-0"

REFERENCE ELECTRICAL FOR LIGHTING PLAN  
REFERENCE MECHANICAL FOR HVAC LAYOUT

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #37725  
115 S ZARZAMORA ST.  
SAN ANTONIO, TX 78207

REFLECTED CEILING PLAN



Job#: 15-749  
Scale: AS NOTED  
Date: 05/26/17  
Drawn By: LM  
Checked By: AM

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SHEET:

A2.3

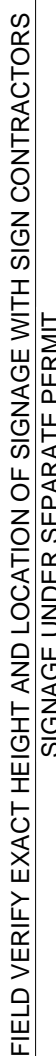
7043 SIP - RIGHT



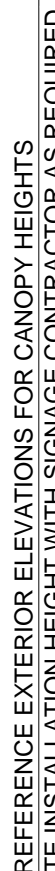


1. CRICKET W/ TAPERED INSULATION TYP.
2. STANDING SEAM TEE-PANEL AWNING BY BERRIDGE, TYP.
3. SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES, TYP.
4. RTU REF MECHANICAL SHEETS.
5. WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT.
6. LOTTO SATELLITE DISH REF: ELECTRICAL SHEETS. SATELLITE DISH FOR LOTTO MACHINE FOR AZ, CA, CO, TX, & WA. REMOVE DISH AND CORRESPONDING CABLING DETAILS IN OTHER STATES.
7. BACK-LIT FASCIA SIGN BY SEI.
8. WALL PACK LIGHTS REF: ELECTRICAL TYP.
9. PLUMBING VENT; REF PLUMBING SHEETS.
10. PRE-FINISHED METAL CAP FLASHING - DARK BRONZE TYP.
11. CONDENSER REF MECHANICAL SHEETS.
12. NOT USED.
13. GRAVITATIONAL VENT. REF MECHANICAL SHEETS.
14. FLEXPACK REF MECHANICAL SHEETS.
15. REFRIGERANT PIPE PORTAL.
16. EXHAUST DUCT; REF PLUMBING SHEETS.
17. SINGLE PLY ROOFING OVER SIPS PANELS; REF. SHEET A6.1 (MR-1).
18. KICKERS; REF SIP SHEETS.
19. METAL DECK TO BE GALVANIZED FINISH IN G40, COATINGS. DECK TO BE FURNISHED WITH TWO COAT BRIGHT WHITE PRIMER BOTTOM SIDE COMBINED WITH A GALVANIZED TOP SIDE.





3 SECTION @ SIDE WALL  
3/4" = 1'-0"

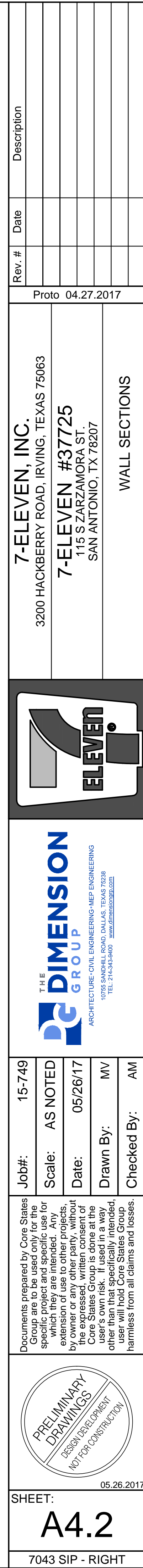


3/4" = 1'-0"

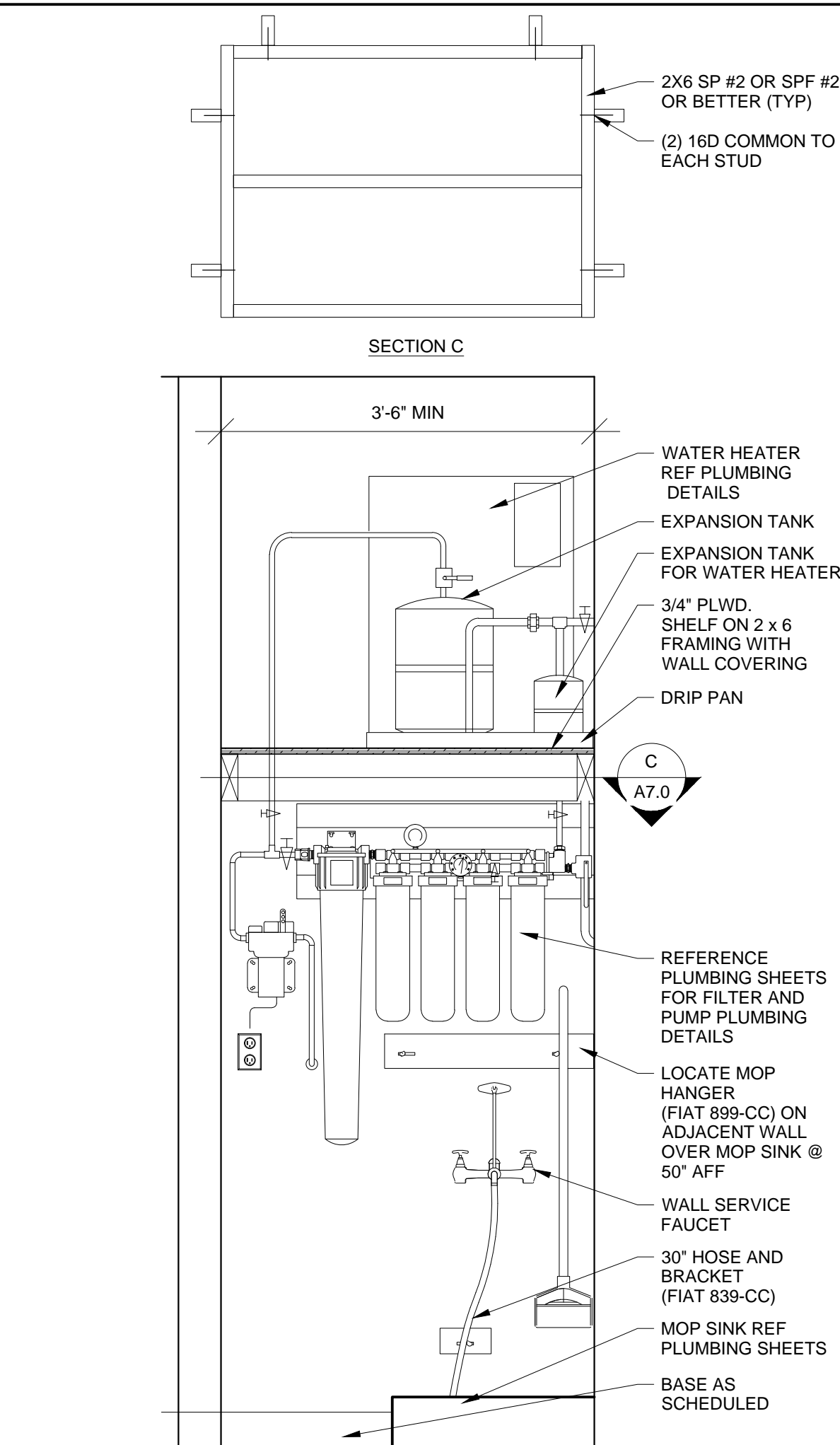


3/4" = 1'-0"

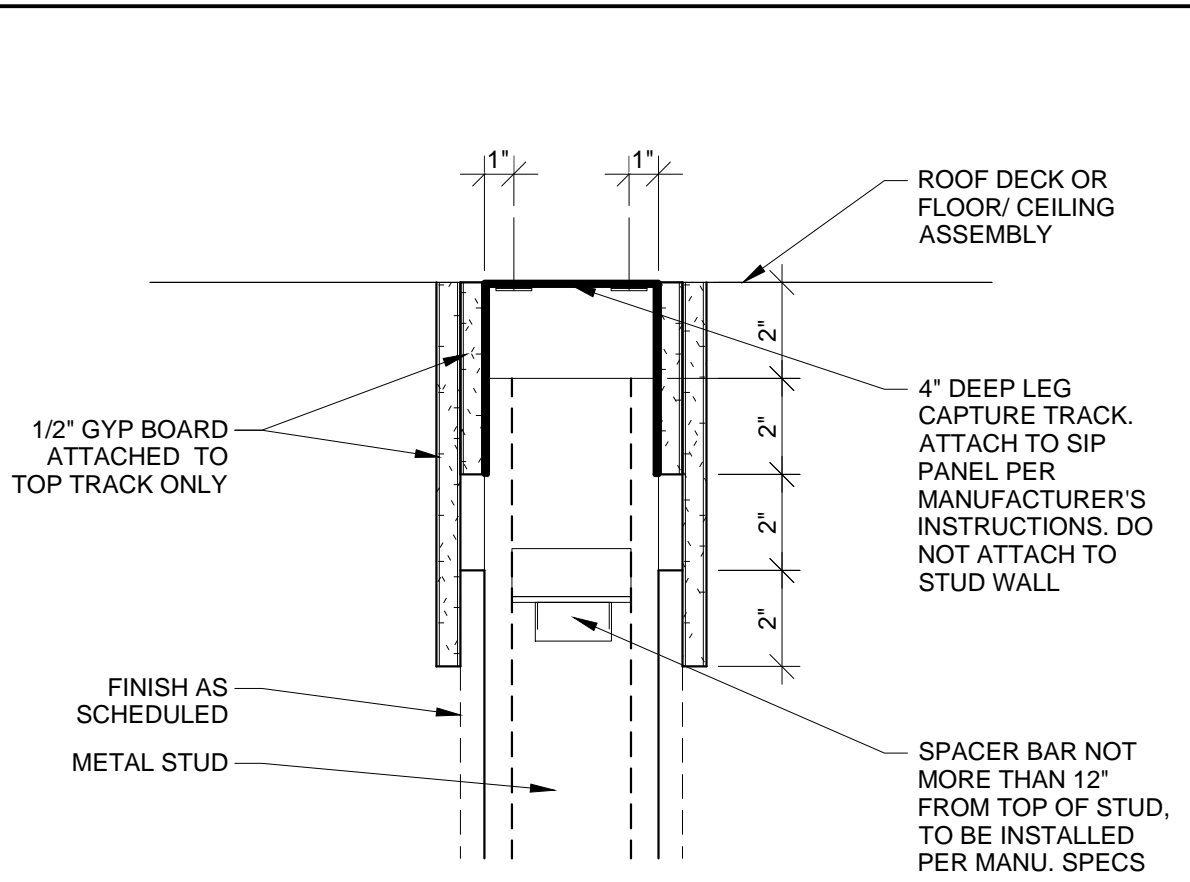




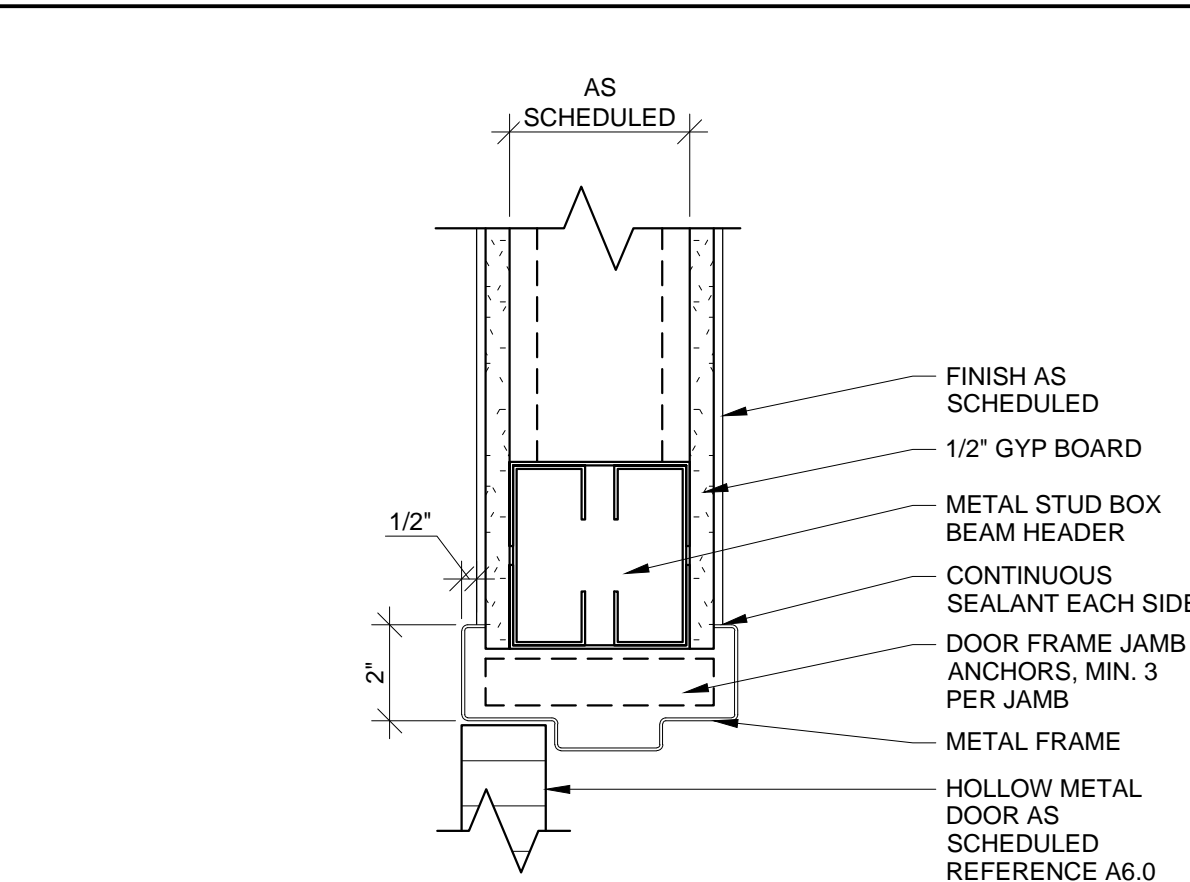




15 DETAIL - WATER HEATER/MOP SINK  
3/4" = 1'-0"

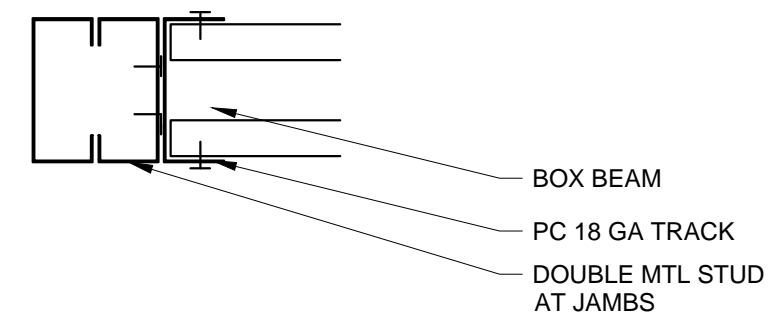


17 DETAIL - STUD SLIP JOINT  
3" = 1'-0"

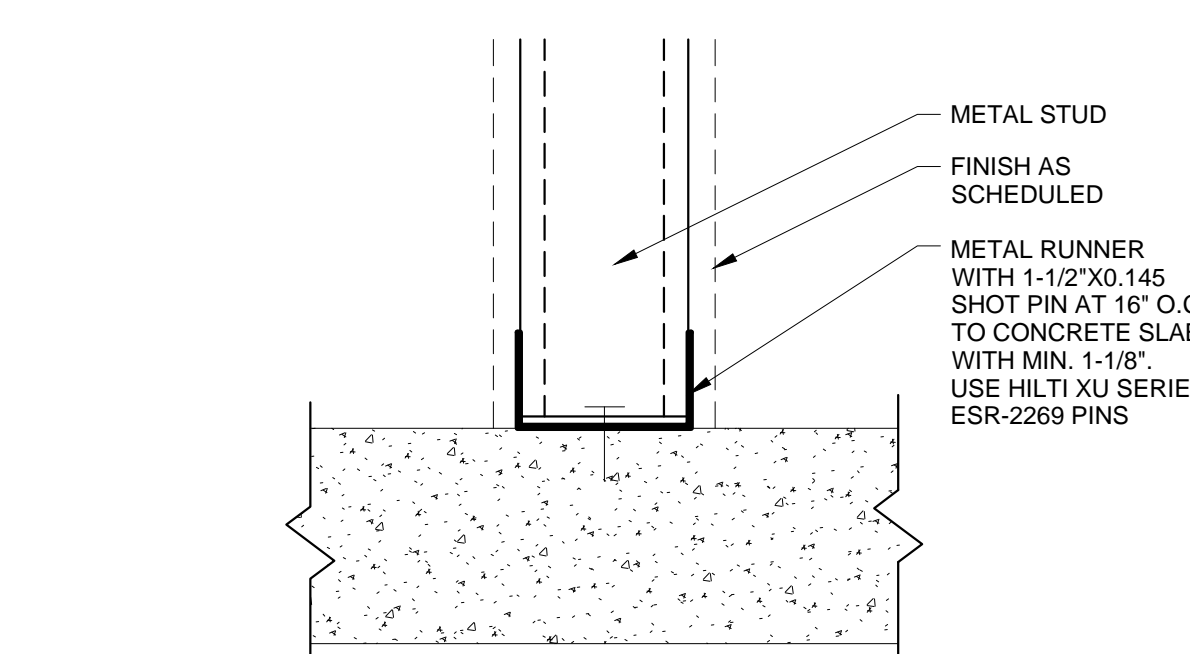


16 DETAIL - INTERIOR DOOR JAMB / HEAD  
3" = 1'-0"

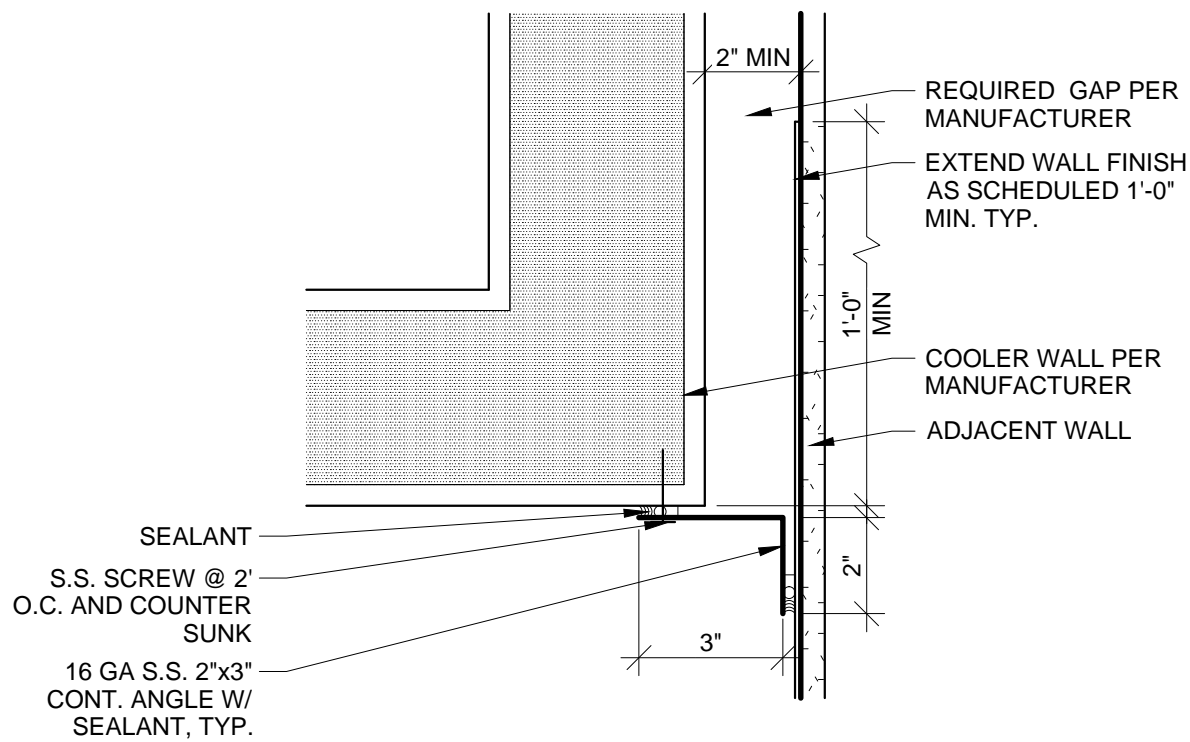
INTERIOR NON-LOAD BEARING PARTITION HEADER SCHEDULE				
HEADER LENGTH	HEADER MEMBERS		MINIMUM EFFECTIVE PROPERTIES PER STUD	
2' TO 6'	(2)	6" x 18 GAUGE	Ix = 2.042	Sx = 0.670
6' TO 8'	(2)	6" x 16 GAUGE	Ix = 2.518	Sx = 0.839
8' TO 10'	(2)	6" x 14 GAUGE	Ix = 3.094	Sx = 1.031
10' TO 12'	(2)	8" x 18 GAUGE	Ix = 4.134	Sx = 1.033
12' TO 14'	(2)	8" x 16 GAUGE	Ix = 5.110	Sx = 1.277
14' TO 16'	(2)	8" x 14 GAUGE	Ix = 6.303	Sx = 1.576
16' TO 18'	(2)	10" x 14 GAUGE	Ix = 12.325	Sx = 2.456
18' TO 26'	(2)	12" x 16 GAUGE	Ix = 15.730	Sx = 2.334



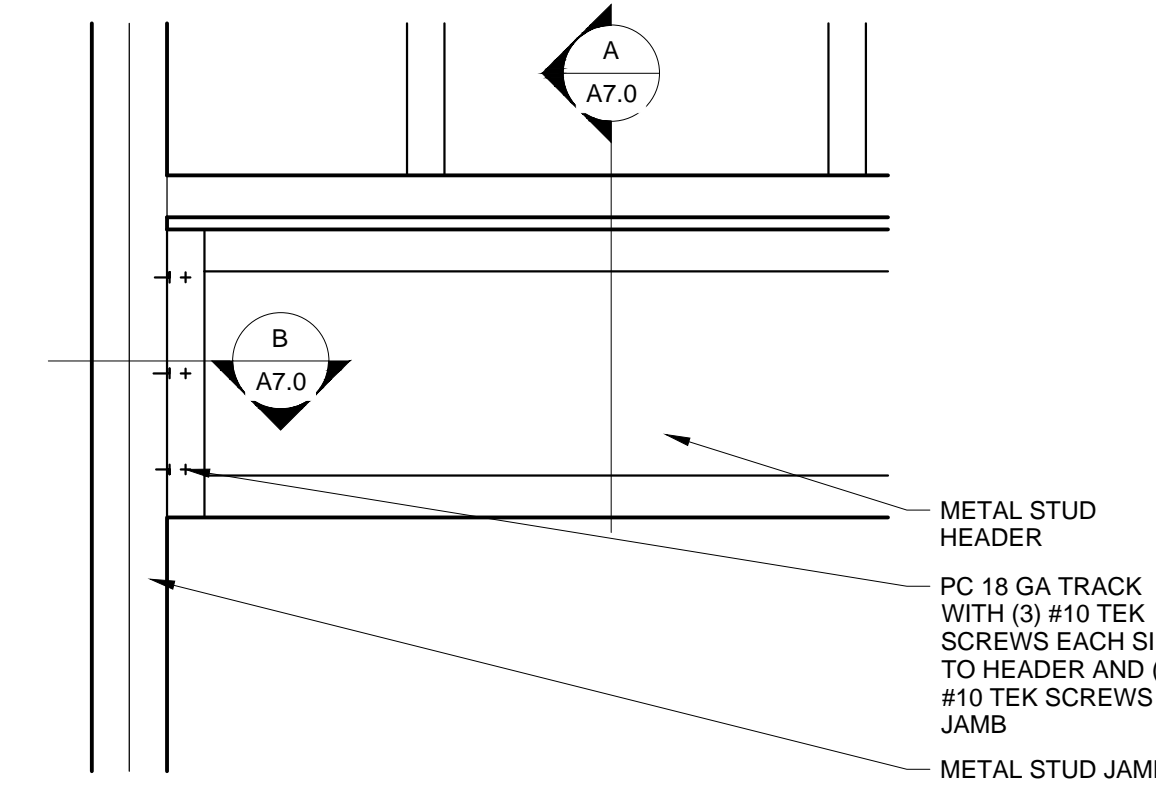
SECTION B



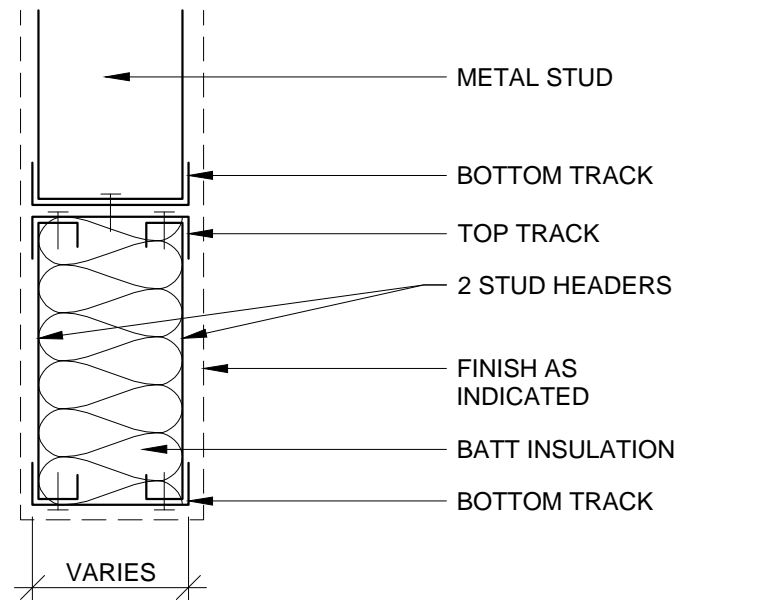
14 DETAIL - BASE STUD CONNECTION  
3" = 1'-0"



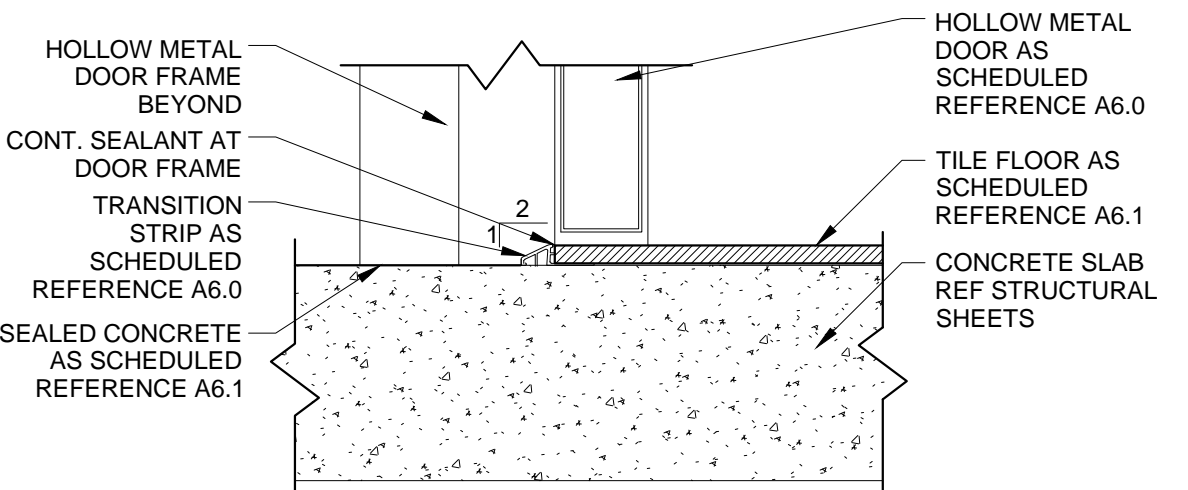
13 DETAIL - CLOSURE STRIP @ COOLER  
3" = 1'-0"



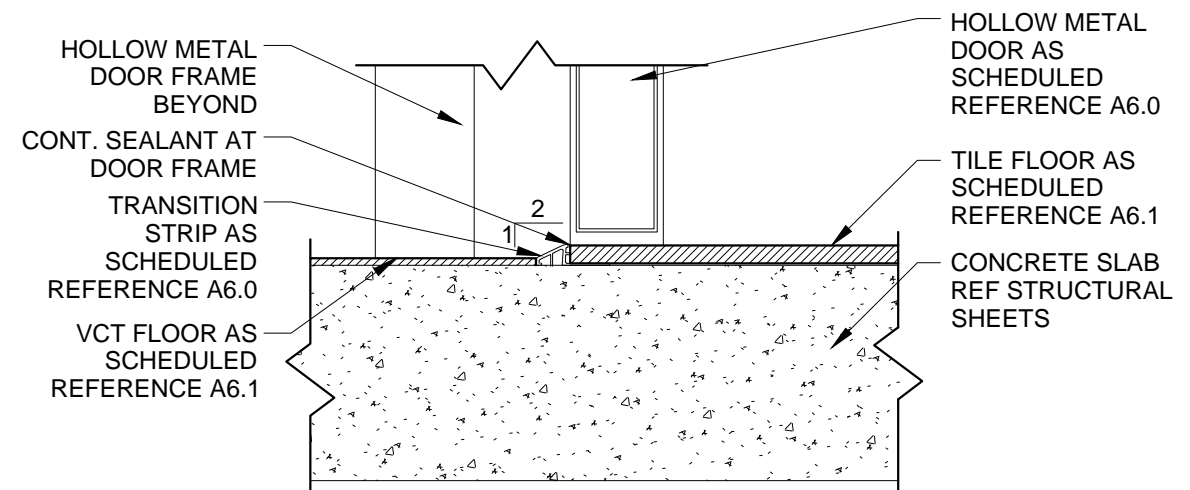
12 DETAIL - HEADER  
1 1/2" = 1'-0"



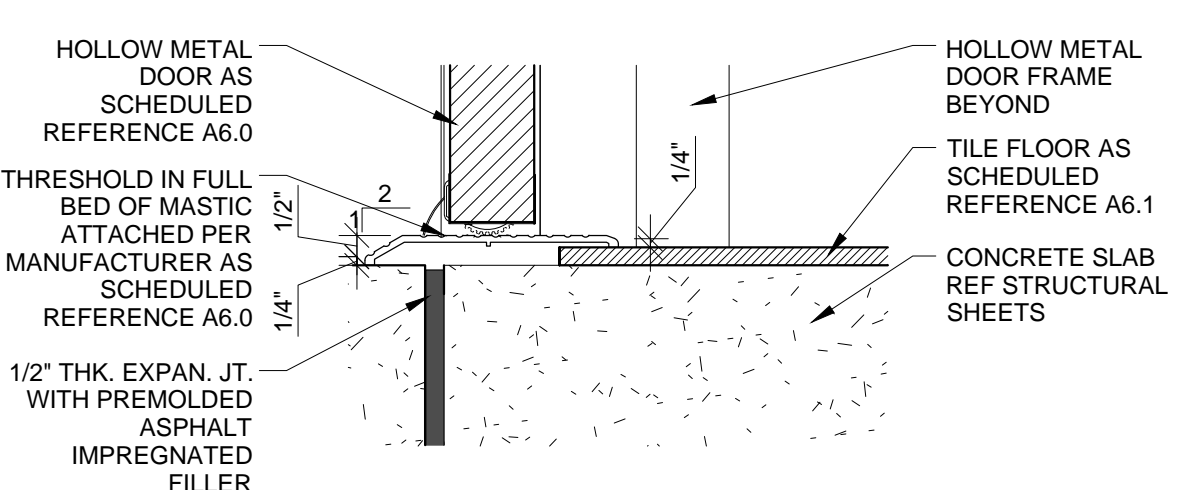
SECTION A



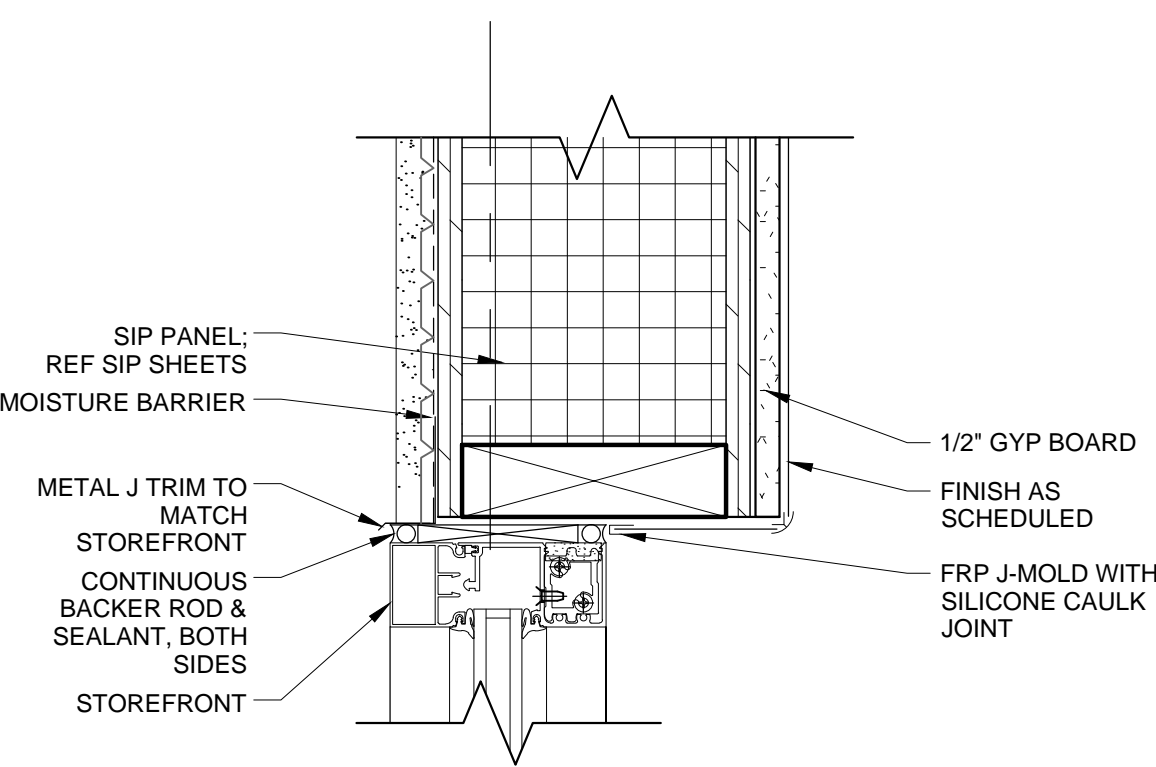
10 DETAIL - TILE / CONC TRANSITION STRIP  
3" = 1'-0"



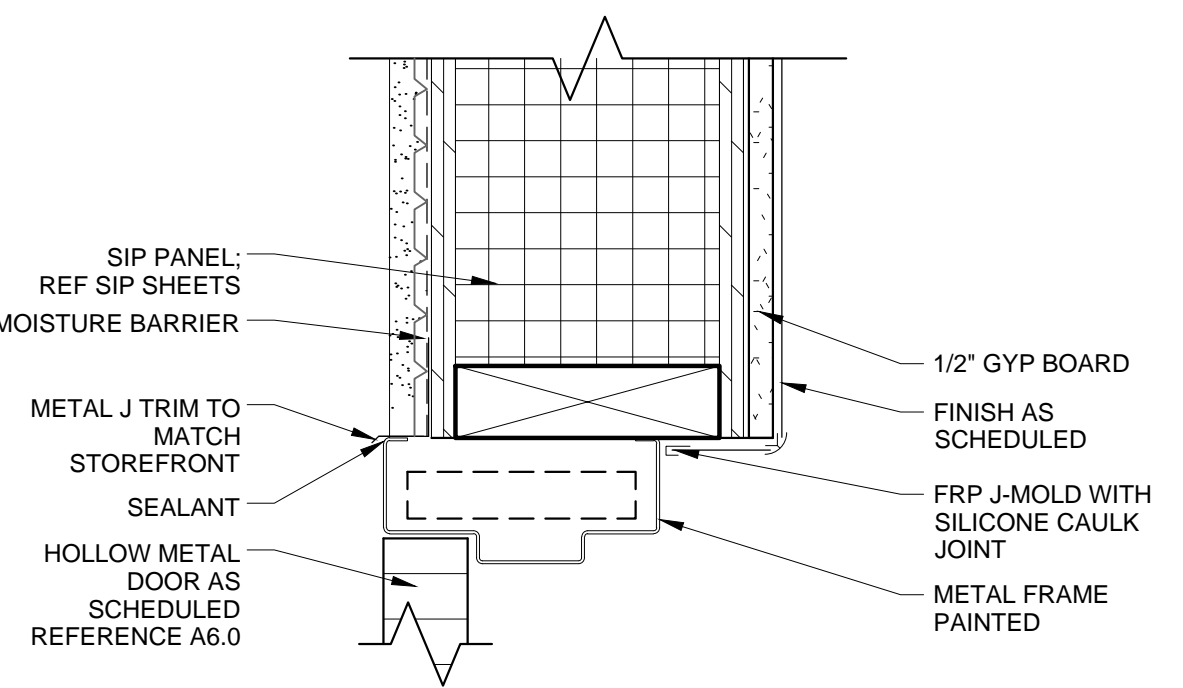
9 DETAIL - TILE / VCT TRANSITION STRIP  
3" = 1'-0"



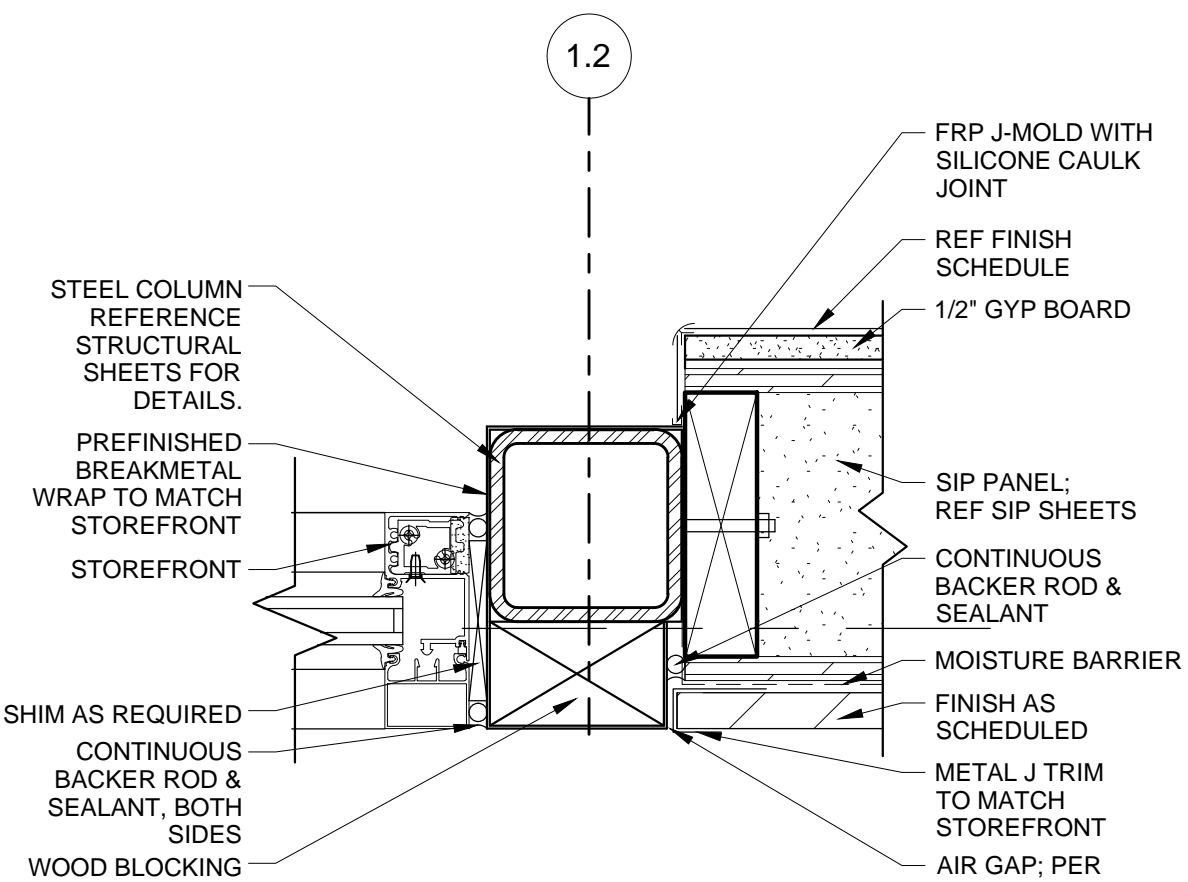
8 DETAIL - DOOR THRESHOLD  
3" = 1'-0"



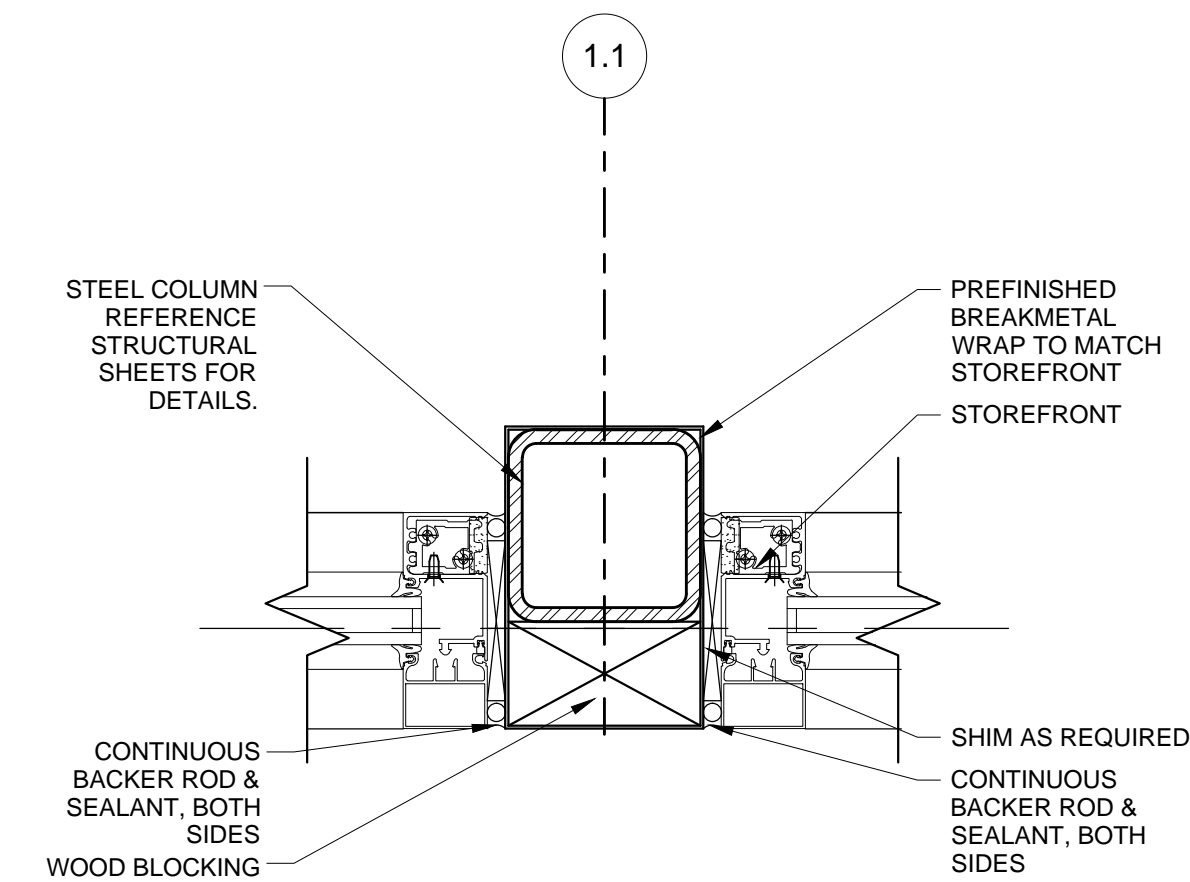
7 DETAIL - STOREFRONT JAMB/HEAD  
3" = 1'-0"



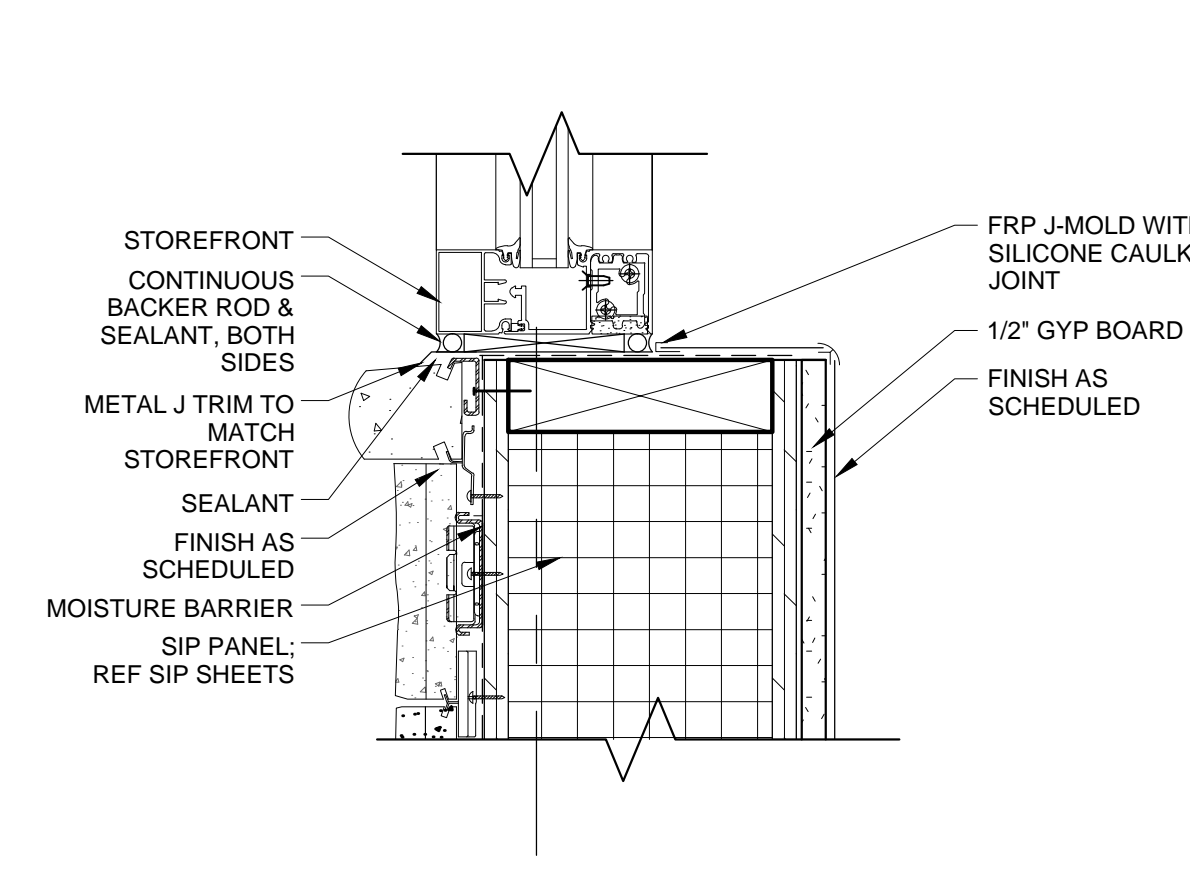
6 DETAIL - EXTERIOR HOLLOW METAL DOOR JAMB / HEAD  
3" = 1'-0"



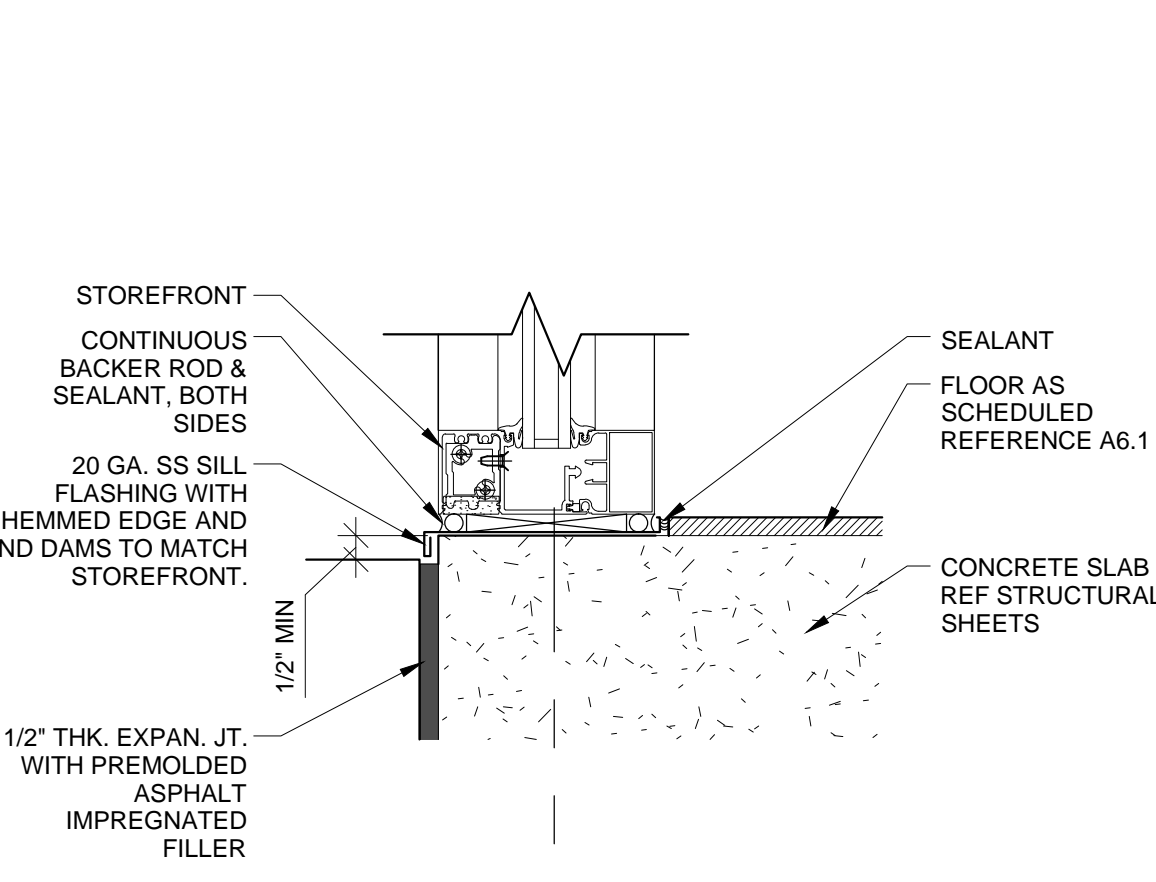
5 DETAIL - COLUMN DETAIL @ STOREFRONT  
3" = 1'-0"



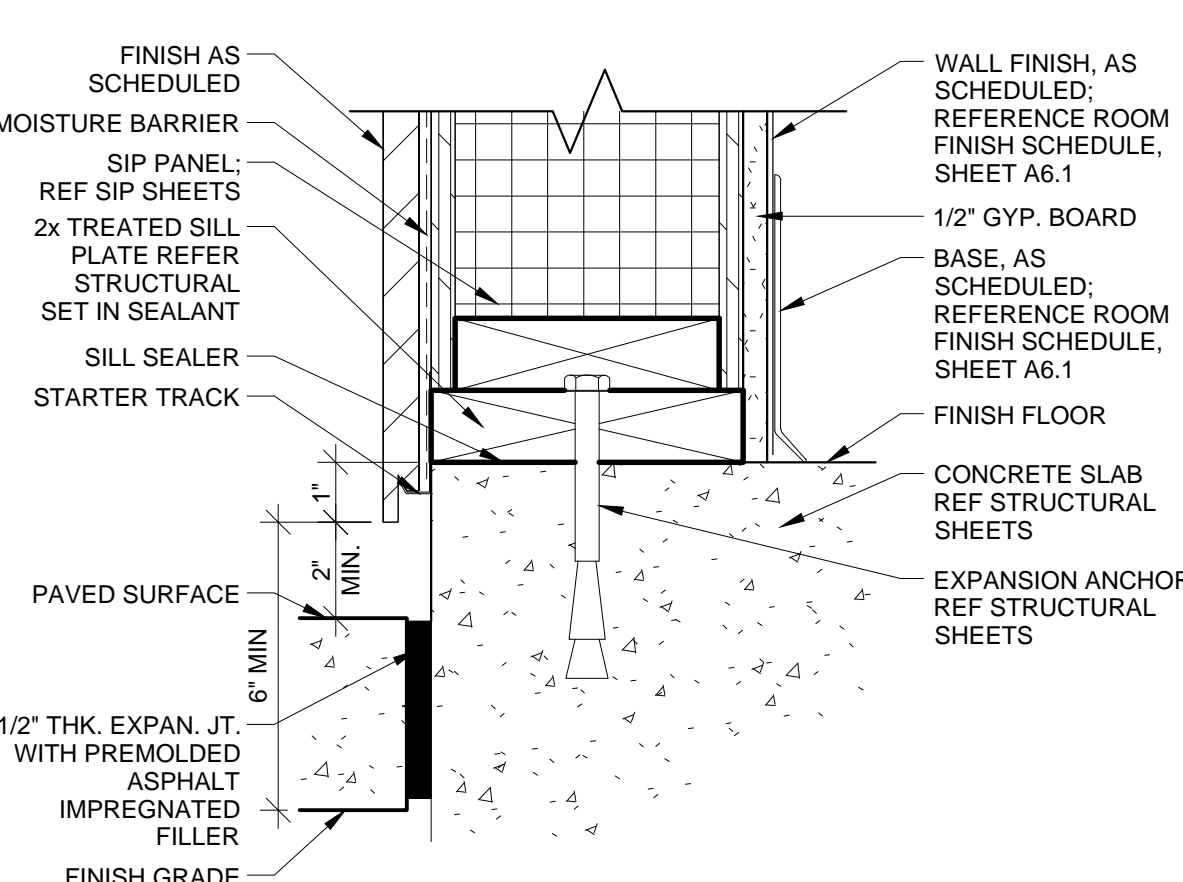
4 DETAIL - STOREFRONT @ CENTER POST  
3" = 1'-0"



3 DETAIL - STOREFRONT SILL @ KNEE WALL  
3" = 1'-0"



2 DETAIL - STOREFRONT SILL  
3" = 1'-0"



1 DETAIL - BASE  
3" = 1'-0"

7-ELEVEN, INC.

3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #37725

115 S SARAZAMORA ST.

SAN ANTONIO, TX 78207

DETAILS

Proto 04.27.2017

15-749

Job#:

AS NOTED

Scale:

05/26/17

Date:

MV

Drawn By:

AM

Checked By:

THE DIMENSION GROUP

ARCHITECTURE-CIVIL-ENGINEERING-MEP-ENGINEERING

TEL: 214-343-3400 WWW.DIMENSIONGROUP.COM

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PRELIMINARY DRAWINGS

NO FOR CONSTRUCTION

05.26.2017


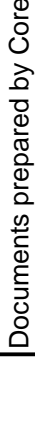
SHEET:

A7.0

7043 SIP - RIGHT





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		<div>Scale:</div> AS NOTED	<div>Date:</div> 05/26/17	<div>Drawn By:</div> MV	<div>Checked By:</div> AM	Proto 04.27.2017		
<div></div>		SHEET:		A7.1		7043 SIP - RIGHT		





3 EAST ELEVATION  
EE.2 SC: 1/4"=1'-0"



2 NORTH ELEVATION  
EE.2 SC: 1/4"=1'-0"

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SHEET: <b>EE.2</b>			Proto 4th Qtr 08-06-14				
6363 SIP - EIFS							

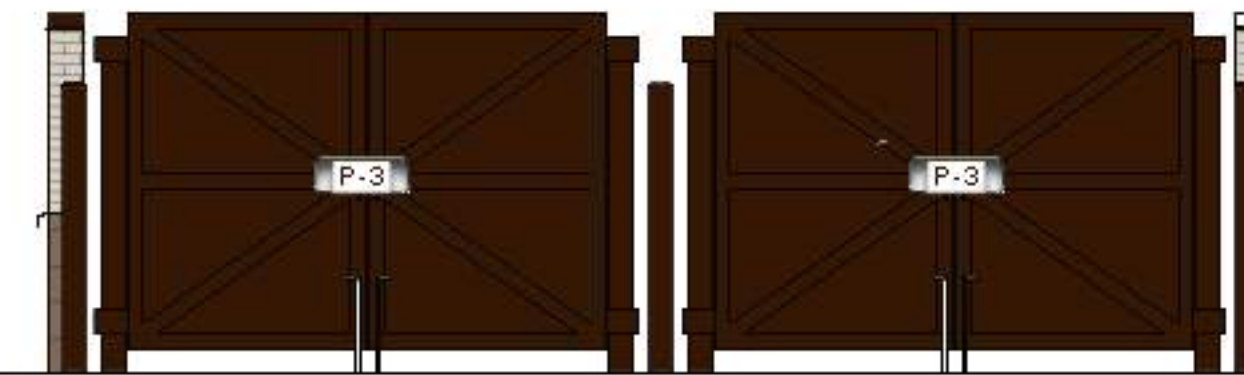


T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"



2 SOUTH ELEVATION  
EE.1 SC: 1/4"=1'-0"



1 DUMPSTER ENCL. FRONT ELEVATION  
EE.1 SC: 1/4"=1'-0"

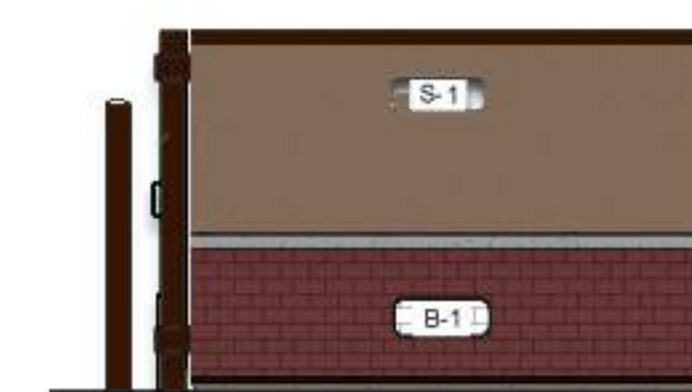
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDING SEAM ROOFING	BERRIDGE	TERRA COTTA
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
ST-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE
S-1	STUCCO	EL REY	LA MORENA
S-2	STUCCO	EL REY	IVORY
B-1	WALL PANEL	NICHIHA	ALEXANDRIA BUFF



T.O. PARAPET FRAMING  
18' - 8"

T.O. CANOPY  
11' - 10"

3 WEST ELEVATION  
EE.1 SC: 1/4"=1'-0"

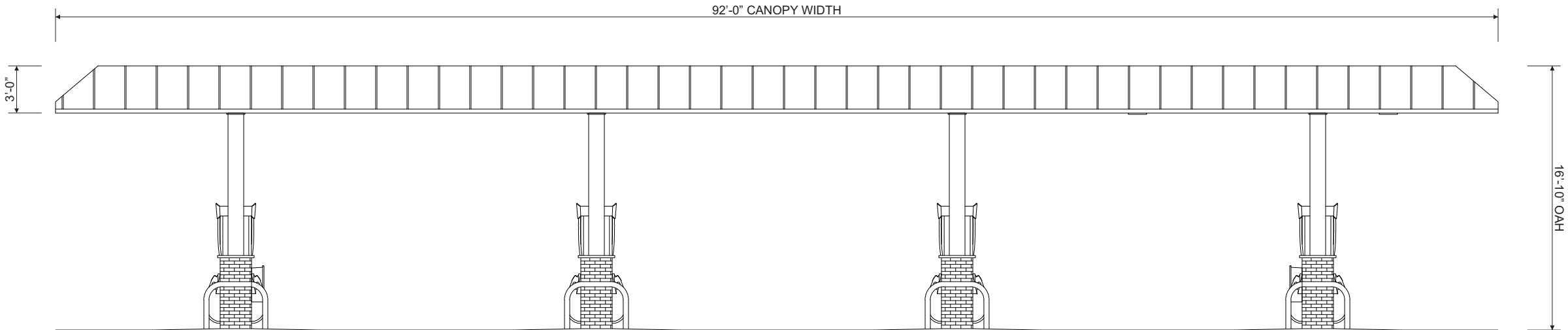


1 DUMPSTER ENCL. SIDE ELEVATION  
EE.2 SC: 1/4"=1'-0"

7-ELEVEN, INC.	3200 HACKBERRY RD. IRVING, TX 75063	7-11 #1037932	115 S. ZARZAMORA ST. SAN ANTONIO, TX 78207	EXTERIOR ELEVATIONS					
Proto 4th Qtr 08-06-14									
Job#:	15-714	Scale:	AS NOTED	Date:	06/10/16	Drawn By:	ED/SH	Checked By:	SW/TK
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<div>PRELIMINARY DRAWINGS BASED ON DEVELOPMENT NOT FOR CONSTRUCTION</div>									
SHEET: EE.1 6363 SIP - EIFS									

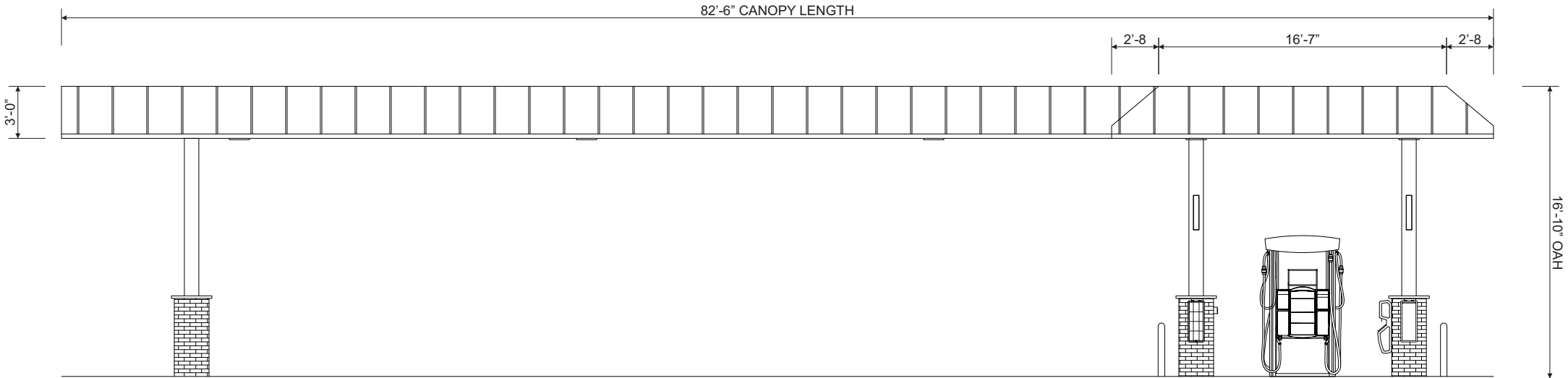


NOTE: FUEL CANOPY MANSARD ROOF TO BE PAINTED TERRA COTTA.



Fuel Canopy Front Elevation  
1/8"=1'-0"

NOTE: FUEL CANOPY MANSARD ROOF TO BE PAINTED TERRA COTTA.



Fuel Canopy Side (Left) Elevation  
1/8"=1'-0"



date:	rev.	description:	designer:
07.20.15	00	Original Concept	mh
10.05.15	R2	Revised sign package to new building, site plan signs	mh
02.04.16	R3	Add bronze plaque	mh
07.25.16	R4	Updated Site Plans & Elevations. Change signs due to site plan.	gh
05.10.17	R5	Revised site plan & building elevations, & dual brand Exxon.	bw
05.23.17	R6	Revised fuel canopy elevations.	mh
05.24.17	R7	Revised canopy mansard roof paint color note.	mh
05.24.17	R8	Revised Storefront signage size and building location, noted canopy	mh



## EXTERIOR MATERIALS SCHEDULE

(NOT ALL MATERIALS IN SCHEDULE ARE USED)

NO.	MATERIAL	MANUFACTURER	COLOR
M-1	STANDING SEAM ROOFING	BERRIDGE	TERRA COTTA
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SW 7675 SEAL SKIN
ST-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE
S-1	STUCCO	EL REY	LA MORENA
S-2	STUCCO	EL REY	IVORY
B-1	WALL PANEL	NICHIHA	ALEXANDRIA BUFF





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 8.23.11a HDRC Case# \_\_\_\_\_

ADDRESS: Malt House Meeting Location: 115 S Zarzamora

APPLICANT: Malt House owner / 7-Eleven (K-K)

DRC Members present: Tim Cone, Anne-Marie Grube

Staff present: Claudia Guerra, Jenny Hay

Others present: Bill Kaufman, Ashley Farimond, Kevin Sancibrian, Christopher Ben David Wiven, + Marley Phillips

REQUEST: Demolition w/new construction

COMMENTS/CONCERNS: Discussion of significance, cultural, association with indoor and outdoor gathering spaces.

*Sign could also be donated, potentially to community org like Guadalupe WPA, etc.* Business has been closed, hand painted signage on windows still present. 3 or 4 expansions over the years, evident in elevation changes. Spatial configurations of relationship

*Architecture could be flexible to fit with neighborhood, look like Guadalupe commercial corridor.* structure, canopy are significant. Could these elements be brought into new building? Sign could also be used to invoke memory of Malt House. Brick is proposed, But not stucco may be more appropriate. Patio, gathering space

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]

**APPROVE WITH COMMENTS/STIPULATIONS:** would be ideal. Simplified details on new construction  
Further discussion, design needs to be reviewed more closely, many speaks more clearly to history. Feature on parapet, cornice

[Signature] Very important b/c of cultural significance, to have good design + cultural resources report.  
Committee Chair Signature (or representative) Date 8.23.11a



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 9-14-16 HDRC Case# 2016-363

ADDRESS: 115 S Zarzamora Meeting Location: Southtown Pk

APPLICANT: Ashley Fairmond, of Kaufman Killen

DRC Members present: Guarino, Garza, TONE

Staff present: Lauren Sage

Others present: Ashley Fairmond, Marley Phillips, Kevin Sancibrian, Andres Pena

REQUEST: Demolition with new construction

**COMMENTS/CONCERNS:** TC: Reviewed last DRC mtg w others.

① Orientation toward street ② Provided gathering areas/canop

③ Iconic sign TC: Ref. Malt House on <sup>proposed</sup> bus

stop. Asked if HDRC reviews that bus stop.

concerns about front elevation. Spandrel glass

on Zarzamora does not look like a front.

MG: Questions about <sup>existing Malt</sup> south elevation and if ~~it~~ proposed

corresponds or nods to existing. Questions about  
existing window signs.

**COMMITTEE RECOMMENDATION:** **APPROVE [ ] DISAPPROVE [ ]**

**APPROVE WITH COMMENTS/STIPULATIONS:**

[Signature]  
Committee Chair Signature (or representative)

9/14/2016  
Date



TC: Questions on if can switch elevation as Zanzamora elevation acts as front to pedestrian.

There is not a rear. Hiding the service panels?

MG: Questions about proposed landscaping + possible screening.

TC: Concerns about no glass/window on Buena Vista  
concerns about where people are going to  
interact more with north or south side.

Suggested flat canopy on north side. to accomodate  
gathering area.

Questions about floor plan.

There needs to be a canopy somewhere, and.

Applicant suggested SW corner.

OK with location on site.

Spandrel back on Buena Vista side.

EG: Questions about comments at site visit re: canopy

MG: Questions about sign.

TC: Dimensions of <sup>existing</sup> sign?

MG: Suggested putting sign as monument on North  
side. Concerns about vandalism.

Applicant suggests wall mount w/ smaller  
version of sign on North; remove neon tubing.  
Increase height on wall to 8'.

EG: Agrees with canopy on corner. Definitely  
reuse one sign if not two.

MG: Blank elevation is logical place for sign.

EG: Don't try too hard with canopy and  
sign on canopy.

Notes of appreciation. offer interiors to donate  
to those interested.



CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 10-25-16 HDRC Case# 2016-363

ADDRESS: 115 S Zarzamora Meeting Location: Pecan Room

APPLICANT: Kaufman-Killen for 7-11, Inc.

DRC Members present: Brittain, Guarino

Staff present: Lauren Sage, Kathy Rodriguez, Claudia Guerra

Others present: Ashley Farmon, Marley Phillips, Kevin Sanchez

REQUEST: Demo w/new construction

**COMMENTS/CONCERNS:** Discussed site plan if replaced new building at existing building location. MG: How KR: Questions regarding seen setbacks. MG: Asked about existing setbacks. Asked about truck clearance. KR: Asked about location of canopy in order to allow different location of structure. MG: Concerns about matching existing setback from Zarzamora. KR: Asked about retaining portion of existing walls, to avoid needing a variance. MG: The footprint is what's important. CG: Addition along alleyway could increase alleyway width. Suggested retaining using parking space of Bill's Farm Shop. Questions about schedule of fuel delivery. Questions of easement. MG: Questions about existing drive. Questions about using ally. Reverse the maneuver of refueling? Questions about rear addition. More testing for the idea of using existing footprint. KR: There are examples of using the skins in San Antonio. MG: more exploration is needed. Suggested examples of propping exterior & build on the inside. → continued to back

**COMMITTEE RECOMMENDATION:** ☐ APPROVE ☐ DISAPPROVE

**APPROVE WITH COMMENTS/STIPULATIONS:**

NO ACTION - ONE MORE SITE PLAN

STUDY REQUESTED

  
Committee Chair Signature (or representative)

Oct. 25, 2016  
Date



[...]

M.G. Appreciates the second sign. Materials and canopy look like they are going in the right direction.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 2/22/17 HDRC Case# N/A

ADDRESS: 115 Barrameda Meeting Location: Southtown Room

APPLICANT: 7-11, Ashley Fairmond

DRC Members present: Kamal, Connor, Laffoon

Staff present: Lauren Sage, Claudia Guerra, Kathy Rodriguez

Others present: Marley Phillips, Kevin

REQUEST: Demolition w/new construction

**COMMENTS/CONCERNS:** MC: Finds roof mounted sign appropriate. Applicant: suggest a call for artwork. Kamal: question about previous submissions, charvette, + process. JL: asked if they're coordinating with VIA. Kamal: mentioned another 7-11 in town to suggest alternate site plan and had questions about fuel truck turning. MC: concerns about circulation + connectivity of seating area. It's out-of-sight. commented that it's near the street. <sup>seating area</sup> Looks like an afterthought. make it intricate and an C-3.]

**COMMITTEE RECOMMENDATION:** ☒ **APPROVE** ☐ **DISAPPROVE**

**APPROVE WITH COMMENTS/STIPULATIONS:**

Explore other options.

  
Committee Chair Signature (or representative)

22 Feb 2017  
Date



[...] architectural feature. There should be communication b/w seating area and the building. CG: commented that original comments were based on the bldg being in the original footprint.

MC: communication w/ bus stop vs. w/ front entrance

Dining amongst the cars + have car culture.

Okay w/ it on the north side. Understands that those who want it in the original site + the needs of a gas station. Kamal: Likes idea of dining amongst the cars.

Suggested eating area on the east side. If homeless<sup>ness</sup> is a concern, the seating area should be more visible and seen by the public. If it's more hidden, then more homeless. JL: Disagrees with the east-side seating and has concerns w/ displacing landscaped area.

MC: under canopy is lit and had ~~some~~ questions about public comments on location of seating area.