

# HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

**HDRC CASE NO:** 2022-035  
**ADDRESS:** 506 STIEREN  
**LEGAL DESCRIPTION:** NCB 2966 (STIEREN STREET REPLAT), BLOCK 1 LOT 18  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Emily Pearson  
**OWNER:** APOLLO MAYORAL LLC  
**TYPE OF WORK:** Construction of three, 3-story residential structures and one, 2-story residential structure  
**APPLICATION RECEIVED:** January 03, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting conceptual approval to construct four residential structures on the lot addressed 506 Stieren. The proposal includes three, 3-story structures and one, 2-story structure.

## APPLICABLE CITATIONS:

*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.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### 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.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 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.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

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

### B. SITE DESIGN

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

### C. SOLAR COLLECTORS

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

## *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window

product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
  - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct four residential structures on the lot addressed 506 Stieren. The proposal includes three, 3-story structures and one, 2-story structure.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee (DRC) on January 12, 2022. At that time, the requested project featured four, 3-story structures and has been updated since the meeting. The DRC expressed concern over the lot coverage of the project, the number of individual structures being added to the lot, and height of the primary structure fronting Stieren, as well as the height of the buildings in the interior of the lot due to a lack of precedence for the development pattern in the surrounding vicinity. The DRC requested additional context studies with heights, setbacks, and lot coverage of surrounding structures, which the applicant has since provided in this application.
- d. **DEVELOPMENT PATTERN** – The applicant has proposed to construct three, 3-story structures and one, 2-story structure at the lot addressed 506 Stieren near the corner of Stieren and Cedar. Cedar St is historically and presently a residential street and retains a high degree of architectural integrity. The predominant development pattern includes 1-story residential structures along Stieren and Cedar with a few larger, 2 to 2-½ story structures with deeper setbacks on Cedar. There is a 1-story commercial structure to the east at the corner of Stieren and N St Marys that features the largest footprint and lot coverage in the vicinity.
- e. **FOOTPRINT** – Per the submitted conceptual site plan, the front unit along Stieren will have the largest footprint of the four structures, with the three interior structures featuring a similar overall rectangular footprint. The documents include a lot coverage calculation for the building footprint, which states that the overall lot measures 9,234 square feet, the building footprints measure 3,588 square feet, for a building-to-lot ratio of 38.86%. According to the Historic Design Guidelines, new construction should respond to the existing development pattern of the district and buildings and impervious coverage should not exceed 50% of the lot. Historic lots in the district do not traditionally four detached structures. The predominant development pattern for residential lots is a larger primary structure and a smaller detached accessory structure in footprint. While the building footprints total less than 50% coverage of the lot, a calculation for total impervious cover is not provided. Staff does not find the proposed footprint consistent with the Guidelines. Staff finds that the applicant



should explore a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood.

- f. **SCALE & MASSING** – The applicant has proposed to construct four detached residential structures, including three, 3-story residential structures and one, 2-story residential structure. The front building along Stieren will feature the tallest height at approximately 34'-6", with the remaining houses stepping down in height as the lot moves south from 33'-3" to 30'-9" to 27'-3". According to the Historic Design Guidelines, new construction should not exceed the height of the majority of existing structures by more than 1-story. The predominant surrounding residential context features 1-story residential and commercial structures. While there is presence of 2 and 2.5-story historic structures peppered along Cedar St, these taller structures typically feature a deeper setback than the 1-story structures. Staff does not find the proposed height consistent with the Guidelines.
- g. **ENTRANCES & PORCHES** – The applicant has proposed porch elements on all four structures. The front building along Stieren features a wraparound 2-story porch with a depth of 5 feet. The remaining interior buildings feature porches on the front facades fronting the shared interior driveway with varying depths that include recessed single-stall carports. Per the Guidelines for New Construction, The primary façade of new buildings should be in keeping with established patterns in terms of porches, entrances, orientation, and setbacks. Staff generally finds the front setback and porch design conceptually consistent, but as noted in finding f, finds the scale and massing inconsistent with the Guidelines. The height of the front building when combined with the narrow setback is also incongruous with overarching development patterns, which typically feature 1-story structures closer to the street and taller structures (2 to 2-½ stories) set further back from the street as noted in finding d.
- h. **FENESTRATION** – The applicant has proposed various window and door openings. According to the Historic Design Guidelines, window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. 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. The proportions of the openings generally appear consistent with neighboring precedents, but staff finds that additional fenestration should be incorporated on the side facades towards the street to minimize blank wall space that engages the public right-of-way. Staff also finds that the windows should feature a one over one configuration and meet standard window stipulations for new construction in terms of material, inset, sill and trim profile, and installation method.
- i. **ARCHITECTURAL ELEMENTS** – According to the Historic Design Guidelines, architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists should be incorporated. 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. Staff generally finds the approach to be conceptually appropriate. Staff requires additional elaboration to determine full consistency with the Guidelines.
- j. **FRONT SETBACK** – The applicant has proposed to closely match the existing side and front setbacks of the structures along Stieren between N St Mary's and Mission St. According to the Historic Design Guidelines, setbacks for new construction should respond to the predominant setback established on the block by contributing historic structures. Staff finds that the frontmost setback may be consistent, but finds that the height of the buildings should be reduced to align with predominant height-setback patterns and relationships as noted in findings d, f, and g.
- k. **LOT COVERAGE** – According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be limited to no more than 50 percent of the total lot area. The documents include a lot coverage calculation for the building footprint, which states that the overall lot measures 9,234 square feet, the building footprints measure 3,588 square feet, for a building-to-lot ratio of 38.86%. According to the Historic Design Guidelines, new construction should respond to the existing development pattern of the district and buildings and impervious coverage should not exceed 50% of the lot. The applicant has not provided a formal lot coverage percentage for buildings and impervious cover. Staff does not find the proposal consistent with the level of information provided at this time.
- l. **DRIVEWAY AND PARKING** – The applicant has proposed to install a shared common drive along the western edge of the property. The garages on all structures are located on the west elevations facing the side drive, embedded within the mass of the structure. Per the Guidelines, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Staff finds the attached garage

configuration inconsistent with the Guidelines. Staff finds that detached garages or parking areas should be utilized instead of attached garages in the primary structures.

- m. **MATERIALS** – Based on the submitted elevations, the applicant has proposed materials that include lap siding, standing seam metal roofing, and wood railings and columns. Staff generally finds the conceptual materials appropriate with the stipulations listed in the recommendation.
- n. **MECHANICAL EQUIPMENT** – The applicant is required to comply with the Historic Design Guidelines related to equipment location and screening.
- o. **LANDSCAPING AND HARDSCAPING** – The applicant has provided staff with a site plan that indicates some conceptual landscaping and hardscaping proposals, including a decomposed granite driveway long the western edge of the property, a new 4' wide walkway from the primary right-of-way and connecting the structures along the side drive, small gardens, and shrubbery. Staff finds that the driveway width should be a maximum of 10' to be consistent with the Historic Design Guidelines for Site elements. Staff also finds that the applicant should increase landscaping and pervious cover where feasible.

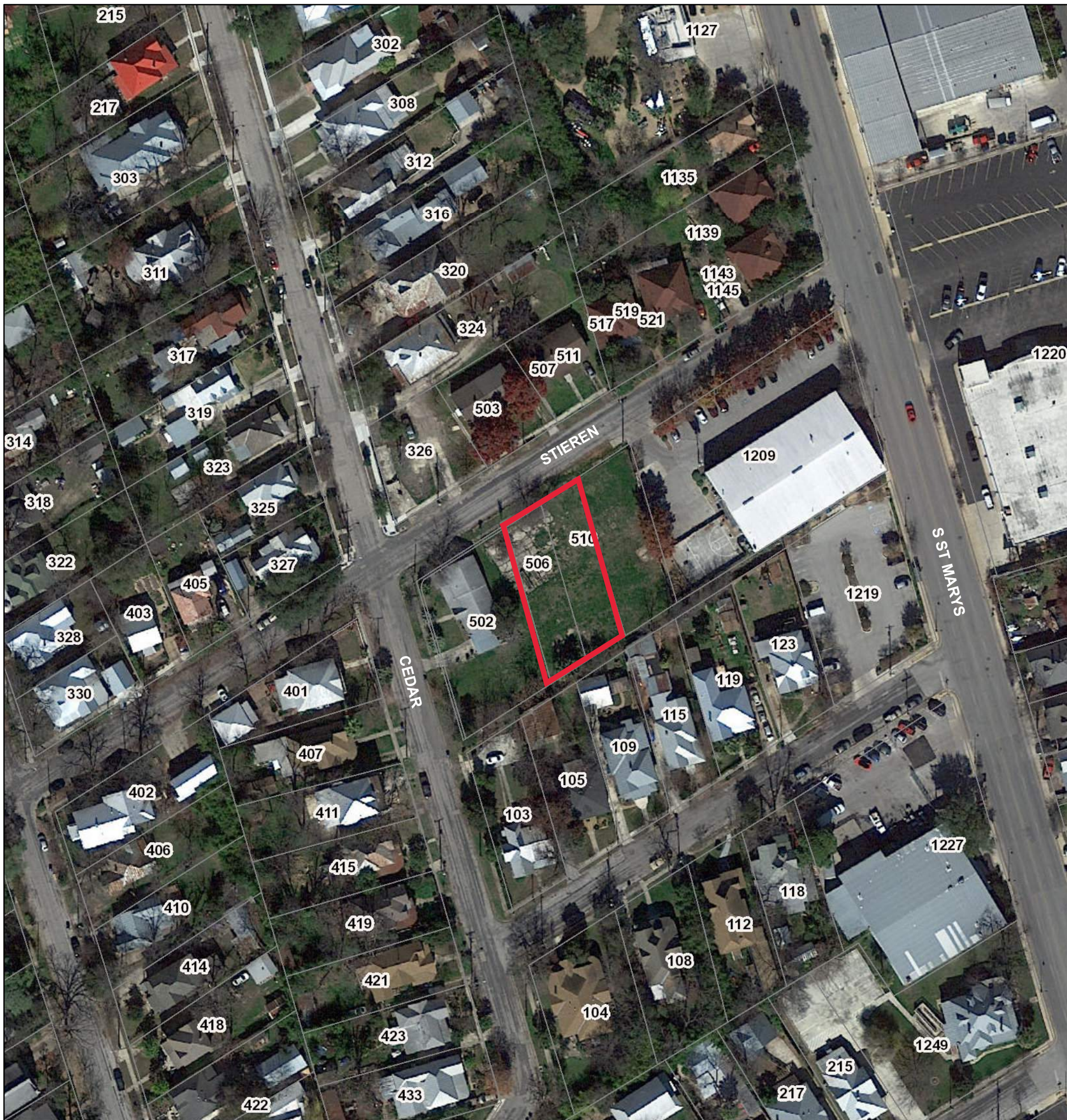
## **RECOMMENDATION:**

Staff does not recommend conceptual approval based on findings a through m. The applicant should incorporate the following stipulations prior to returning to the HDRC:

- i. That the applicant explores a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and k.
- ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings g and j.
- iii. That the applicant reduces the height of the front structure to 2 ½-stories as noted in finding f.
- iv. That the applicant reduces the heights of all three of the rear three structures to be subordinate to the primary structure as noted in finding f.
- v. That the applicant submits an accurate line-of-sight study from both Stieren and Cedar that illustrates the proposed structures in context with the surrounding block.
- vi. That detached garages or parking areas be utilized instead of attached garages as noted in finding l.
- vii. That the applicant modifies the proposed windows to be one over one and submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- viii. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible.
- ix. That the applicant submits a comprehensive landscaping plan for final approval. The landscaping plan should indicate all setbacks with dimensions, all locations and dimensions of proposed hardscaping, and the locations and species of plants. The applicant should indicate all mechanical equipment on the site plans and/or elevations for final approval.
- x. That the applicant complies with zoning setback requirements and obtains a variance from the Board of Adjustment if applicable.



# City of San Antonio One Stop



February 25, 2022

1:1,000

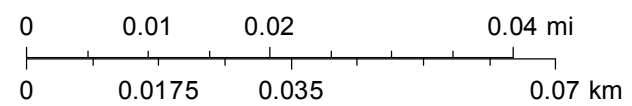
## CoSA Addresses

## Community Service Centers

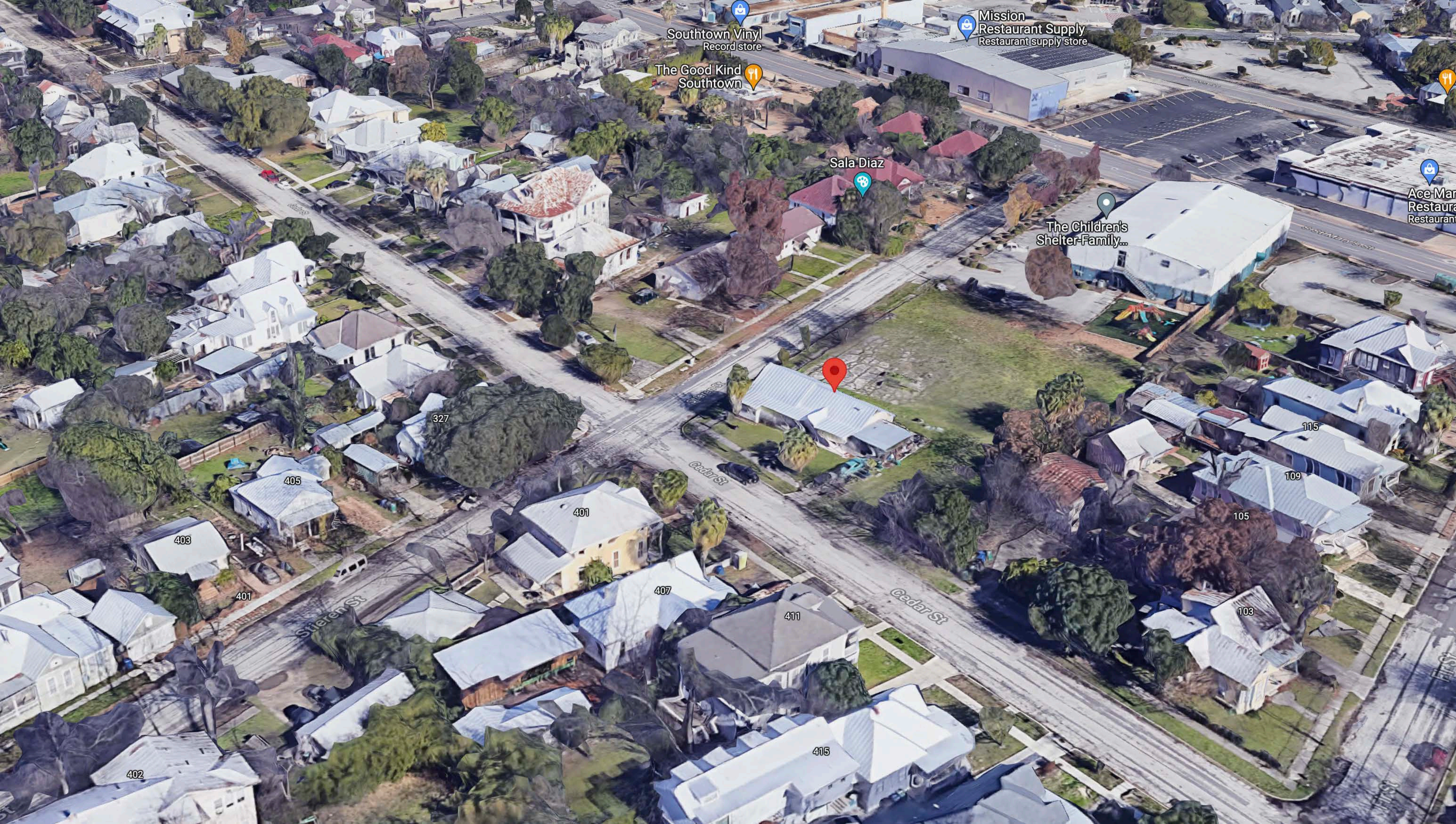
 Pre-K Sites

CoSA Parcels

BCAD Parcels







Southtown Vinyl  
Record store

Mission  
Restaurant Supply  
Restaurant supply store

The Good Kind  
Southtown

Sala Diaz

The Children's  
Shelter-Family...

Ace Mar  
Restaura  
Restaurant

327

405

403

401

401

407

411

415

402

115

109

105

103

Sieren St

Cedar St

Cedar St

First St





The Children's  
Shelter-Family...

Sala Diaz

519  
523

503

507

511

505

326

324









Stieren St





Stieren St







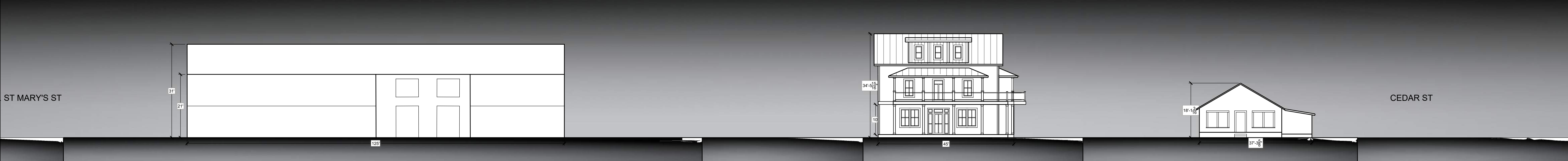
HEIGHT STUDY



401 CEDAR ST- 34'-11" PEAK HEIGHT APPROX.

411 CEDAR ST 35'-4" PEAK HEIGHT APPROX.

515 CEDAR ST 35'-6" PEAK HEIGHT APPROX.



1209 S. ST MARY'S ST- 31'-0" PEAK HEIGHT APPROX.

VACANT LOT-LOT 5, STIEREN ST

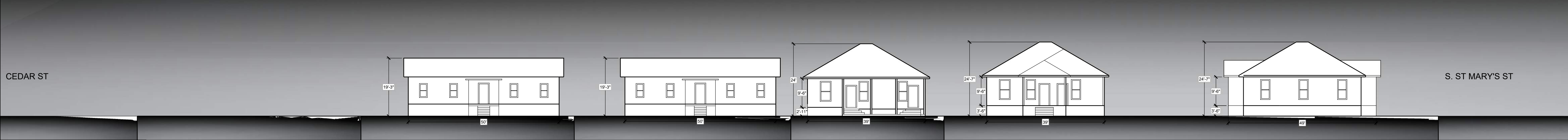
506 STIEREN ST- 34'-6" PEAK HEIGHT APPROX.

500 STIEREN ST- 18'-1" PEAK HEIGHT APPROX.

1

STIEREN ST - SOUTH STREET ELEVATION

SCALE: 1/16" = 1'-0"



VACANT LOT- 326 CEDAR ST

503 STIEREN ST  
19'-3" PEAK HEIGHT APPROX  
50'-0" ELEVATION WIDTH APPROX.

507 STIEREN ST  
19'-3" PEAK HEIGHT APPROX  
50'-0" ELEVATION WIDTH APPROX.

517 STIEREN ST  
19'-3" PEAK HEIGHT APPROX  
39'-0" ELEVATION WIDTH APPROX.

519 STIEREN ST  
24'-0" PEAK HEIGHT APPROX  
39'-0" ELEVATION WIDTH APPROX.

1145 S ST MARY'S ST  
24'-7" PEAK HEIGHT APPROX  
49'-0" ELEVATION WIDTH APPROX.

2

STIEREN ST - NORTH STREET ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT:  
506 Stieren st

CLIENT:  
JONES COMPANY

ADDRESS:  
506 Stieren St, San  
Antonio, TX 78210

REVISIONS:

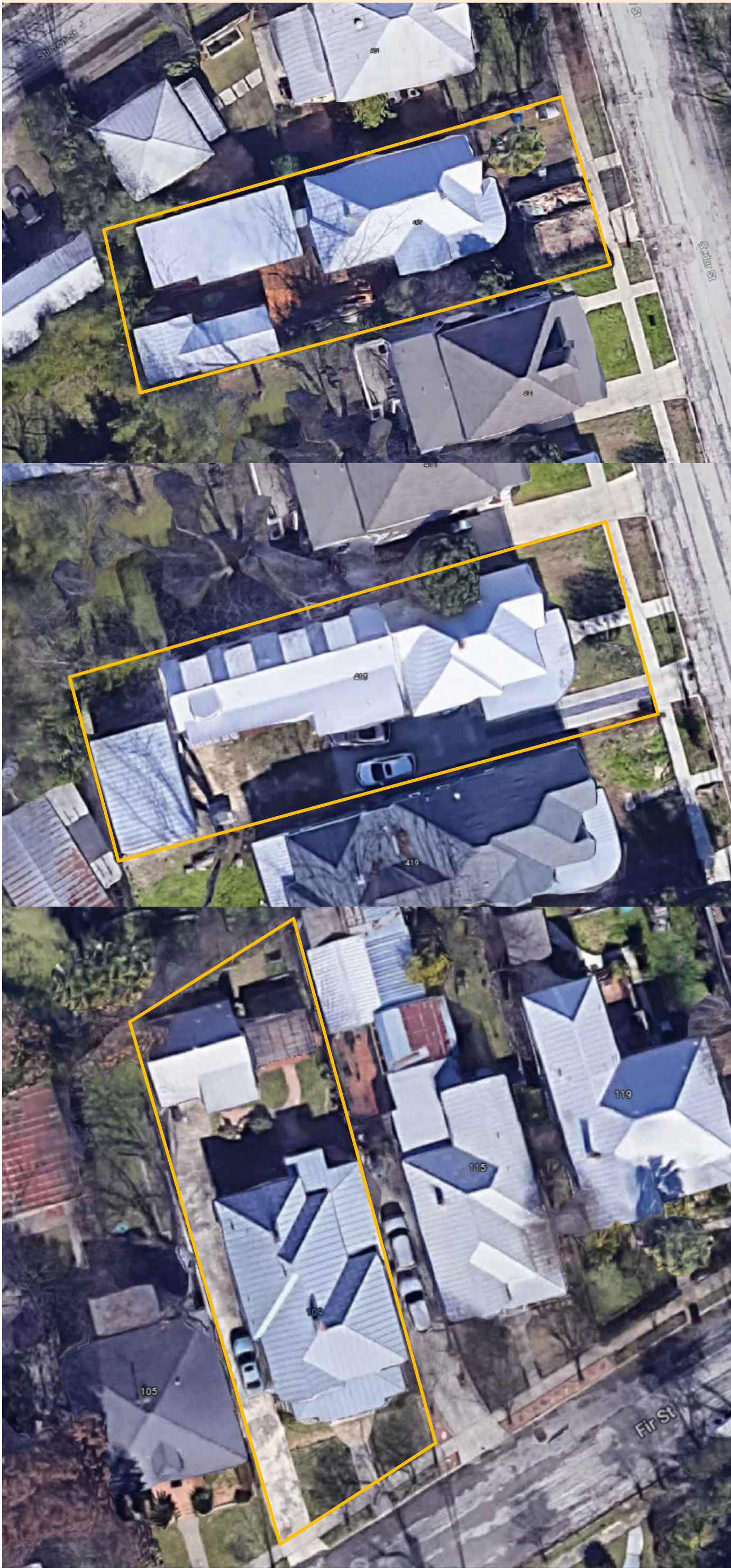
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PAGE 1 OF #



LOT COVAREGE STUDY

PROPERTIES WITH SIMILAR LOT COVERAGE



407 CEDAR ST  
BUILDING TOTAL FOOT  
PRINT: 3085 SF  
  
LOT SQUARE FOOTAGE:  
7400 SF  
  
BUILDING TO LOT RATIO:  
42 %

415 CEDAR ST  
BUILDING TOTAL FOOT  
PRINT: 2955 SF  
  
LOT SQUARE FOOTAGE:  
7350 SF  
  
BUILDING TO LOT RATIO:  
40 %

109 FIR ST  
BUILDING TOTAL FOOT  
PRINT: 2518 SF  
  
LOT SQUARE FOOTAGE:  
6950 SF  
  
BUILDING TO LOT RATIO:  
36 %



517 STIEREN ST  
  
BUILDING TOTAL FOOT  
PRINT: 1866 SF  
LOT SQUARE FOOTAGE:  
4792 SF  
BUILDING TO LOT RATIO:  
39 %  
FRONT SETBACK  
20' APPROX.

511 STIEREN ST  
BUILDING TOTAL FOOT  
PRINT: 1460 SF  
LOT SQUARE FOOTAGE:  
6,035 SF  
BUILDING TO LOT RATIO:  
24 %  
FRONT SETBACK  
25' APPROX.

505 STIEREN ST  
  
BUILDING TOTAL FOOT  
PRINT: 1460 SF  
LOT SQUARE FOOTAGE:  
6,035 SF  
BUILDING TO LOT RATIO:  
24 %  
FRONT SETBACK  
20' APPROX.

1209 S SAINT MARY'S ST  
  
BUILDING TOTAL FOOT  
PRINT: 23,920 SF  
LOT SQUARE FOOTAGE:  
29,744 SF  
BUILDING TO LOT RATIO:  
80 %

SIMILAR PROPERTIES WITH  
SIMILAR FRONT SETBACK  
  
109 FIR ST 15' APPROX.  
104 FIR ST 10' APPROX.  
103 FIR ST 10' APPROX.  
  
500 STIEREN ST 5' APPROX.  
CEDAR ST 15' APPROX.

PROJECT:  
506 Stieren st

CLIENT:  
JONES COMPANY

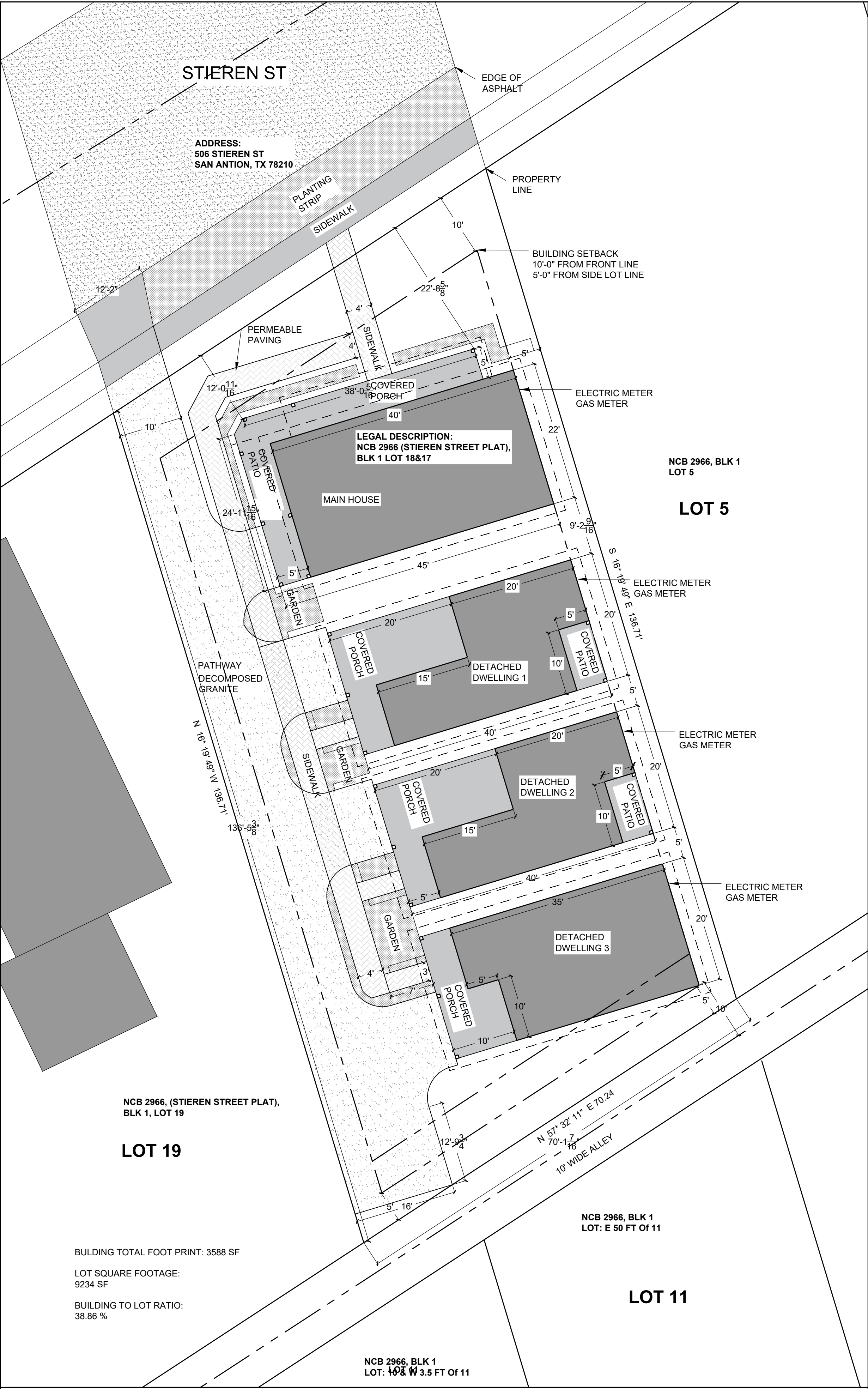
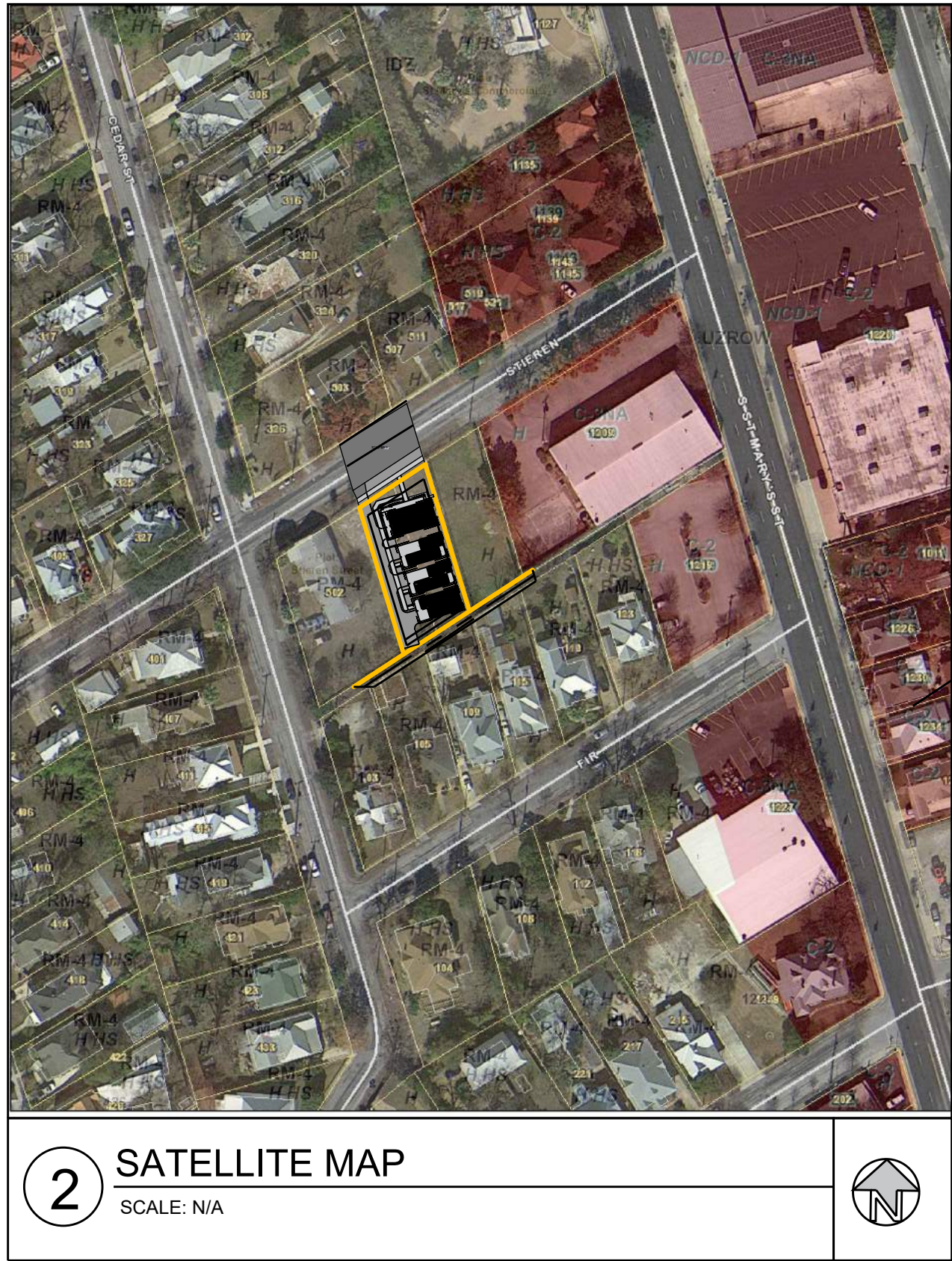
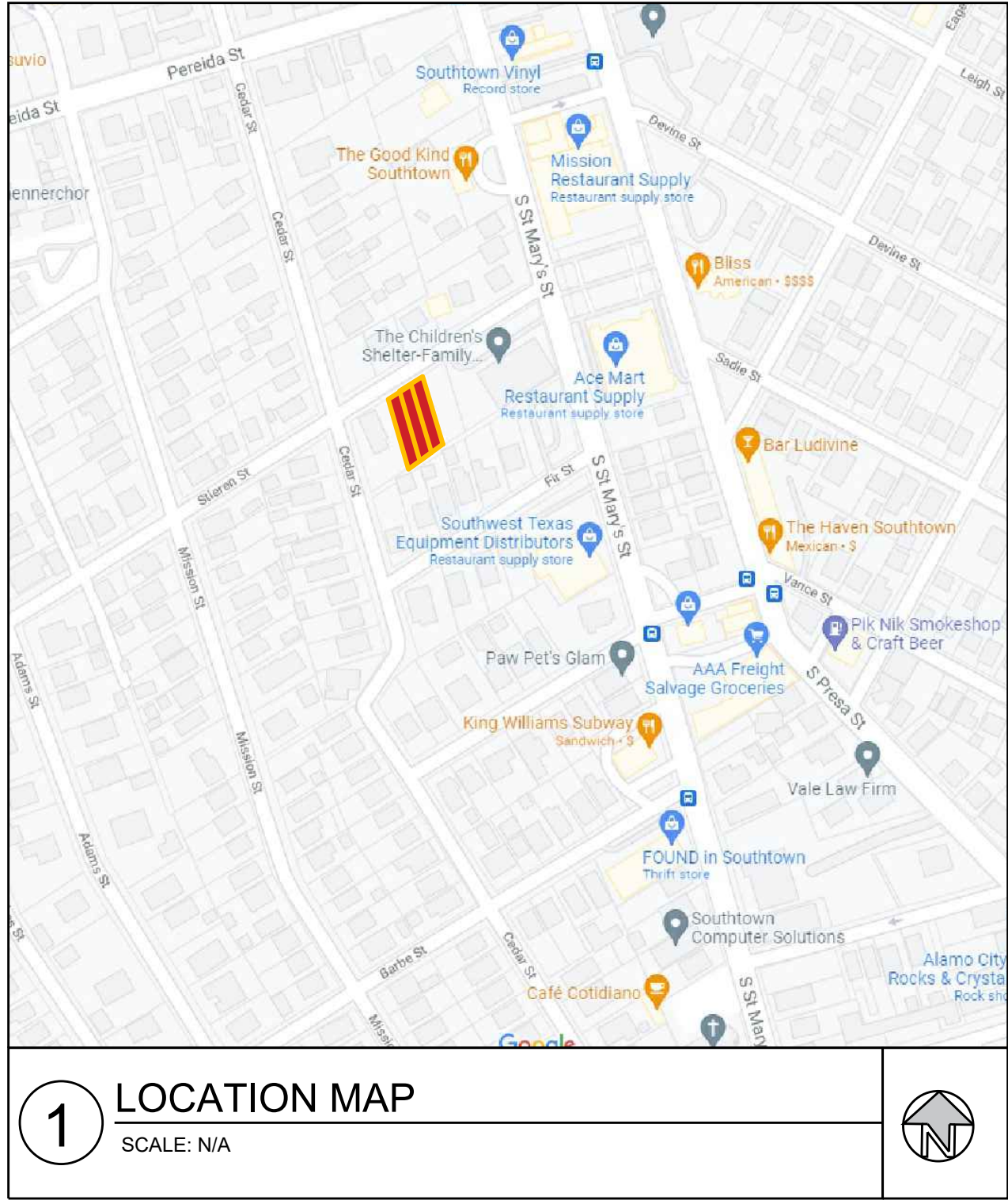
ADDRESS:  
506 Stieren St, San  
Antonio, TX 78210

REVISIONS:

JOB #A401  
DATE: 02/08/22

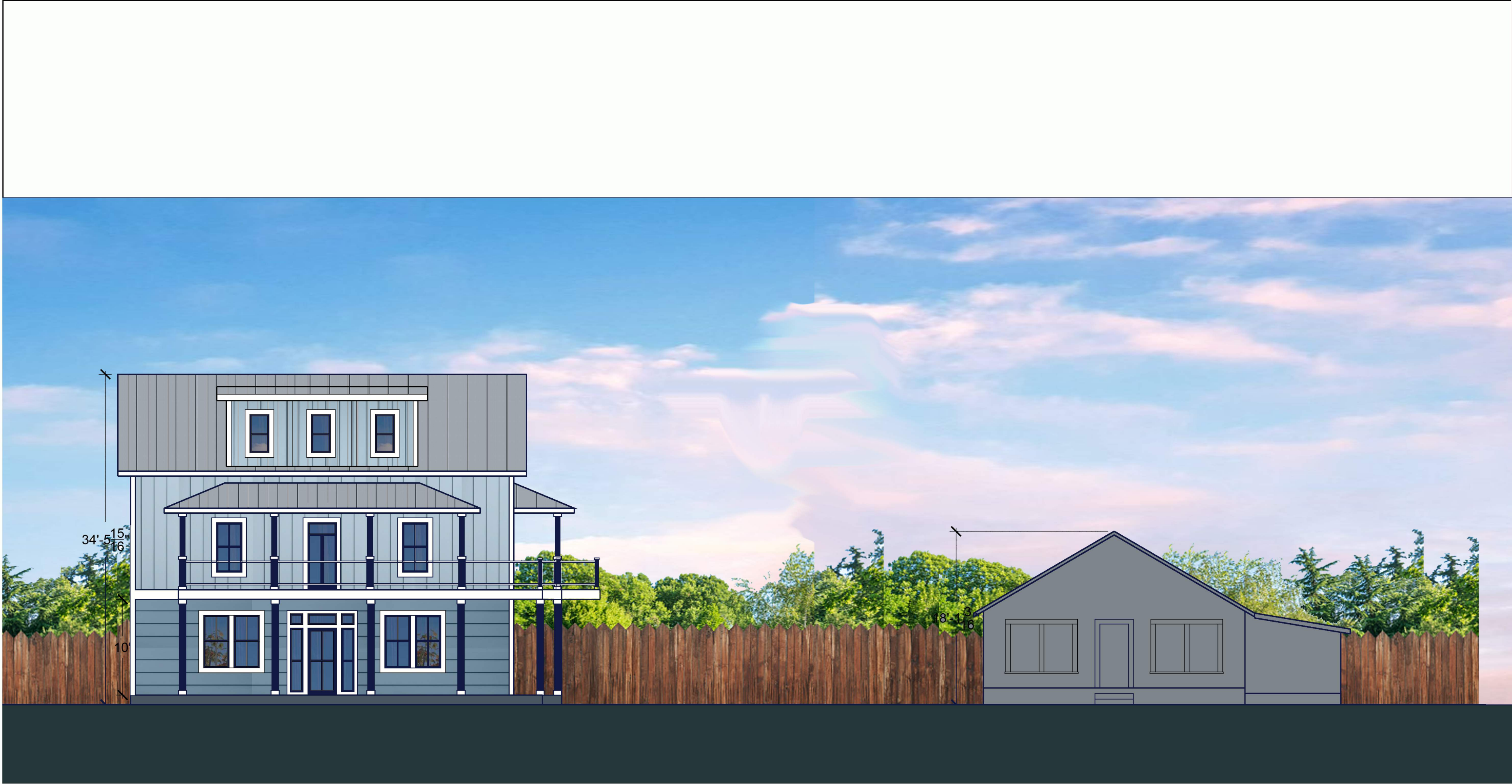
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<b>PROJECT:</b> 506 Stieren st	
<b>CLIENT:</b> JONES COMPANY	
<b>ADDRESS:</b> 506 Stieren St, San Antonio, TX 78210	
<b>REVISIONS:</b>	
JOB #A401 DATE: 02/08/22	
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1 MAIN HOUSE- NORTH ELEVATION-STREET VIEW  
SCALE: 1/8" = 1'-0"



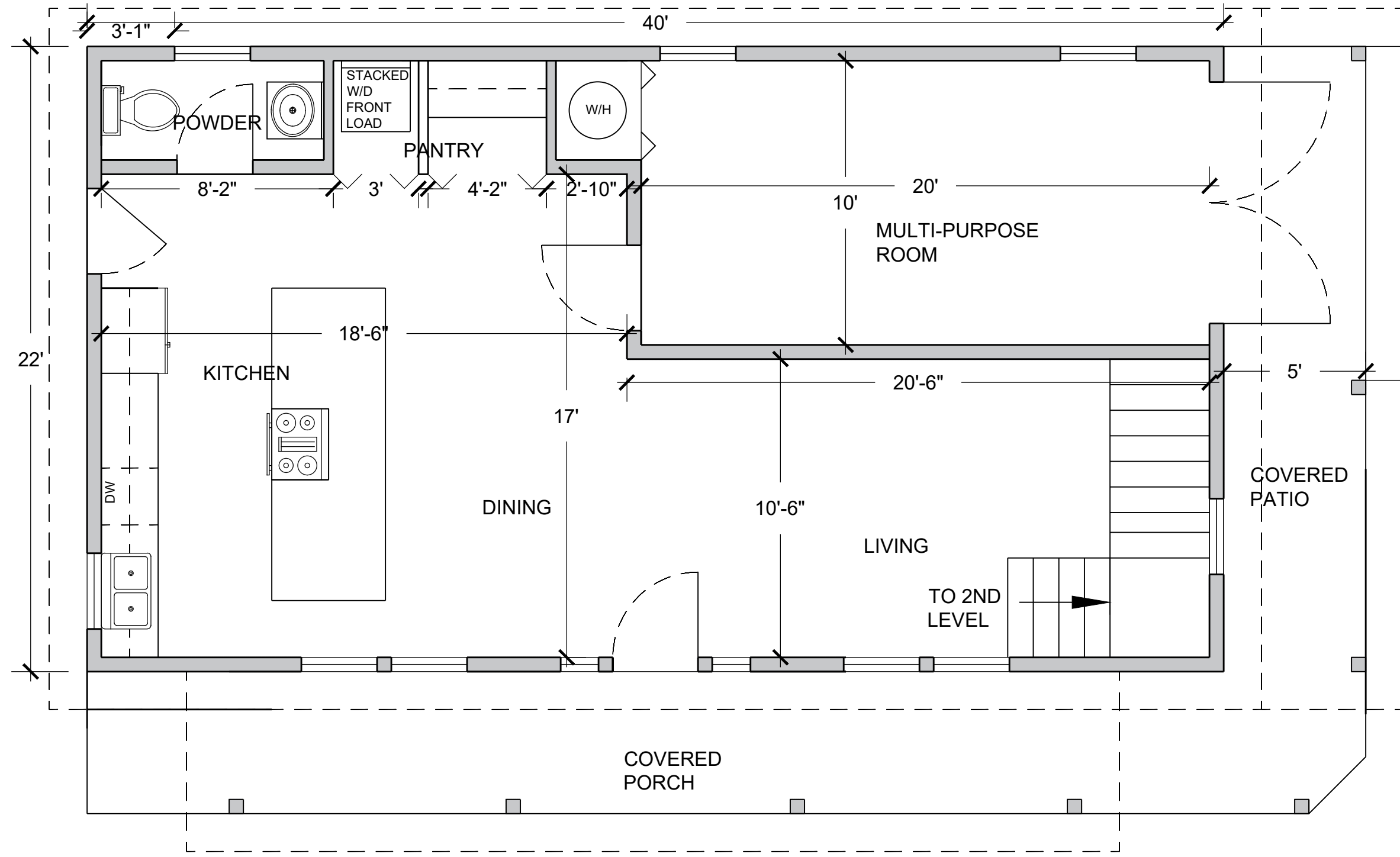
2 MAIN HOUSE/ACCESSORY UNITS- WEST ELEVATION  
SCALE: 1/8" = 1'-0"



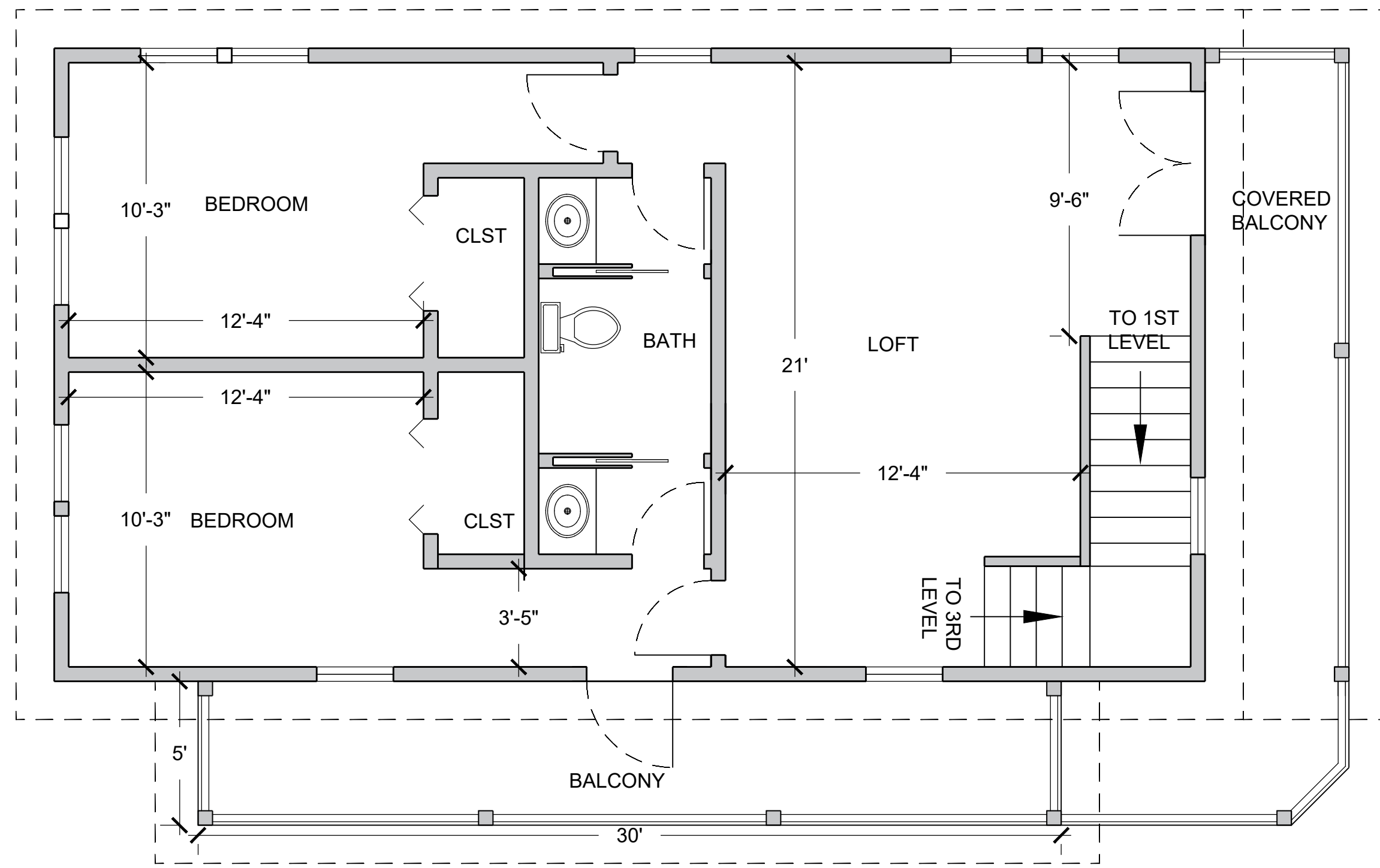
3 LANDSCAPING PLAN  
SCALE: 3/32" = 1'-0"

PROJECT: 506 Stieren st	CLIENT: JONES COMPANY	ADDRESS: 506 Stieren St, San Antonio, TX 78210	REVISIONS:	JOB #A401 DATE: 02/08/22	SHEET#: A4 PAGE 4 OF #
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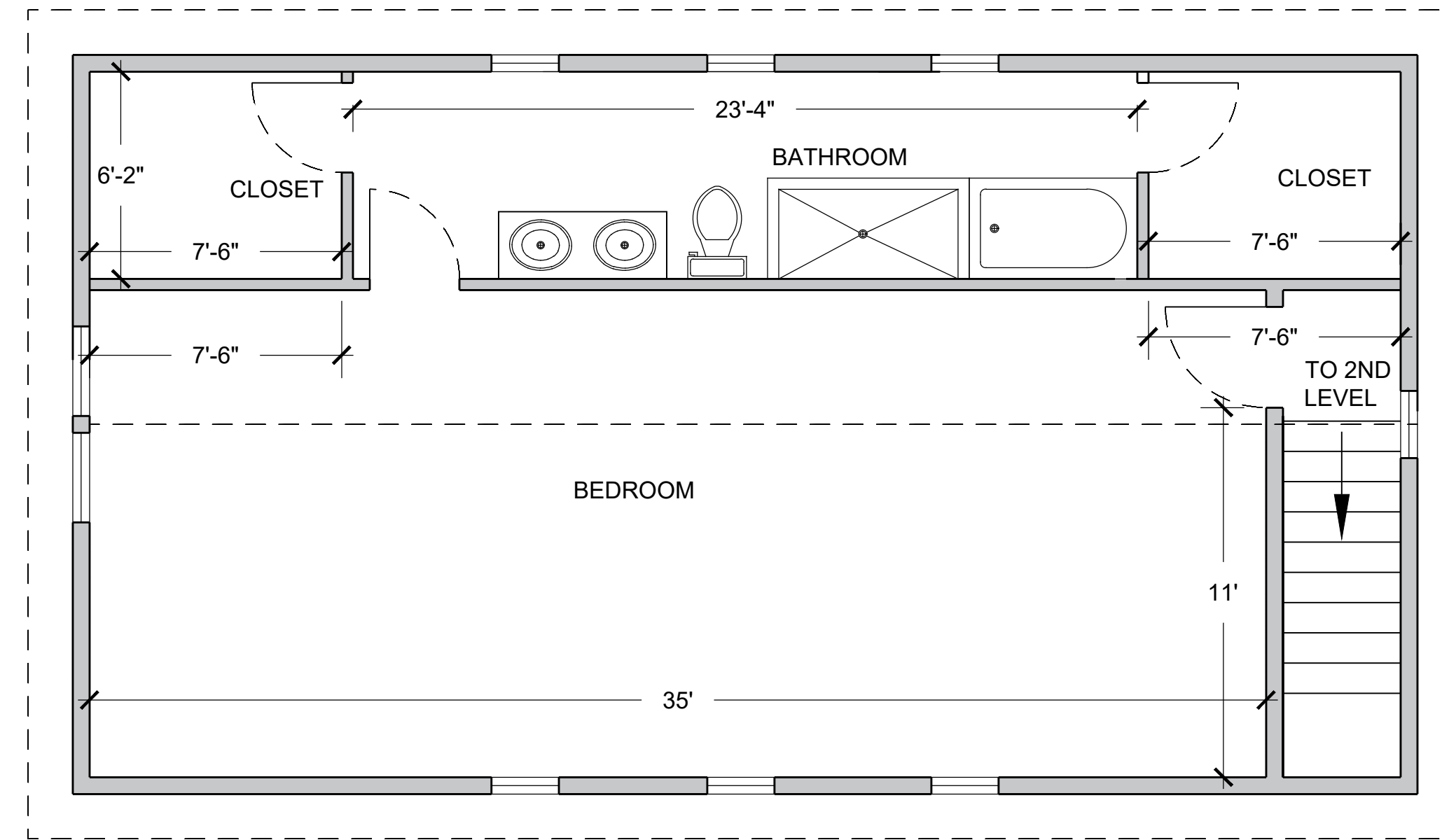




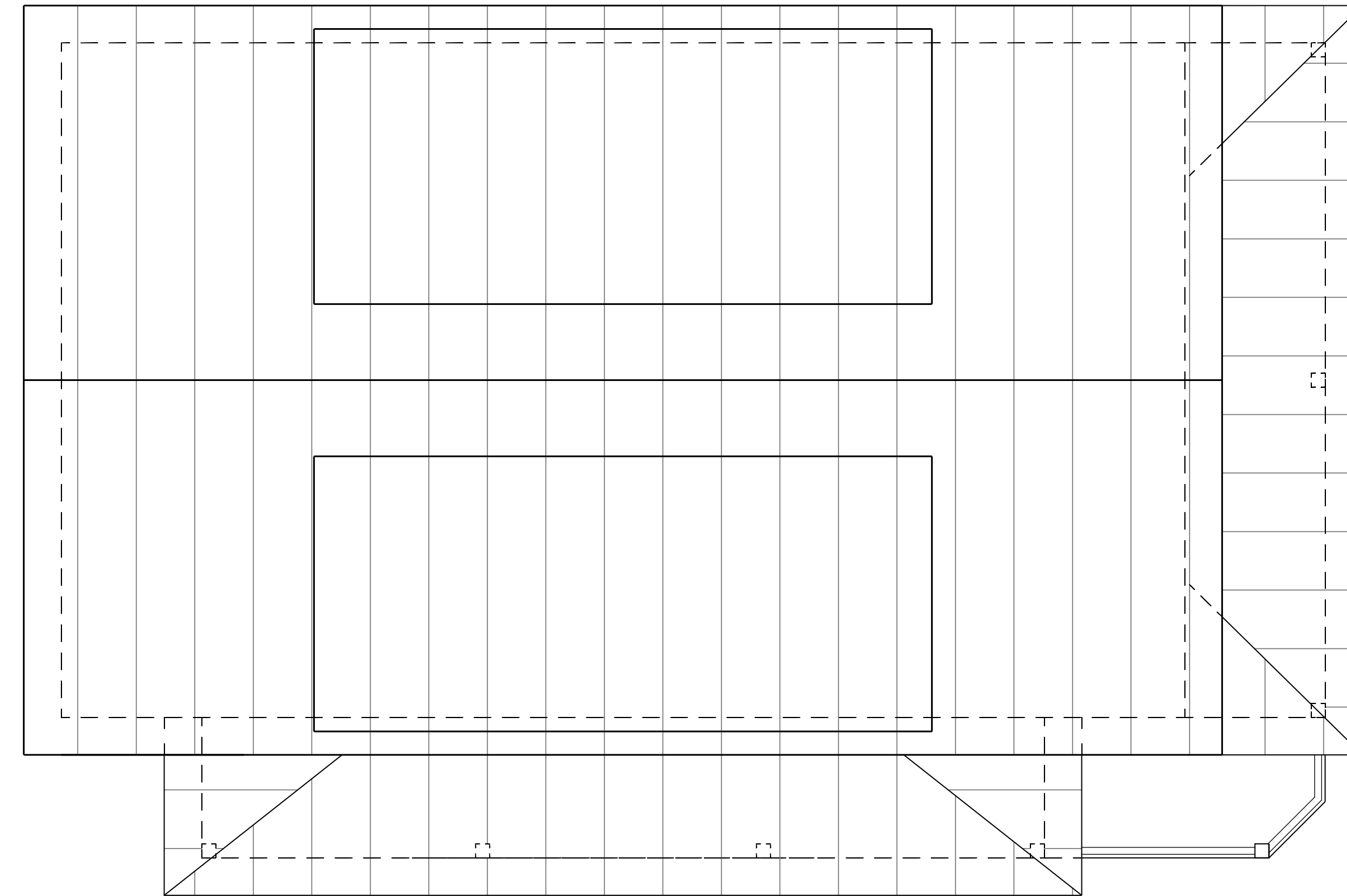
**1 UNIT 1-FLOOR PLAN- 1ST LEVEL**  
SCALE: 1/4" = 1'-0"



**2 UNIT 1- FLOOR PLAN- 2ND LEVEL**  
SCALE: 1/4" = 1'-0"



**3 UNIT 1-FLOOR PLAN- 3RD LEVEL**  
SCALE: 1/4" = 1'-0"



**4 ROOF PLAN**  
SCALE: 1/4" = 1'-0"

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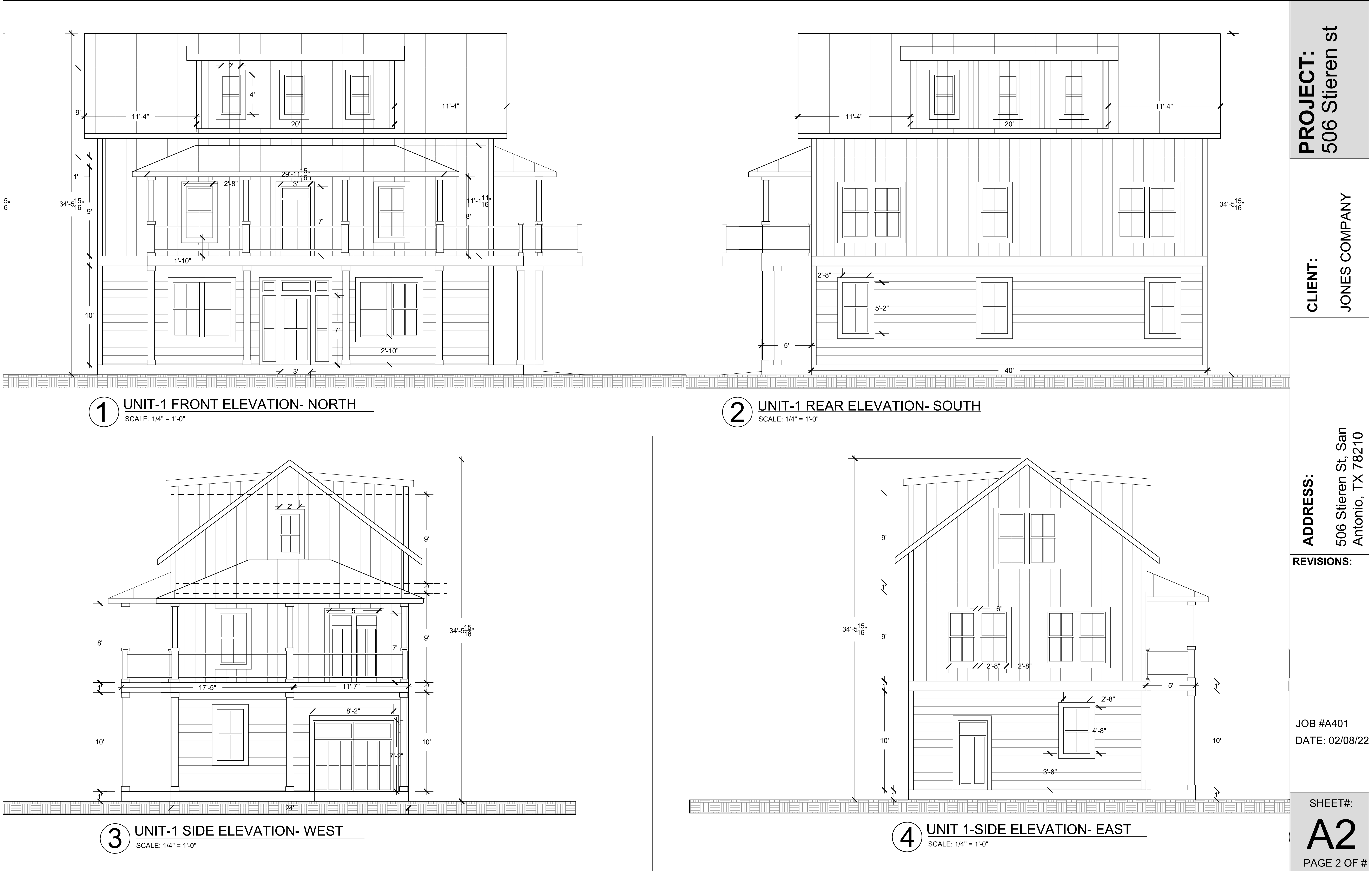
**CLIENT:**  
JONES COMPANY

**ADDRESS:**  
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Antonio, TX 78210

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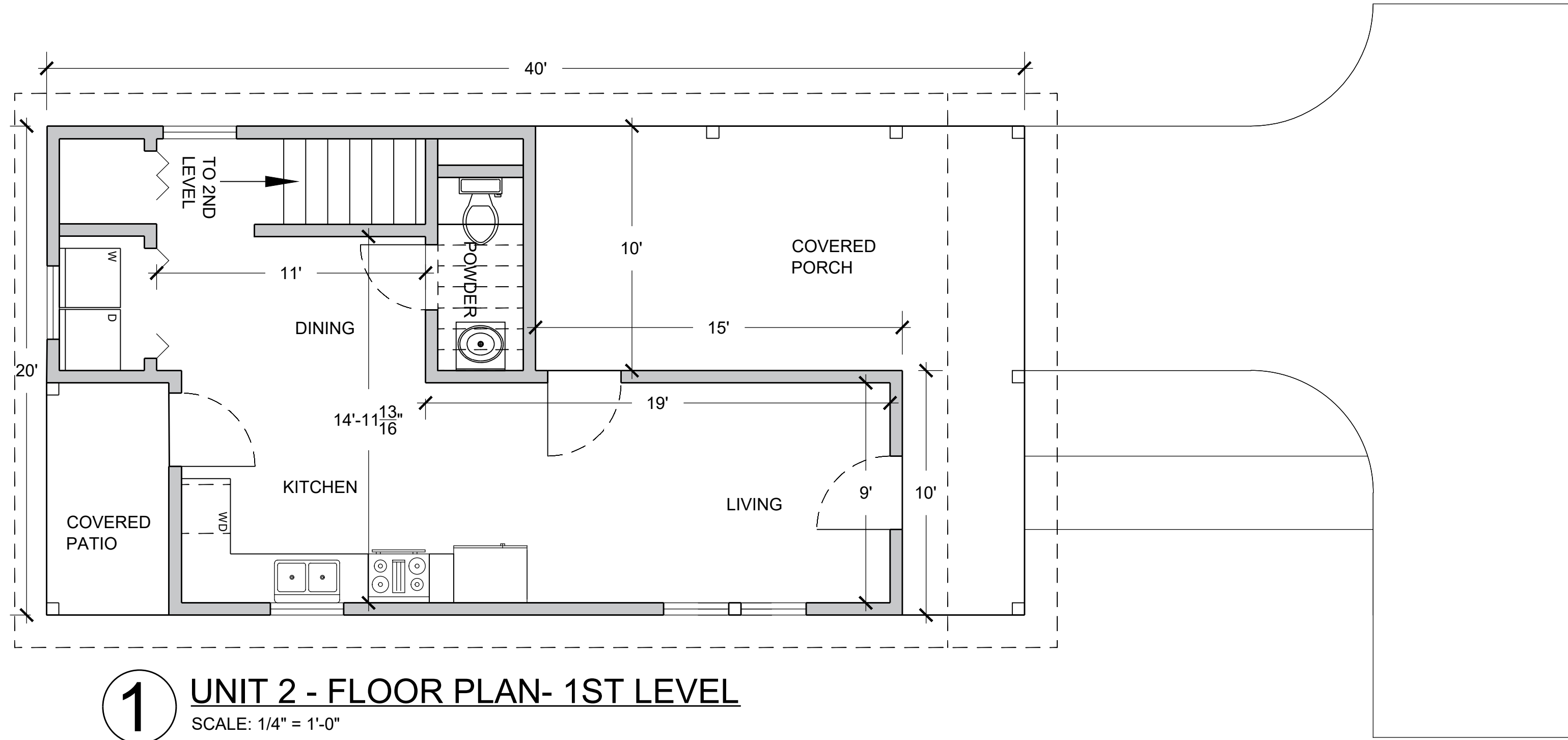
**CLIENT:**  
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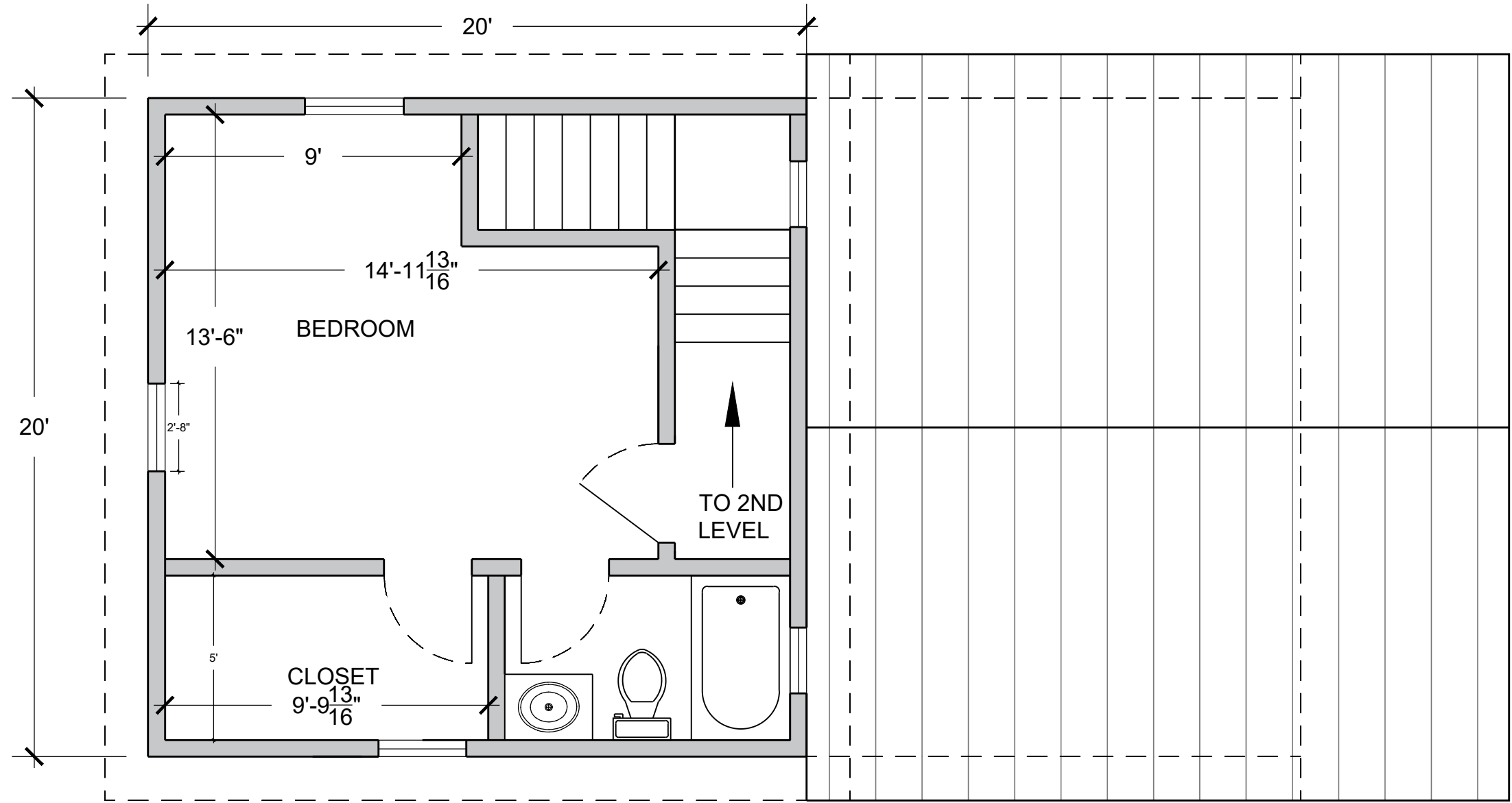
**REVISIONS:**

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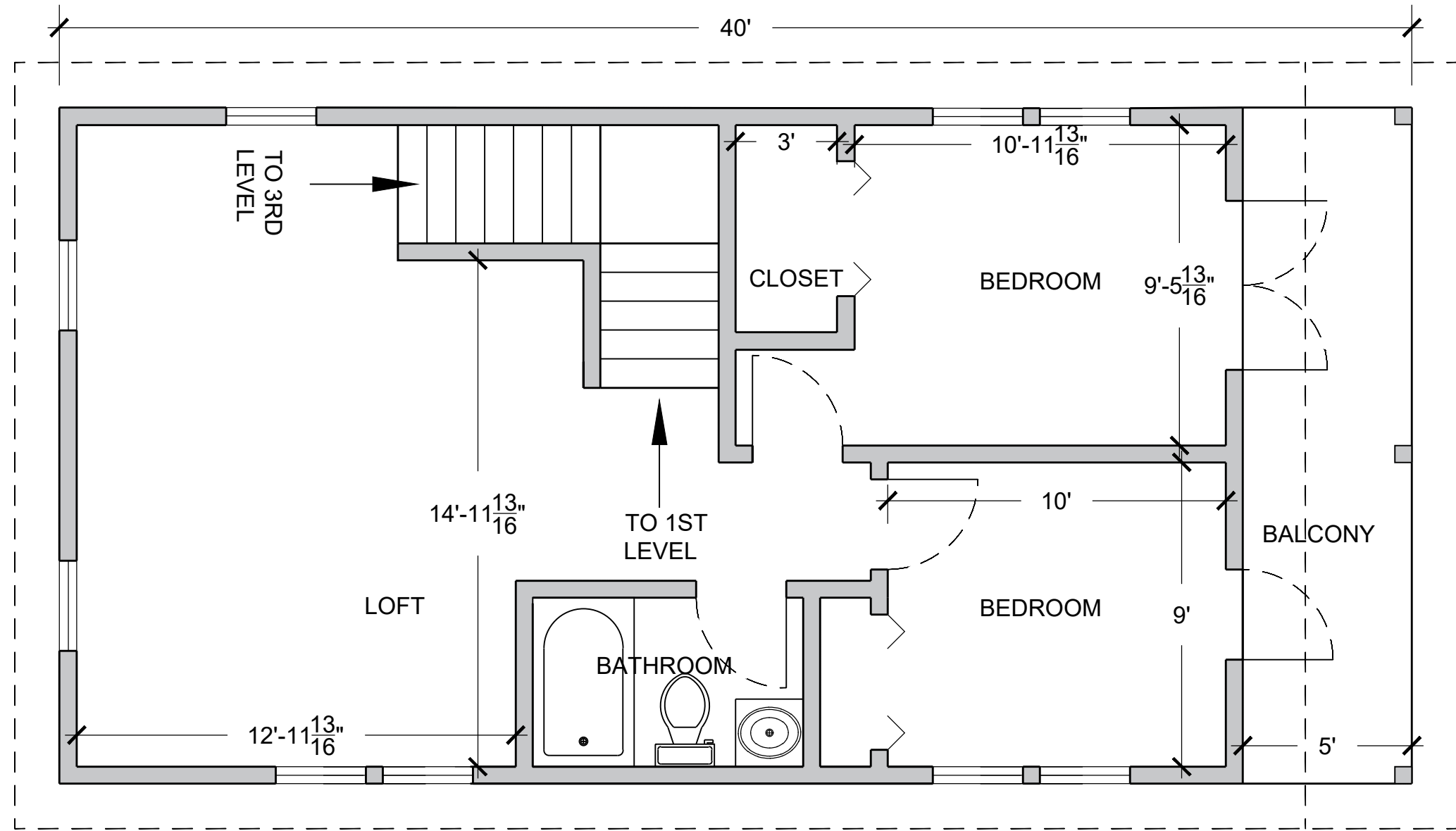
**SHEET#:**  
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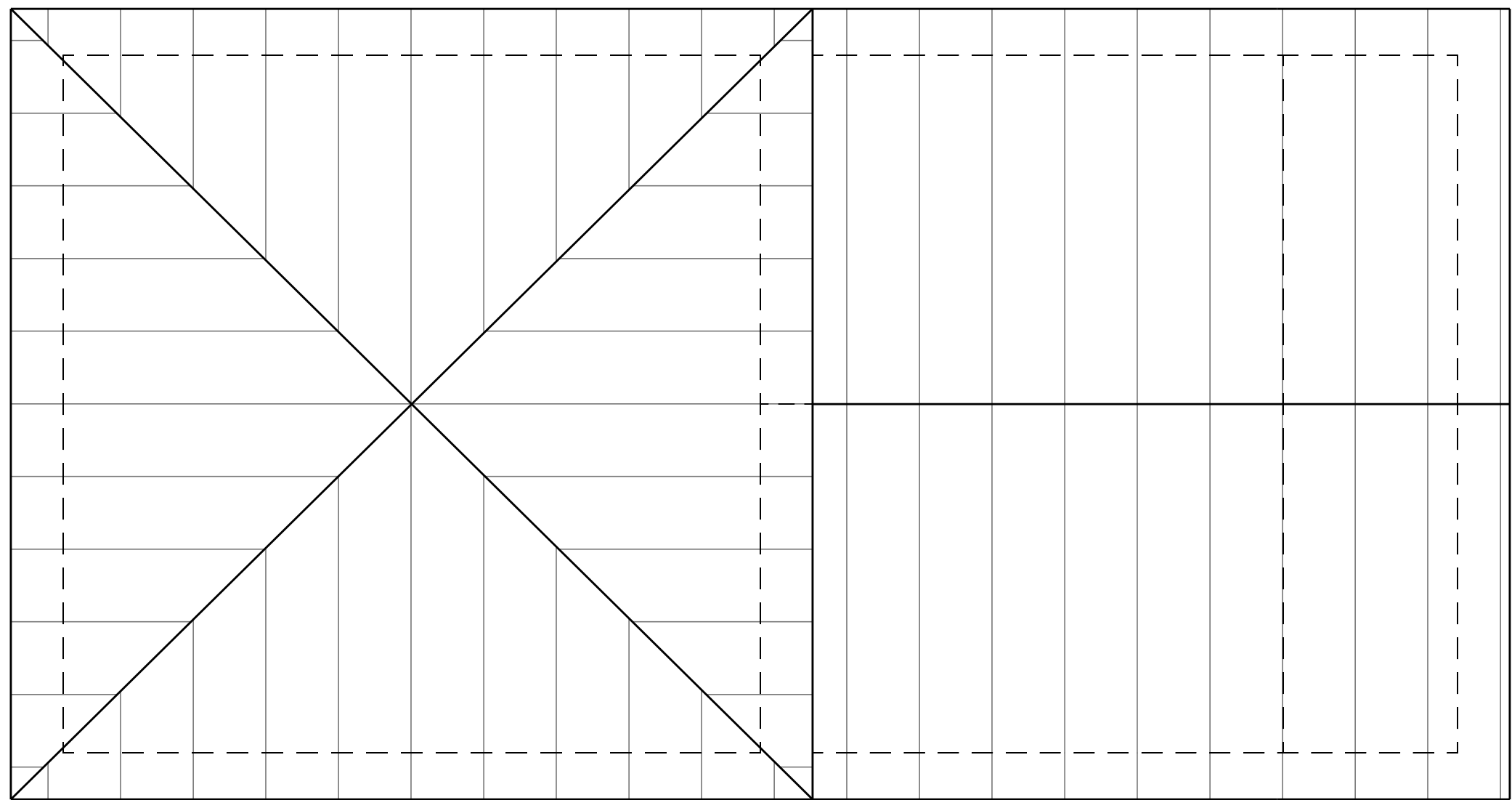
**1** UNIT 2 - FLOOR PLAN- 1ST LEVEL  
SCALE: 1/4" = 1'-0"



**3** UNIT 2 - FLOOR PLAN- 3RD LEVEL  
SCALE: 1/4" = 1'-0"



**2** UNIT 2 - FLOOR PLAN- 2ND LEVEL  
SCALE: 1/4" = 1'-0"



**4** UNIT 2 - ROOF PLAN  
SCALE: 1/4" = 1'-0"

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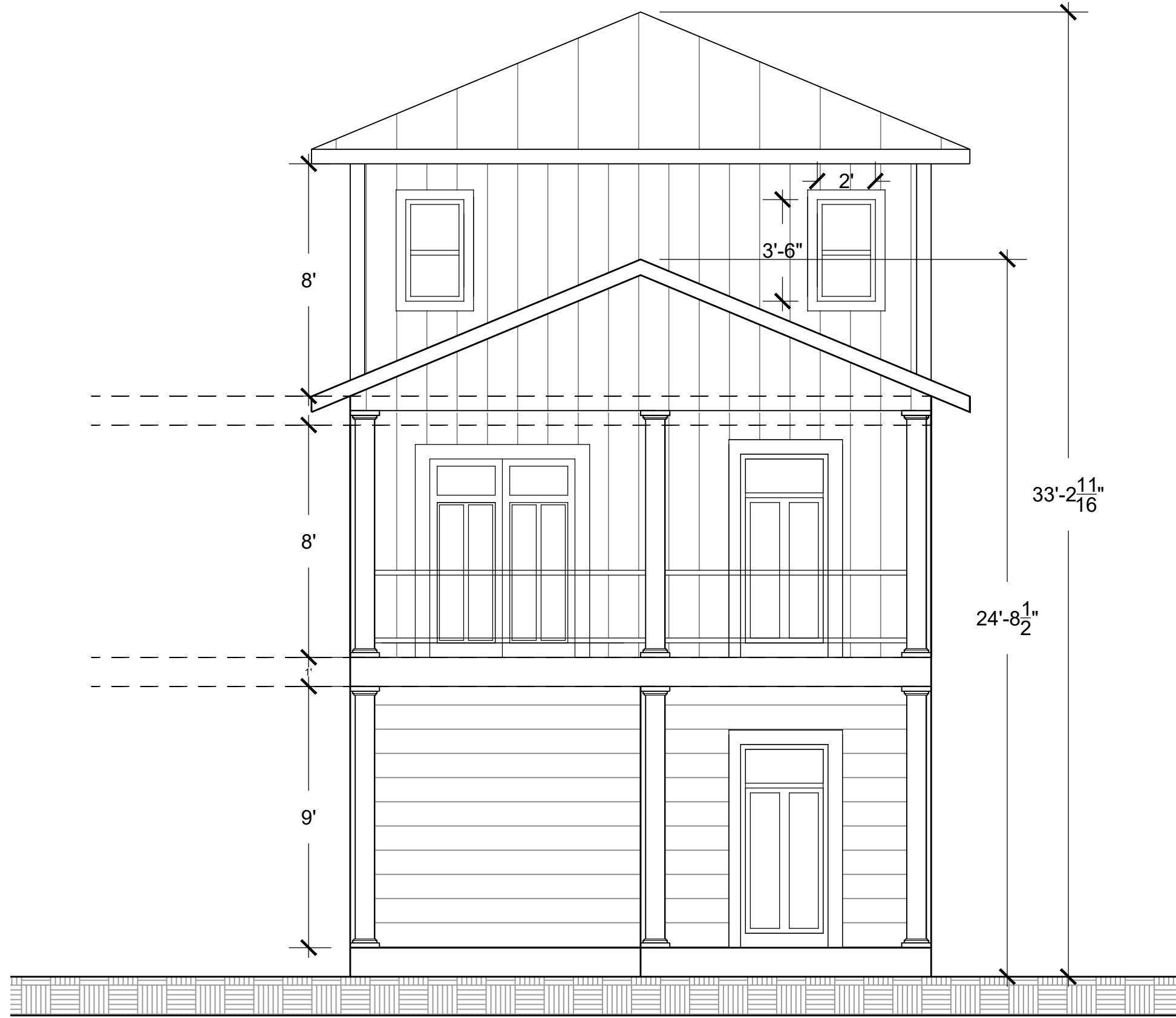
**ADDRESS:**  
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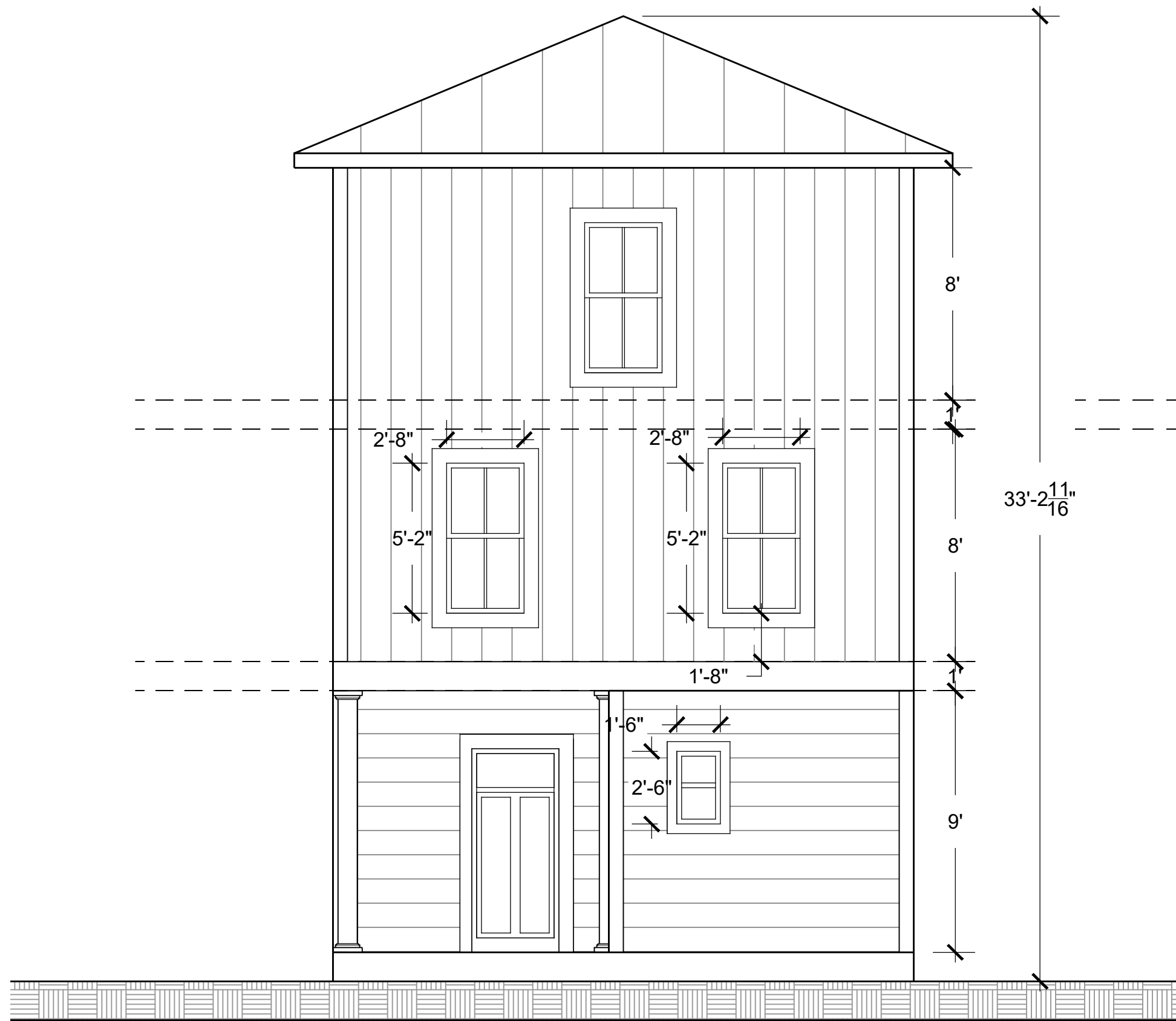
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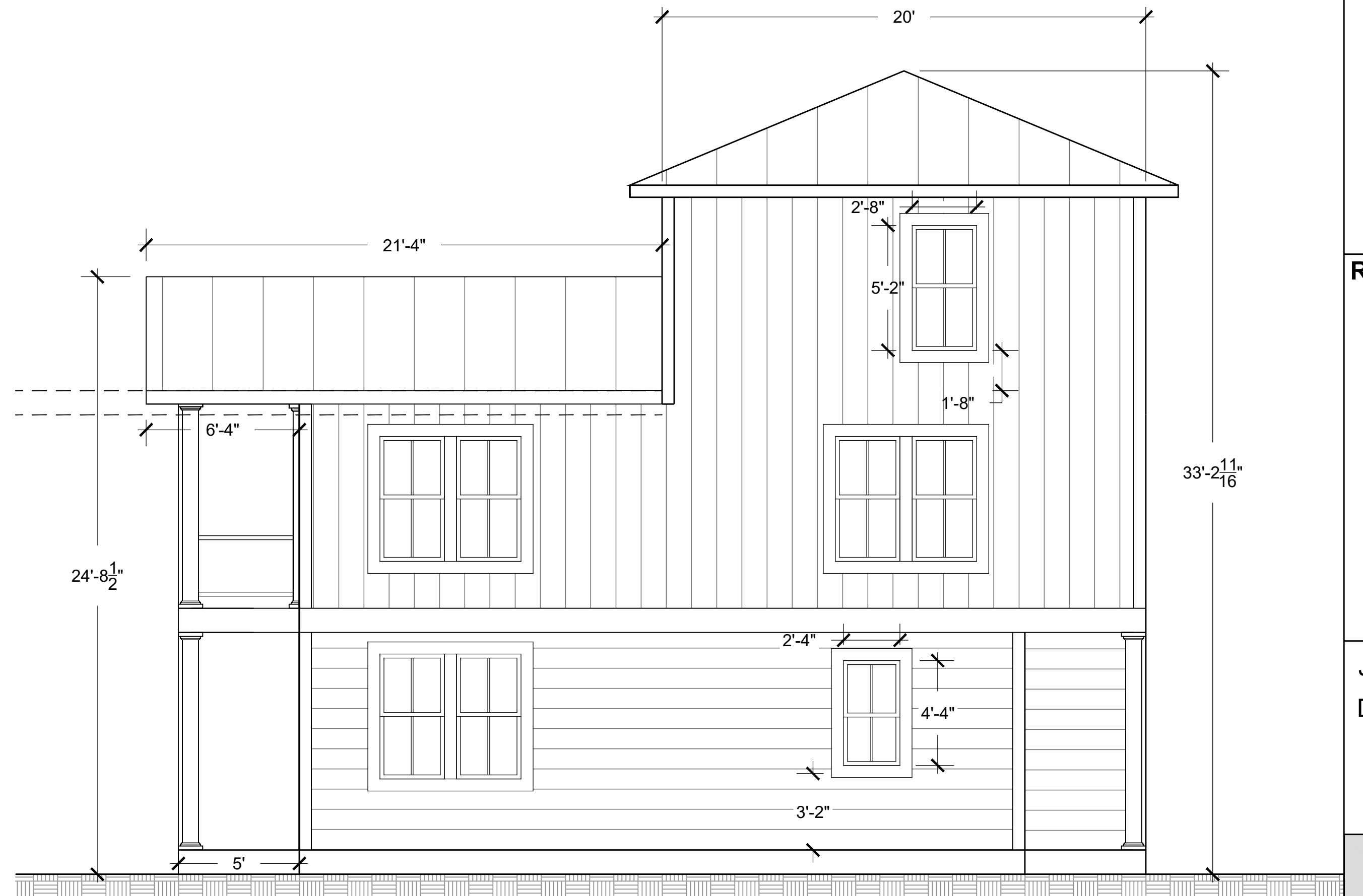
**1** UNIT-2 FRONT ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



**3** UNIT 2-REAR ELEVATION- EAST  
SCALE: 1/4" = 1'-0"



**2** UNIT-2 SIDE ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



**4** UNIT-2 SIDE ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"

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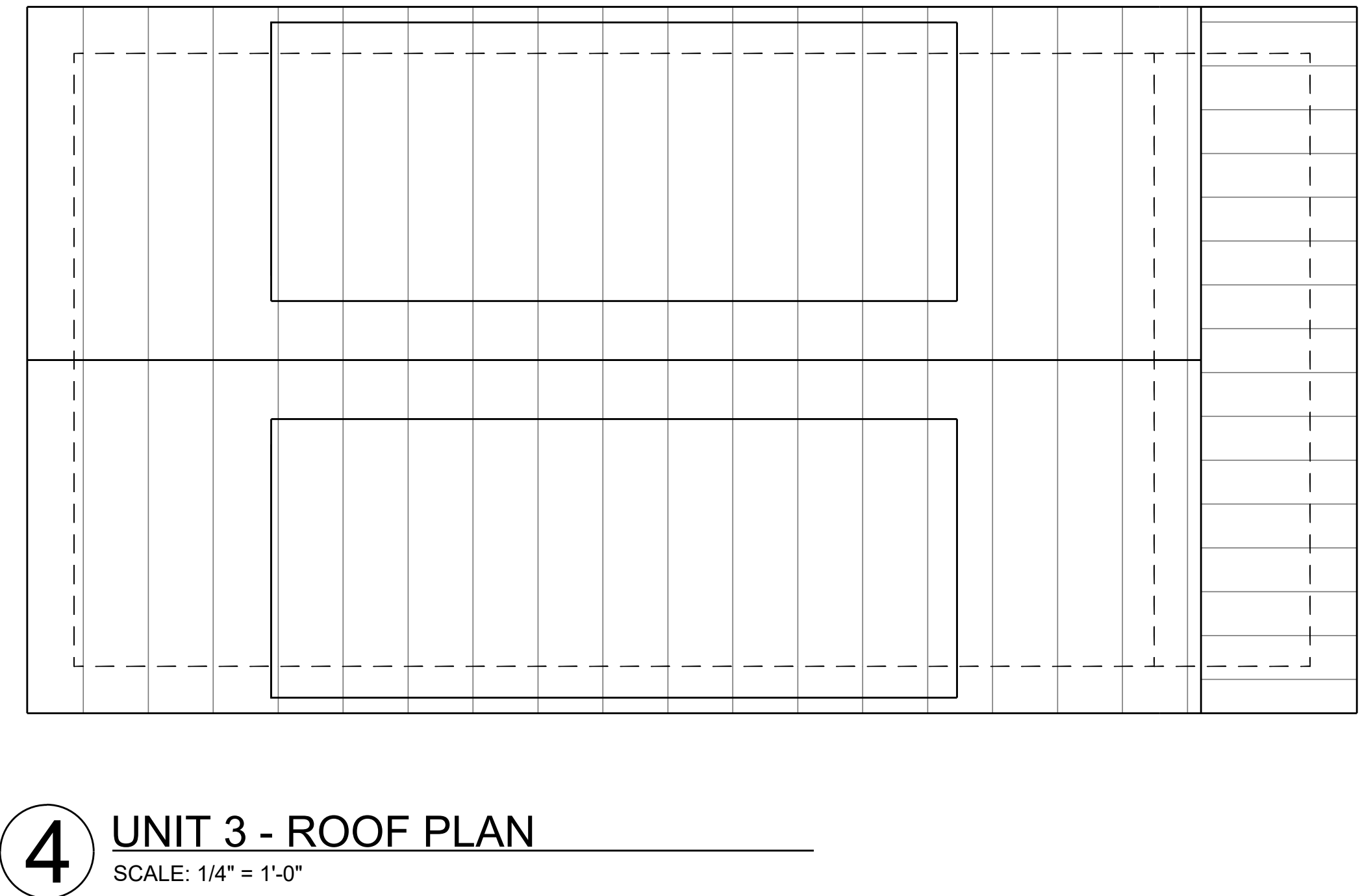
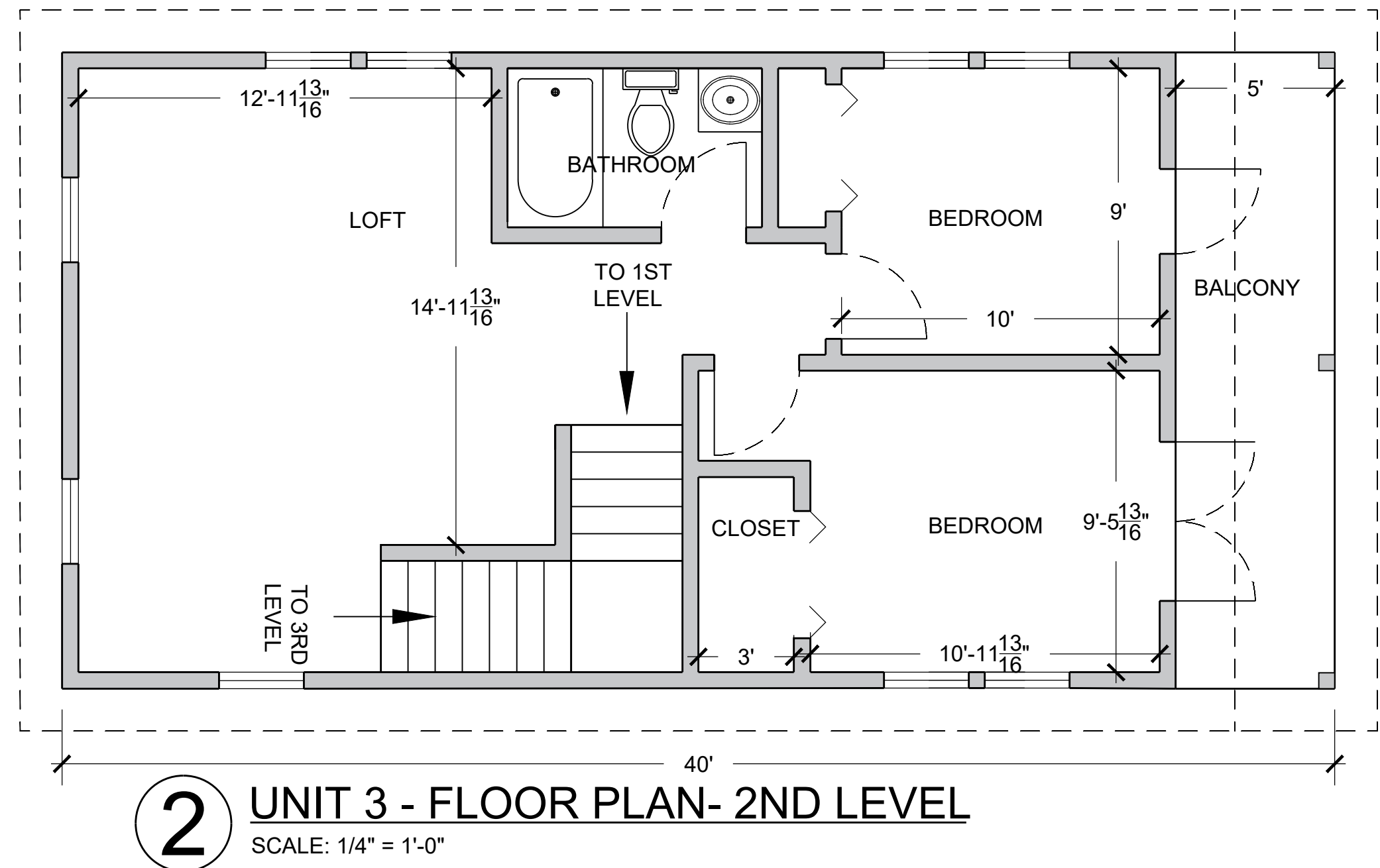
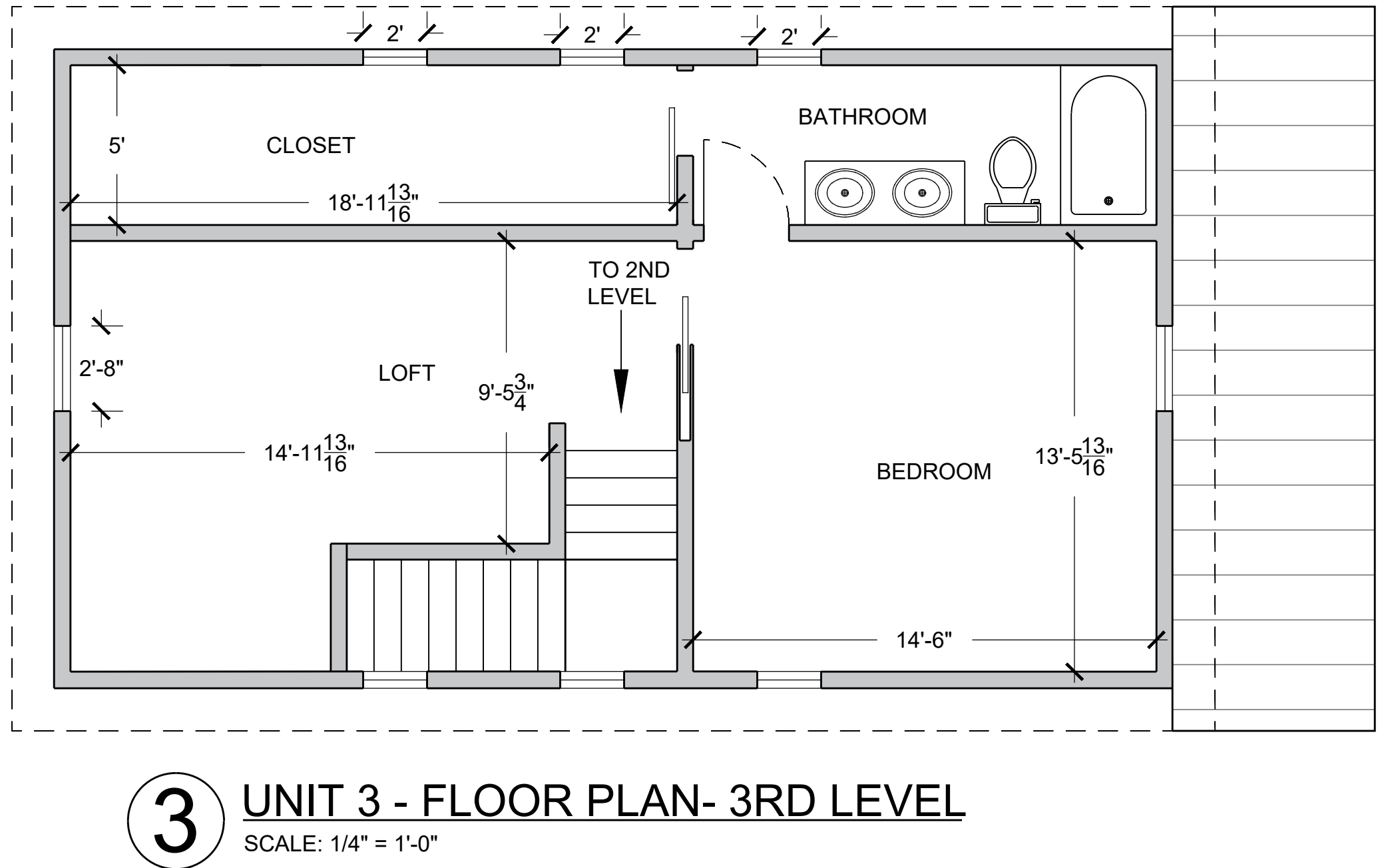
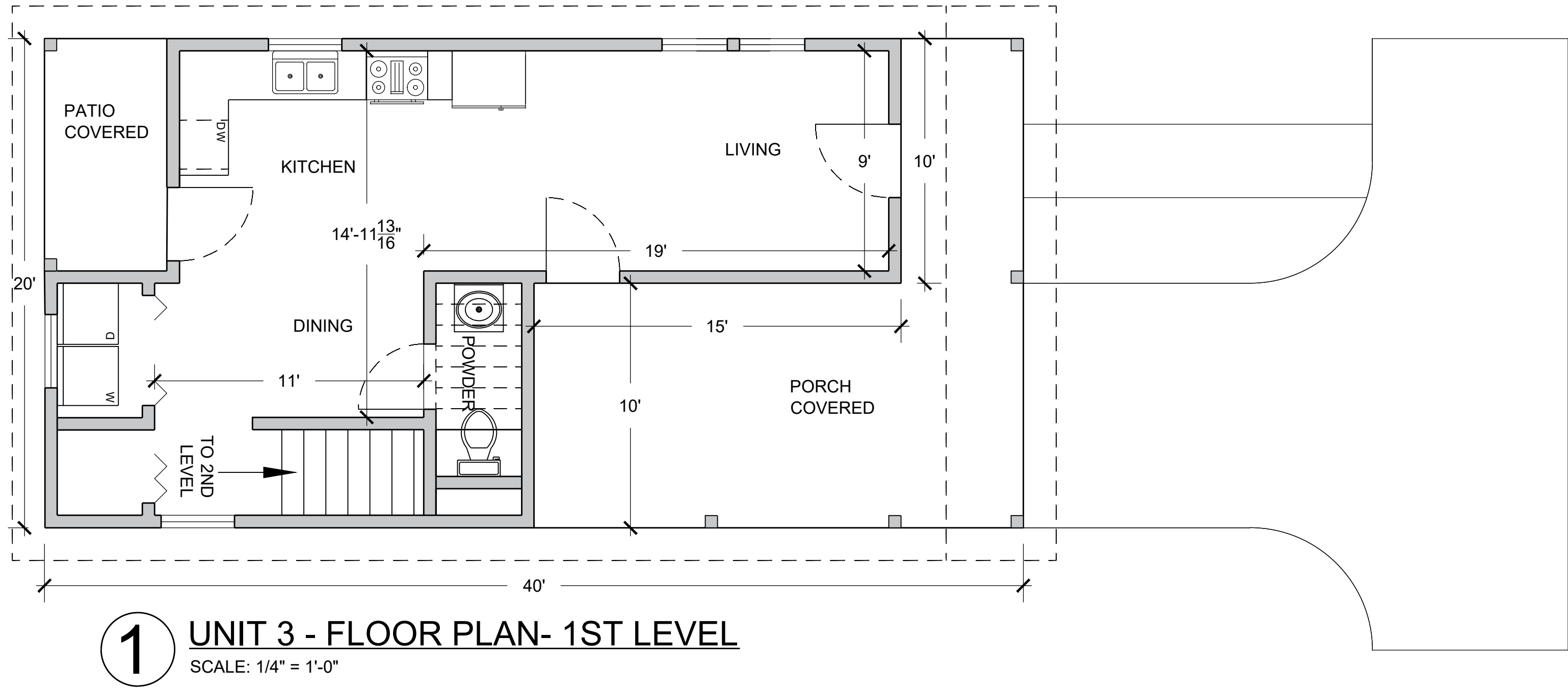
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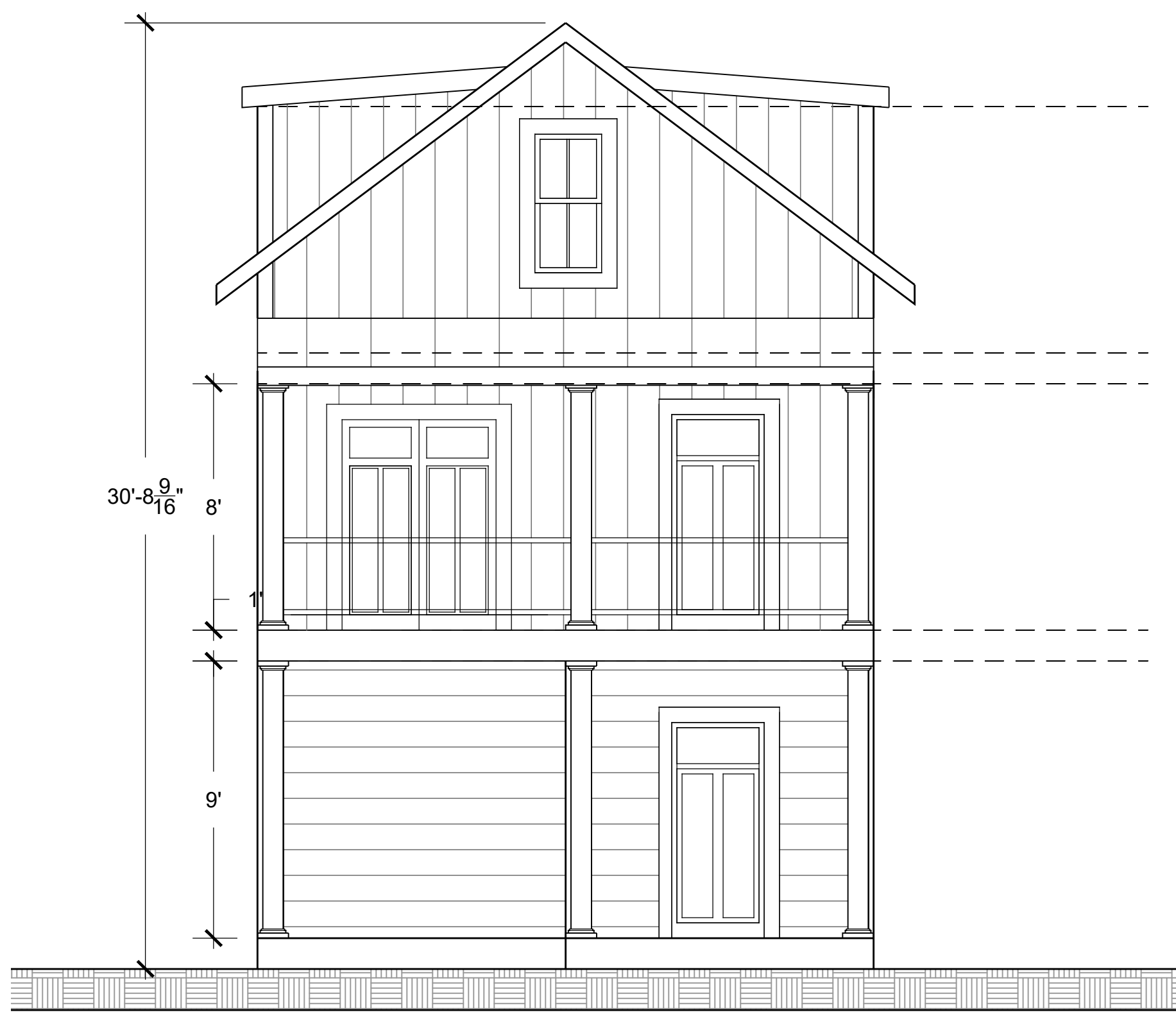
CLIENT:  
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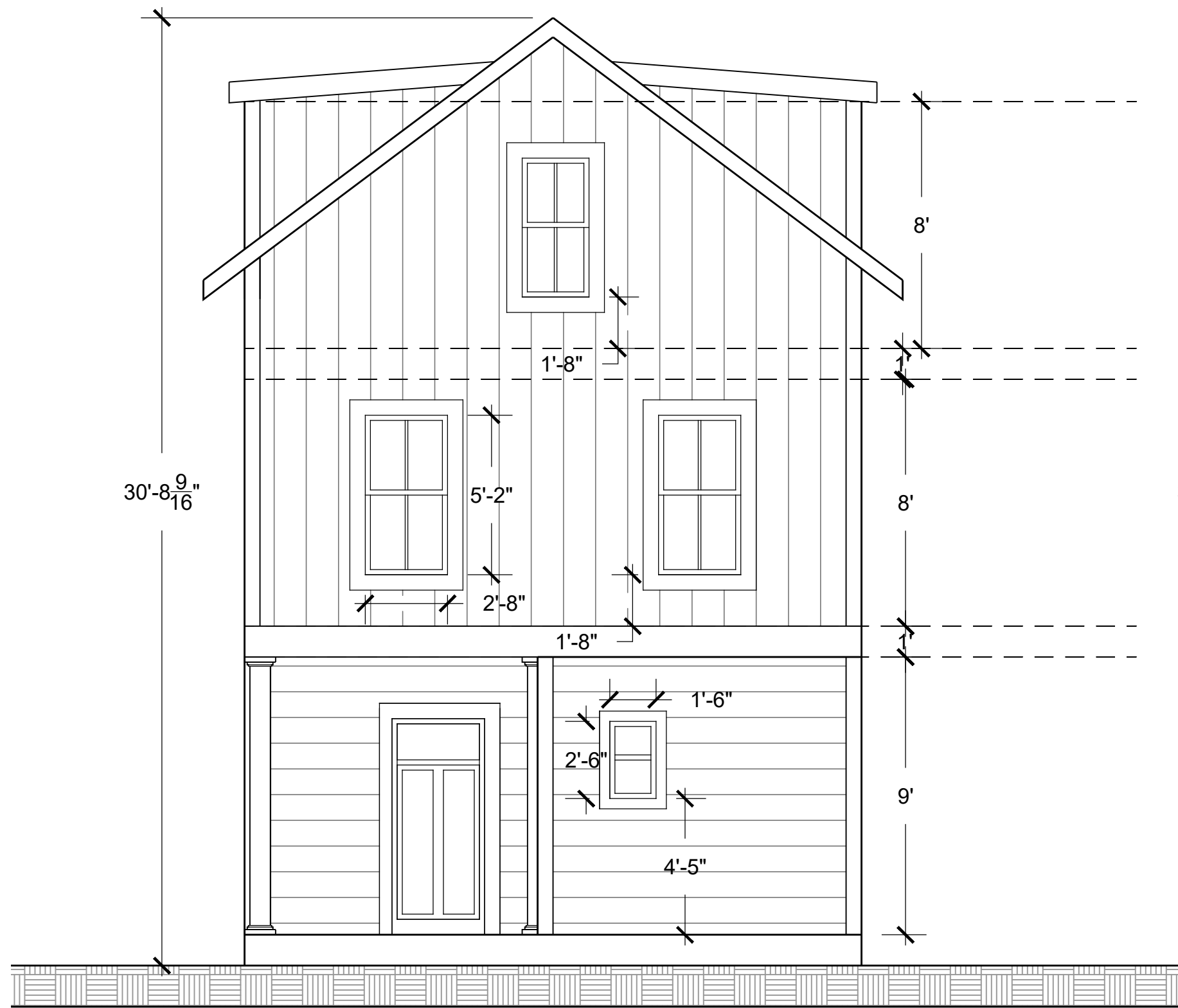
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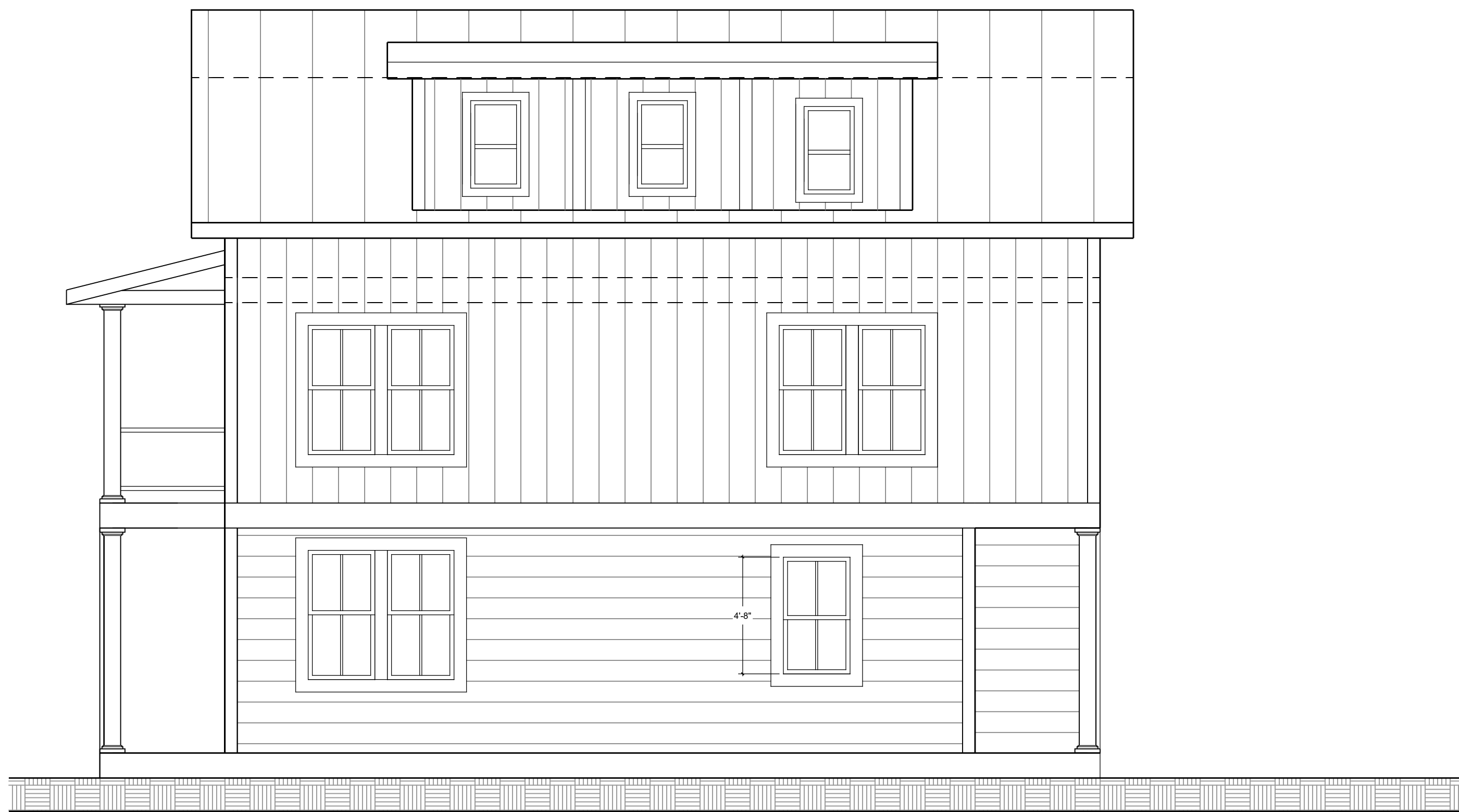
**1** UNIT-3 FRONT ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



**3** UNIT 3-REAR ELEVATION- EAST  
SCALE: 1/4" = 1'-0"



**2** UNIT-3 SIDE ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



**4** UNIT-3 SIDE ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"

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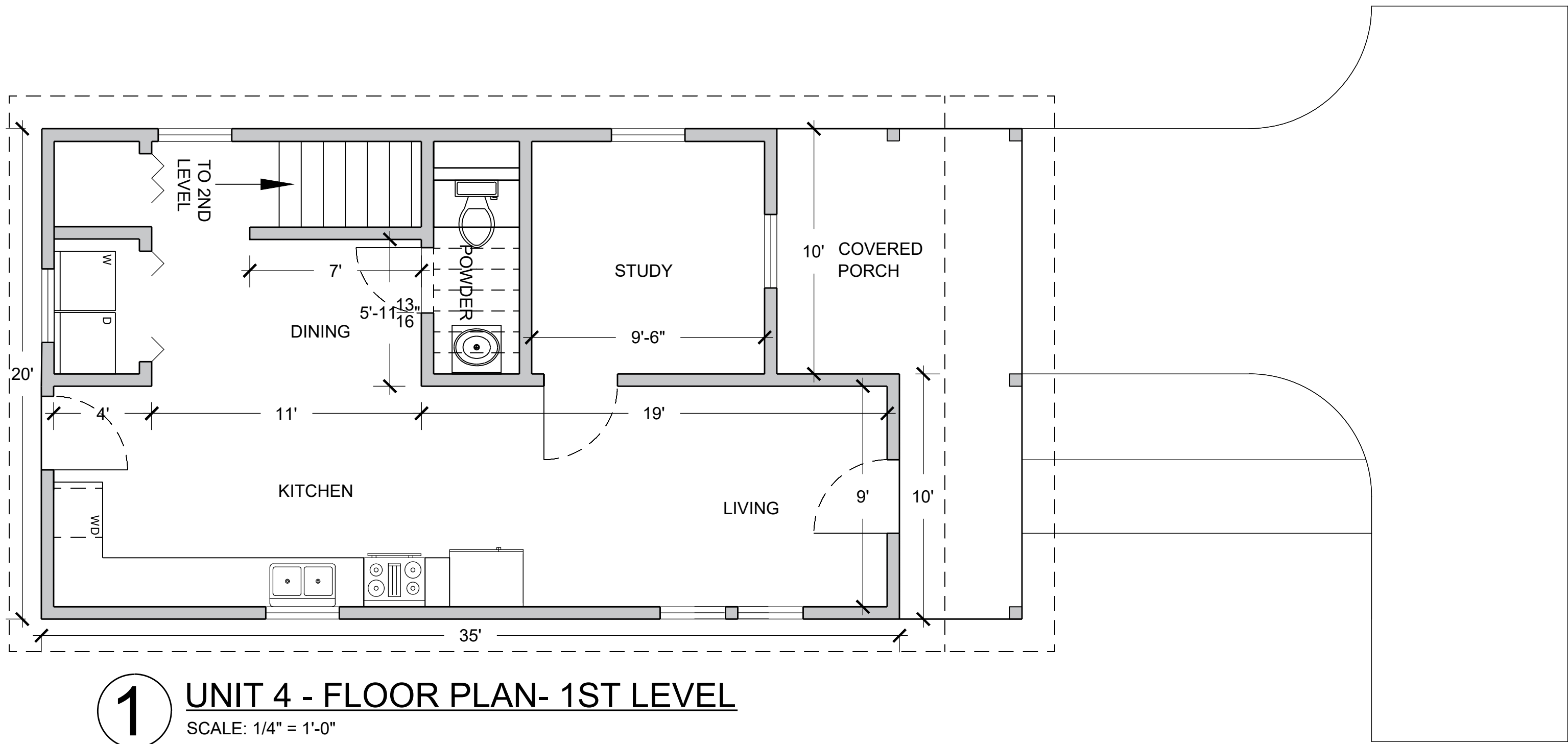
**REVISIONS:**

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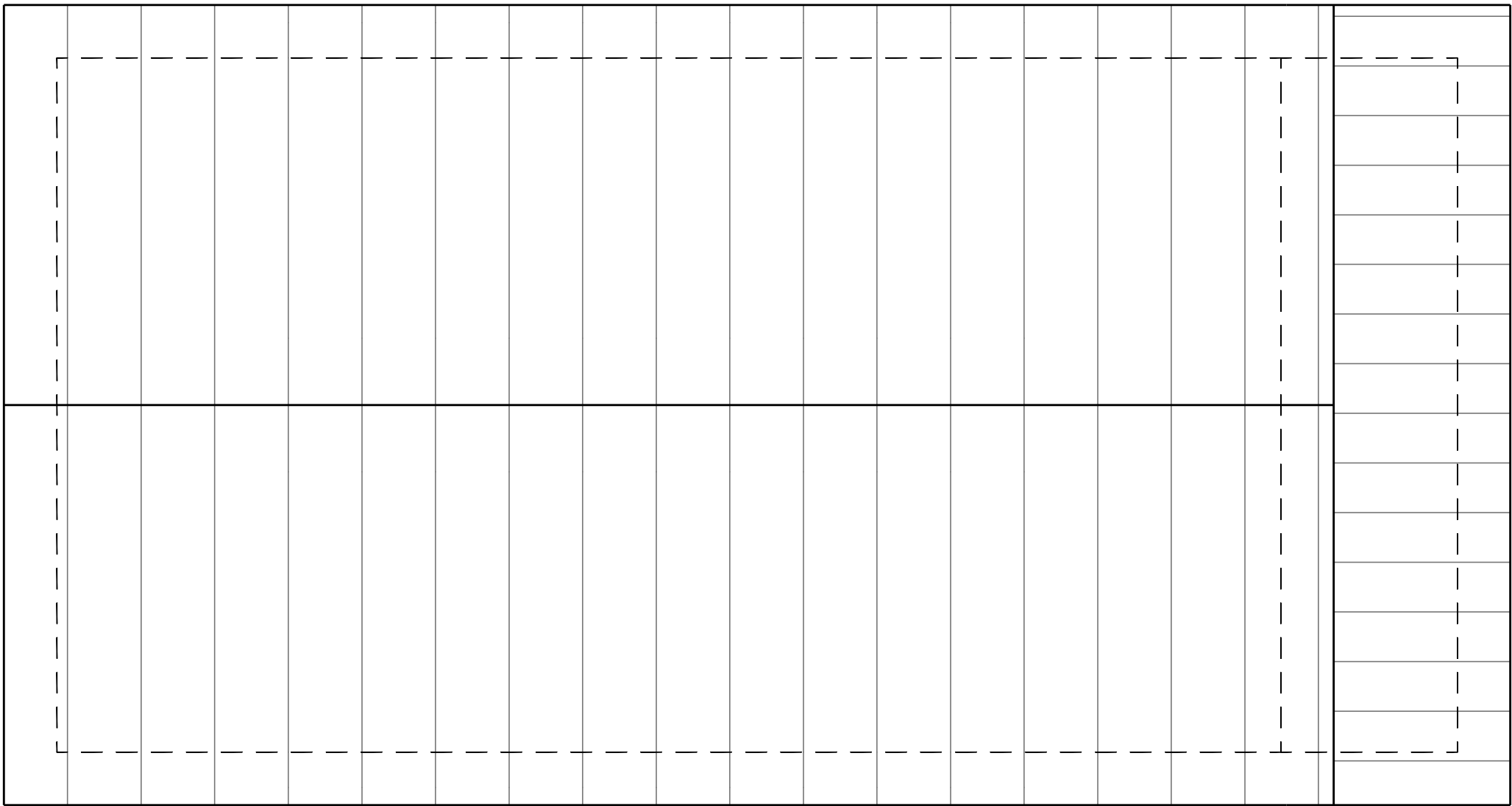
**SHEET#:**

**A6**

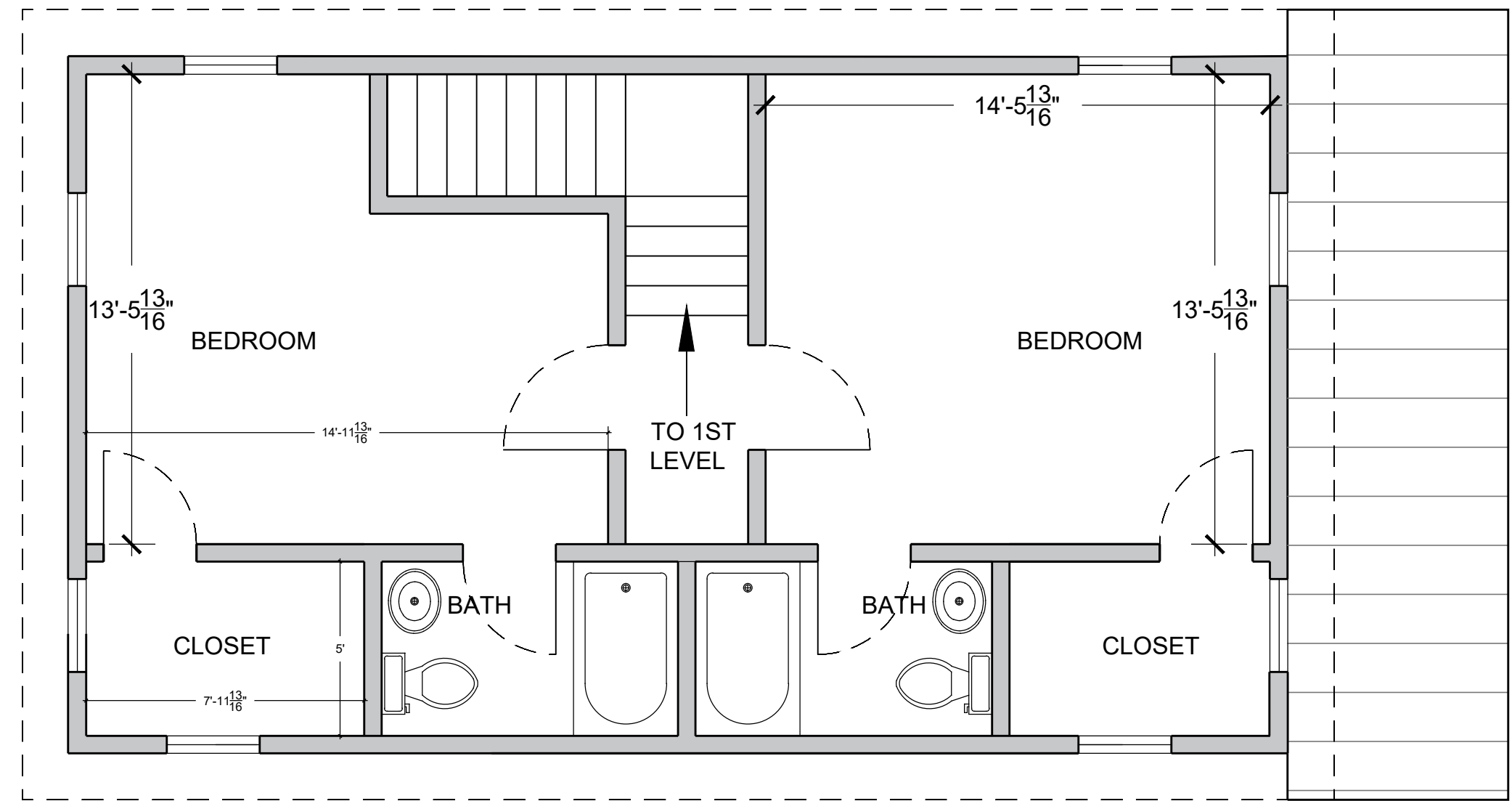
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**1** UNIT 4 - FLOOR PLAN- 1ST LEVEL  
SCALE: 1/4" = 1'-0"



**3** UNIT 4 - ROOF PLAN  
SCALE: 1/4" = 1'-0"



**2** UNIT 4 - FLOOR PLAN- 2ND LEVEL  
SCALE: 1/4" = 1'-0"

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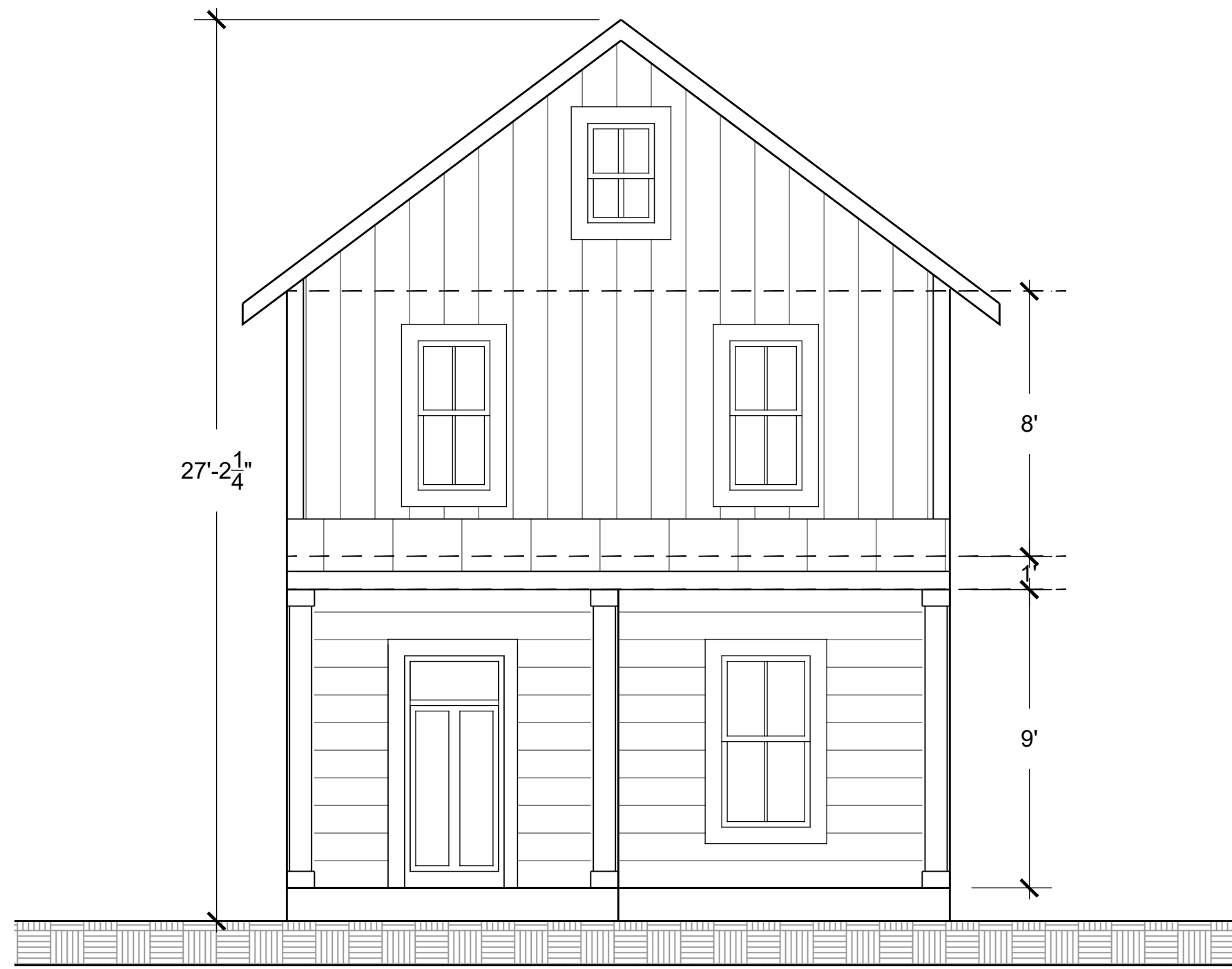
**REVISIONS:**

JOB #A401  
DATE: 02/08/22

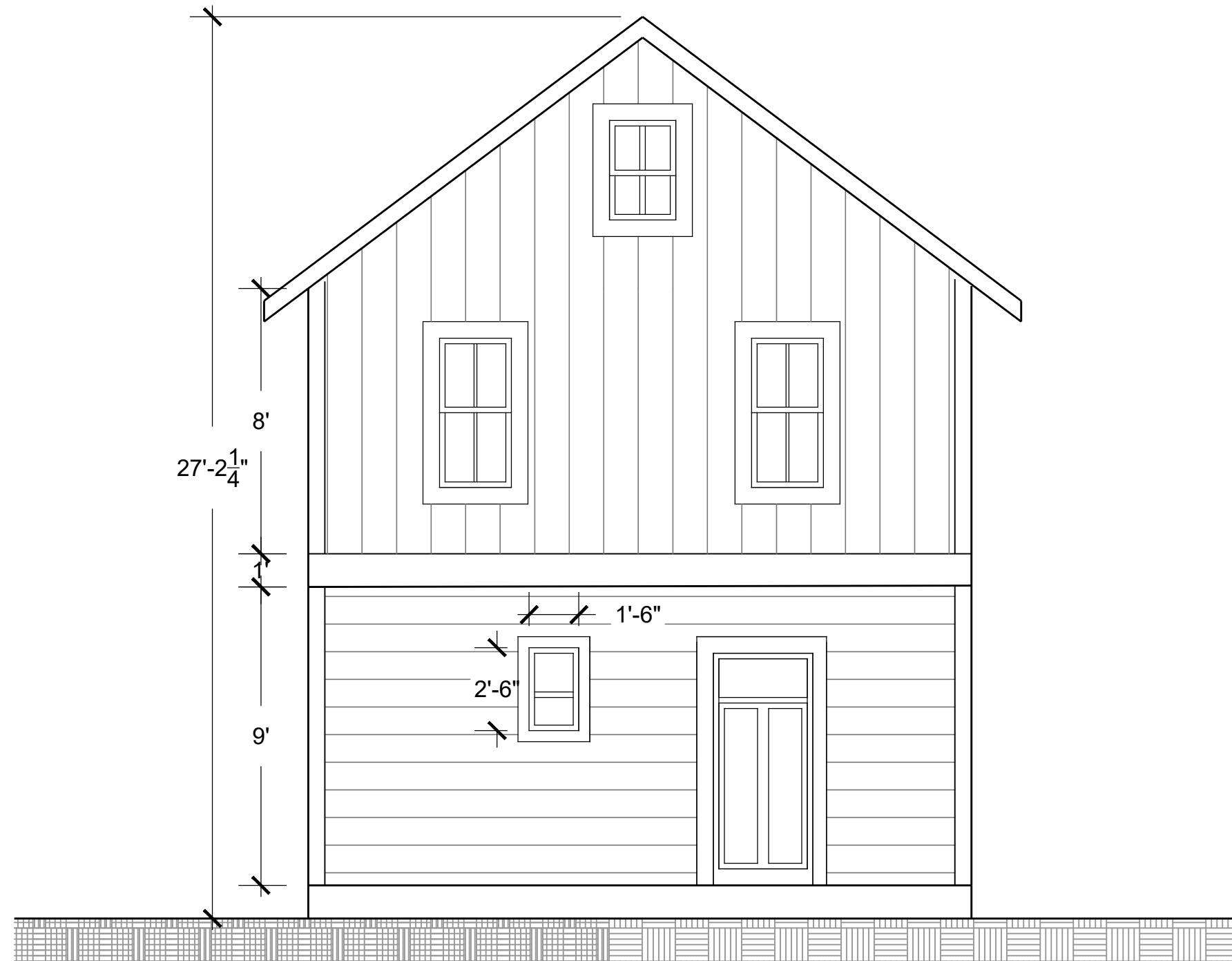
**SHEET#:**

**A7**

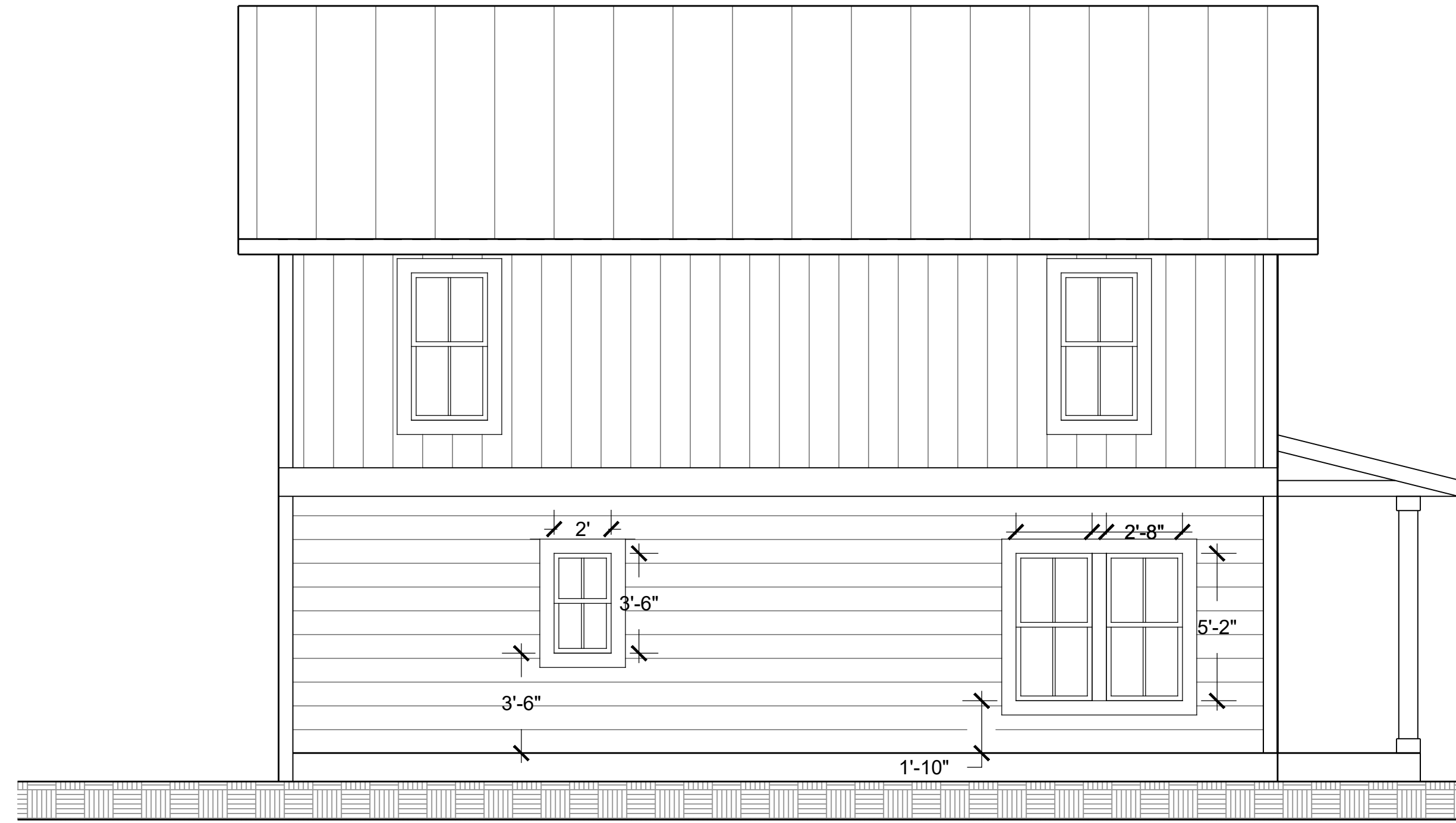
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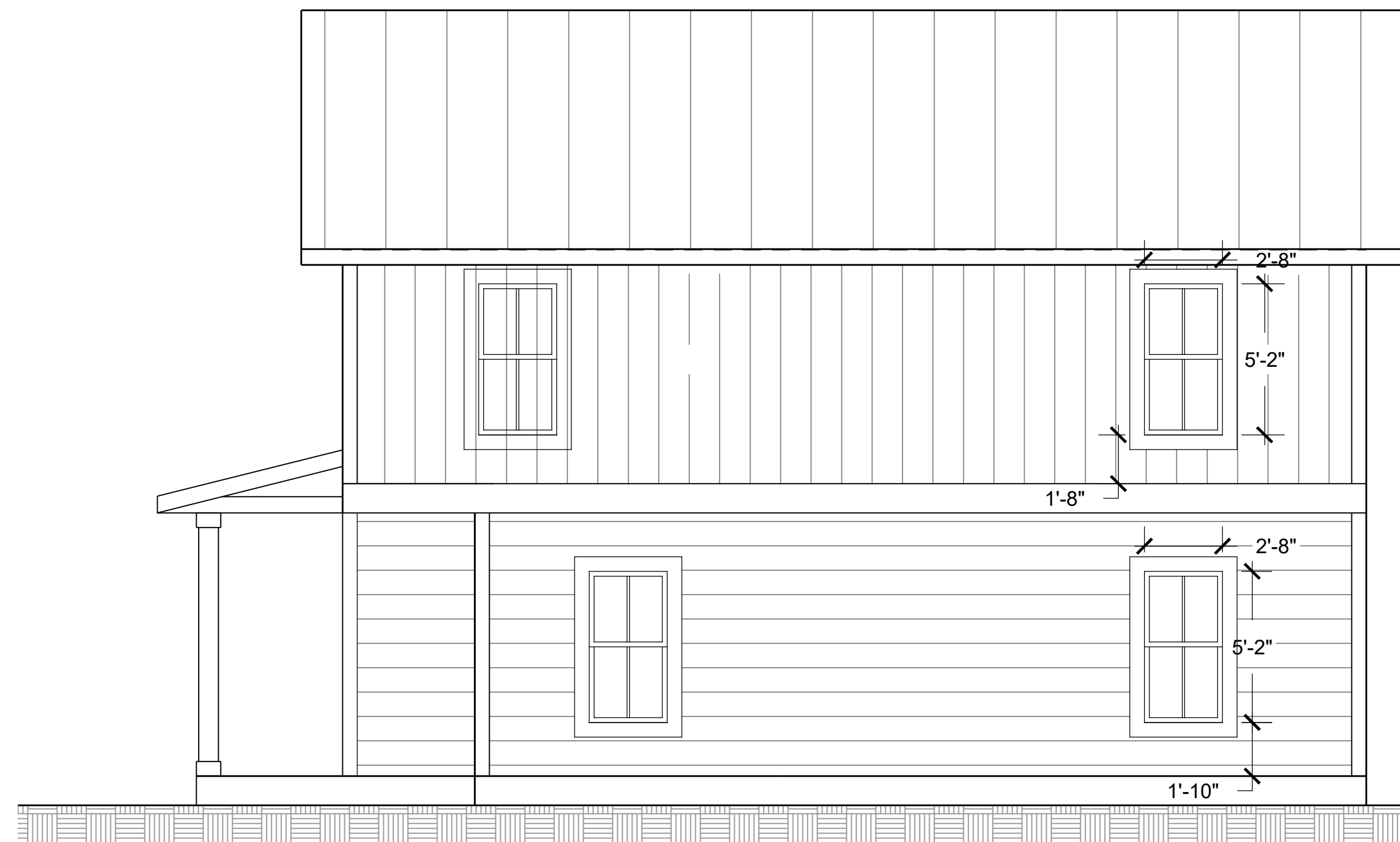
**1** UNIT-4 FRONT ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



**3** UNIT 4-REAR ELEVATION- EAST  
SCALE: 1/4" = 1'-0"



**2** UNIT-4 SIDE ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



**4** UNIT-4 SIDE ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"

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