

MACDONA STREET DUPLEX

5703 MACDONA ST., SAN ANTONIO, TX 78211

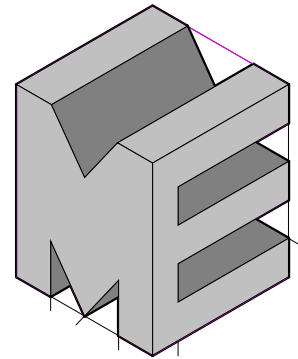
LEGAL DESCRIPTION: NCB 8951 BLK 2 LOT 21 & 22

From: "R-4" Residential Single-Family District

To: "R-4 CD" Residential Single-Family District with a Conditional

Use for four (4) units

I, Raul Garcia, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.



MARTEL + ESCANO DESIGNS, LLC
8314 SHOAL CREEK DR, SAN ANTONIO, TX 78251
(ANTONIO) 210.885.9458 | (RYAN) 517.775.2310

REVISION DATE:

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RAUL GARCIA, JR. - OWNER

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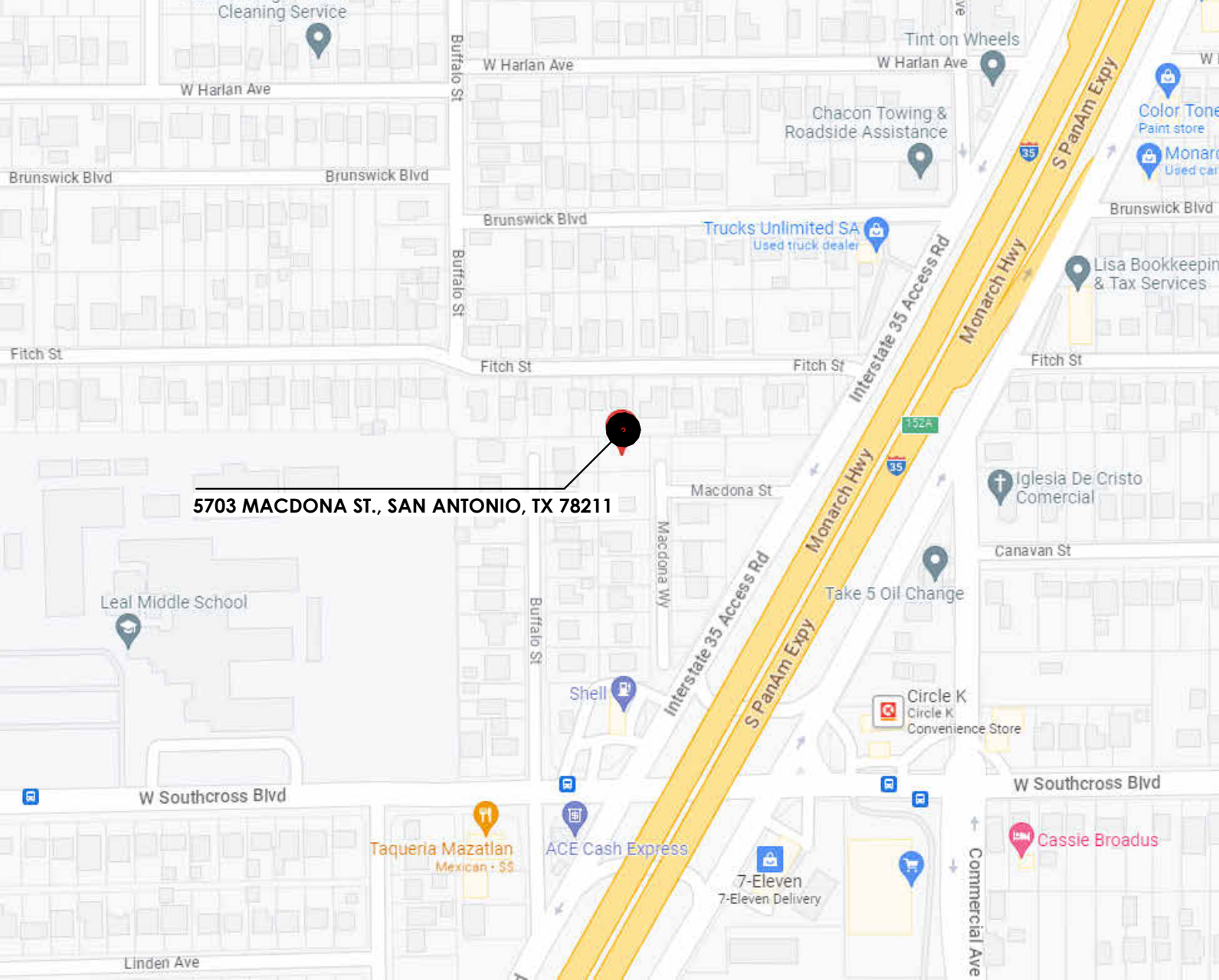
BUILDER SET

COVER

DRAWN BY: RE/AM
CHECKED BY: AM
ISSUE DATE: 08/25/2023

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LOCATION MAP



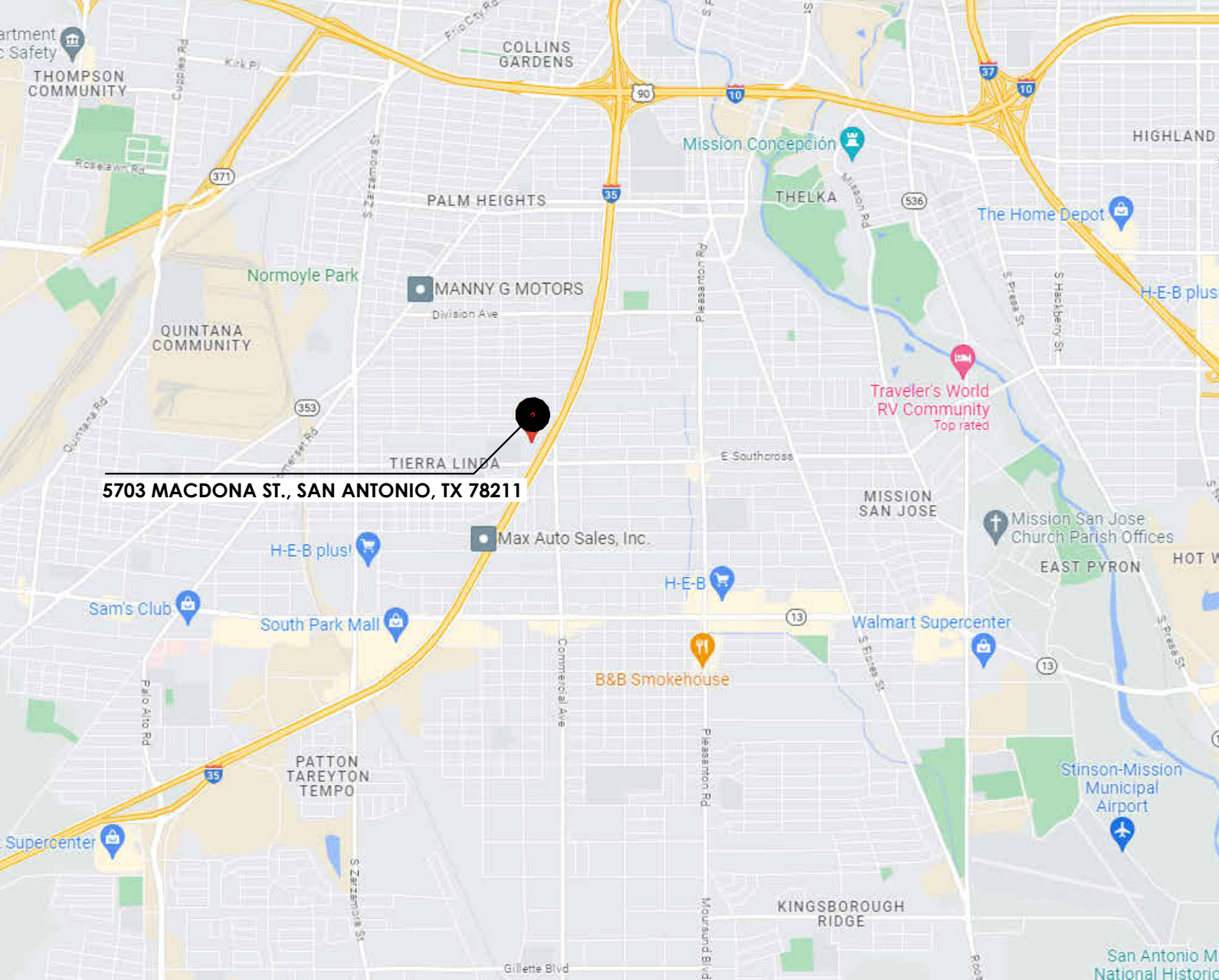
SITE NOTES

- ALL FINISH GRADES SHALL BE DONE IN A MANNER TO PROVIDE POSITIVE SLOPE AWAY FROM THE BUILDING. IN NO CASE SHALL THE SLOPE BE TOWARD THE BUILDING.
- CONTRACTOR WILL TAKE ALL PRECAUTIONS NOT TO DAMAGE ANY TREES NOT IN THE CONSTRUCTION "ZONE". SHOULD DAMAGE OCCUR, TREES WILL BE REQUIRED TO BE REPLACED IN SIZE AND SPECIES.
- FIELD VERIFY EXISTING WALLS TO REMAIN.
- ANY DISCREPANCIES FOUND ON SITE SHALL BE REPORTED TO ARCH. DESIGNER.
- REMOVE EXISTING TREES AND BRUSH, AS NECESSARY, TO MAKE ROOM FOR SLAB WORK. CLEAN & DISINFECT SLAB PRIOR TO APPLYING NEW FLOOR FINISH.
- CONTRACTOR TO CLEAN SITE OF ALL DEBRIS. PLACE TOPSOIL THROUGHOUT AND INSTALL SOD AS NEEDED. BREAKDOWN LANDSCAPE BID FOR REVIEW AS AN ALTERNATE.
- DO NOT ALTER ANY CONTOURS TO ADJACENT PROPERTY.

PROJECT INFORMATION

PROPERTY ID: 426469
GEO IDENTIFICATION NUMBER: 08951-002-0210
LEGAL DESCRIPTION: ADDRESS: NCB 8951 BLK 2 LOT 21 & 22
ZONING: R-4
NEIGHBORHOOD: HARLANDALE NW II

VICINITY MAP



APPLICABLE CODES

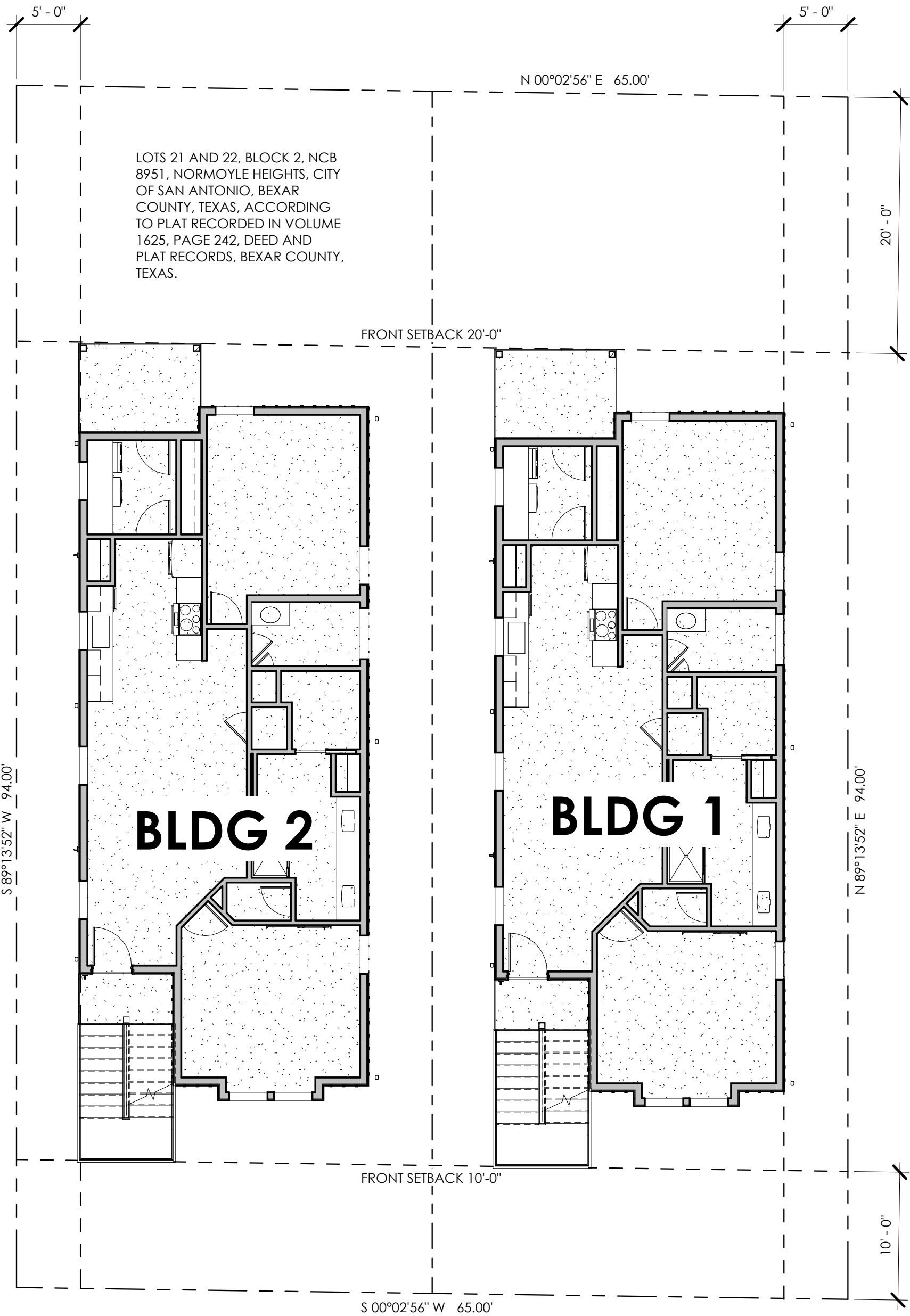
CITY OF SAN ANTONIO CODES WITH AMMENDMENTS
2021 INTERNATIONAL RESIDENTIAL BUILDING CODE

TABLE OF CONTENTS

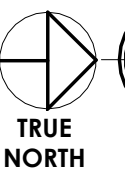
A000 COVER
A100 FIRST FLOOR PLAN
A101 SECOND FLOOR PLAN
A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS
A601 PERSPECTIVES

GENERAL PROJECT NOTES

- THIS BUILDERS SET (PART OF THE CONTRACT DOCUMENTS) IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- ELECTRICAL AND PLUMBING LINES SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE OR CEILING PLANE.
- WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SPECIFIED SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGNER BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- FINISHES & FIXTURES TO BE SELECTED BY OWNER.
- REPAIR ANY DAMAGED AREAS PRIOR TO APPLYING FINISHES.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULL OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE OR DISCREPANCIES ON THE DRAWINGS BE NOTED PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
- CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO: BUILDING PERMIT FEES, MEP FEES, WATER FEES, SEWER FEES, DRIVEWAY FEES, AND SIDEWALK FEES. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- ALL BATT INSULATION TO BE FORMALDEHYDE-FREE.
- DESIGN AND CONSTRUCTION PROCESSES TO COMPLY WITH LOCAL HOA, AND LOCAL AND STATE RESIDENTIAL BUILDING CODE REQUIREMENTS.
- ALL WOOD FRAMING TO BE TREATED.
- CONTRACTOR SHALL REPORT IMMEDIATELY, TO THE DESIGNER, (IN WRITING) ANY EXISTING CONDITIONS (EG: ROT, TERMITES, ETC.) THAT MAY AFFECT PERFORMANCE OF THE EXISTING AND NEW STRUCTURES.
- ALL NEW GYPSUM WALL BOARD SHALL BE TAPED, FLOATED, TEXTURED, AND PAINTED (COLOR SELECTED BY OWNER).



MACDONA WAY



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A000

OVERALL SITE PLAN

1/8" = 1'-0"