



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department  
City of San Antonio



FB

PROJECT NOTE

PROJECT ADDRESS

LEGAL DESCRIPTION

LOT 12

SCALE: T.B.D

DATE: 05/20/23

SHEET

1

M.L.K DRIVE

1

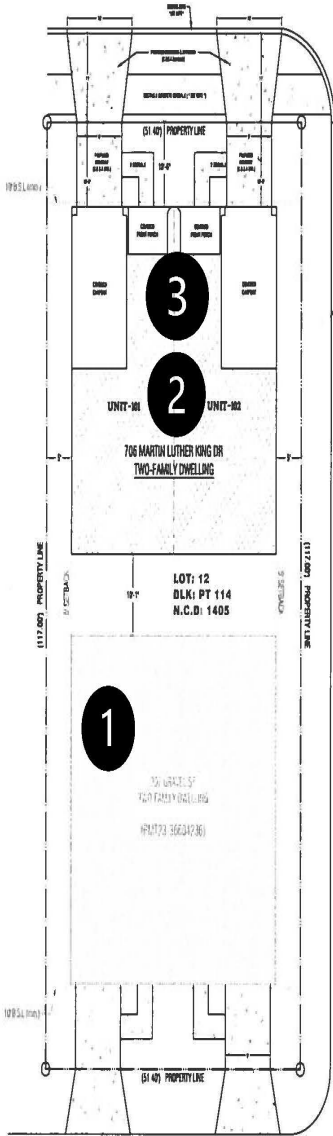
2 separate structures on an "RM-4"

2

Half-story variance

3

2 parking space variance



MONUMENTAL STREET

GRAVEL STREET

SITEPLAN LAYOUT  
SCALE: 1/8"=1'-0"

ROOF & RAFTER LAYOUT  
SCALE: 3/16"=1'-0"

**ROOF NOTES**  
RAFTERS SHALL BE 2X12 @ 16" O.C. TOP UNLESS OTHERWISE NOTED.  
ALL TOP RAFTERS AND ROOF MEMBERS SHALL BE 2X12 UNLESS NOTED OTHERWISE & SUPPORTED @ 16" O.C. UNLESS NOTED OTHERWISE.  
VERIFY ROOF PITCH ON SITE.  
PURLINS SHALL MATCH THE SIZE OF THE RAFTER SUPPORTS AND SHALL BE SUPPORTED @ 4' O.C. MAX.  
2X6 BRACK @ 4' O.C. PURLIN CONTIGUOUS BETWEEN BRACKS. SEE RAFTER & PURLIN SPACING TABLE NEED 5 (1) THROUGH (5).

ROOF PLAN LAYOUT  
SCALE: 3/16"=1'-0"

**NOTE**  
NO ATTIC VENTILATION FOR MAIN HOUSE. CONTRACTOR USES SPRAYED POLYURETHANE INSULATION SYSTEM OVER ROOF DECKED AREA.

**LOCATION:**

706 MARTIN LUTHER KING DR UNIT 101 & 102  
SAN ANTONIO TEXAS, 78203

LOT: 12  
BLK: PT 114  
P.C.B. 1405  
ZONING: RM-4

**APPLICABLE CODE:**

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
UNIFIED DEVELOPMENT CODE

FIRST FLOOR LIVING AREA - 620 SF  
SECOND FLOOR LIVING AREA - 800 SF  
THIRD FLOOR LIVING AREA - 290 SF

TOTAL LIVING AREA - 1,710 SF  
PORCH PORCH - 50 SF  
CLOSET - 200 SF  
TERACE - 170 SF

TOTAL PER LOT - 2,130 SF  
TOTAL DUPLEX AREA - 4,260 SF

**CONSTRUCTION GENERAL NOTES:**

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- SUPPLY AND RETURN DUCTS IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-4 WHERE 2" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 2" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-4 WHERE 2" IN DIAMETER OR GREATER AND R-6 WHERE LESS THAN 2" IN DIAMETER.
- ALL SHOCK ALARMS SHALL BE HARD WIRED IN SERIES.
- ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN 5.7 SQ FT CLEAR NET OPENING AND MIN CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE MAX 4".
- CROSS VENTILATION AT EXPOSED ATTICS.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITH 20' OF A/C COMPRESSION (EAT IF NOT SUFFICIENT).
- HVAC PLATFORM IN ATTIC TO BE MIN 1" TONGUE & GROOVE SUB FLOORING.
- ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.
- PROVIDE SOLID WOOD BLOCCING AT ALL EXTERIOR WALLS BEHIND PLUMBING FITTINGS, ACCESS DOORS, HATCHES, GATEWAYS, WOOD SHELVING, ETC. AS REQUIRED TO FULLY ANCHOR EACH ITEM. CONTRACTOR SHALL VERIFY & COORDINATE BLOCCING.
- INCREASE WALL THICKNESS AS REQUIRED AT PLUMBING CHANGES, MECHANICAL & ELECTRICAL PANELS.
- CONTINUE WALL TYPE AND FINISHES ABOVE ALL DOORS AND WINDOWS.
- ALL WOOD STUDS ARE AT 16" O.C. TYPICALLY.
- THE EXTERIOR ENVELOPE SHALL BE FILLED WITH INSULATION AS SPECIFIED AS WELL AS ANY WALL THAT HAS INSULATION INDICATED ON PLANS, SECTIONS OR DETAILS.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

1. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.  
2. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.  
3. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.  
4. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.  
5. ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.

**BOA-23-10300306**

**706 Martin Luther King Drive**



**Alternate View of property**





## Surrounding Area



## Surrounding Area

