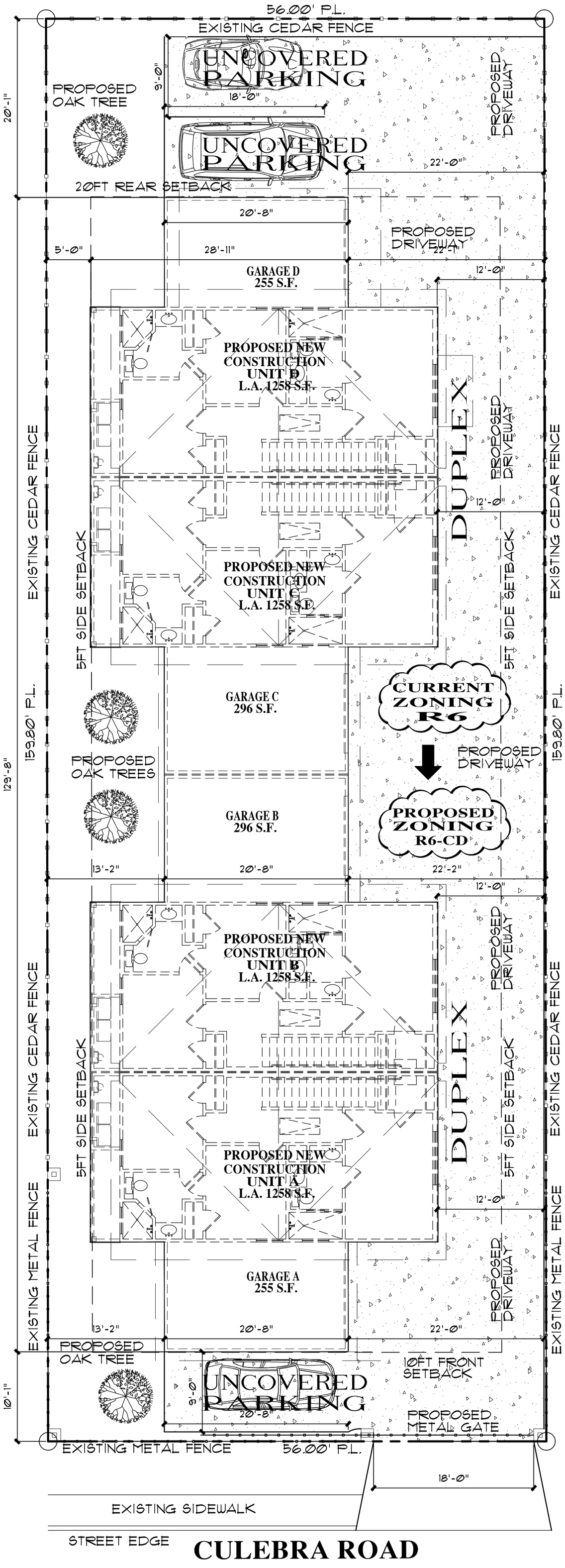


I, __Ivan Almaguer_____, the property owner of 838 culebra rd, San antonio, TX , acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of 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."

11/21/24

SIDEWALK NOTE:
ALL NEW & EXISTING SIDEWALKS, CURBS, RAMPS & DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS & CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

SITE PLAN

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

838 CULEBRA RD.

LOT 5
BLOCK 19
N.C.B. 2083
SAN ANTONIO, TX.
BEXAR COUNTY

ZONING CASE Z-2024-10700204 CD
FROM: "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT
TO: "R-6 CD AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR FOUR (4) DWELLING UNITS

THIS PLAN IS THE SOLE PROPERTY OF **PLAN FACTORY**

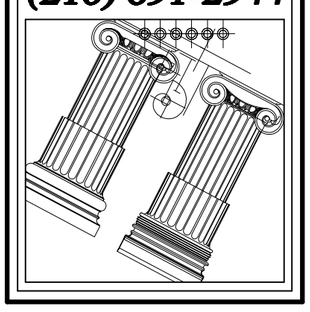
ANY REPRODUCTION OR OTHER USE OF THIS PLAN REQUIRES THE EXPRESSED WRITTEN CONSENT OF A PLAN FACTORY OFFICER OR THE HOME OWNER. U.S. COPYRIGHT REGULATIONS APPLY.

DISCLAIMER
- ALL OF THE DESIGN CONCEPTS & WORKING DRAWINGS DETAILED IN THESE PLANS REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF ANTONIO ESCOBEDO dba PLAN FACTORY, UNO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE THESE PLANS IN WHOLE OR IN PART.
- CONTRACTOR, DO NOT SCALE WORKING DRAWINGS.
- CONTRACTOR AND/OR SUB-CONTRACTOR : VERIFY ALL NOTES AND MEASUREMENTS MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS.
- THESE CONSTRUCTION DRAWING ARE CONSIDERED A "BUILDERS SET" AND IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES. THE DESIGNER OF THESE PLANS HEREBY NOTIFIES THE OWNER & THE BUILDER THAT HE, THE DESIGNER RELIEVES HIMSELF OF ALL LIABILITIES.

V8 CONSTRUCTION
DESIGN & BUILD
IVAN ALMAGUER
210-725-4218
9386 HUEBNER RD. STE. 105
SAN ANTONIO, TX

JOB: *DUPLEXES*
ADDRESS: *838 CULEBRA RD.*
LEGAL DISCRIPTION: *LOT 5, BLOCK 19, N.C.B. 2083*

DESIGNS BY:
ANTONIO ESCOBEDO
PLAN FACTORY
(210) 691-2944



SQ. FOOTAGE TABULATIONS PER UNIT:	
FIRST FLR.	629 SF
SECOND FLR.	629 SF
TOTAL LIVING	1258 SF
1 CAR GARAGE	255 SF
COV. PATIO	125 SF
TOTAL PER UNIT	1638 SF
EXTRA GARAGE	82 SF
4 UNITS PER BLDG.	
TOTAL BLDG. UNDER COV.	6634 SF

DATE DRAWN:
NOVEMBER 18, 2024
DRAWN BY:
UR & RR
CHECKED BY:
AE
PLOT DATE:
NOVEMBER 22, 2024
SHEET
1
OF 1 SHEETS

PLAN NO.:
SF 1258
FILE: DUPLEXES