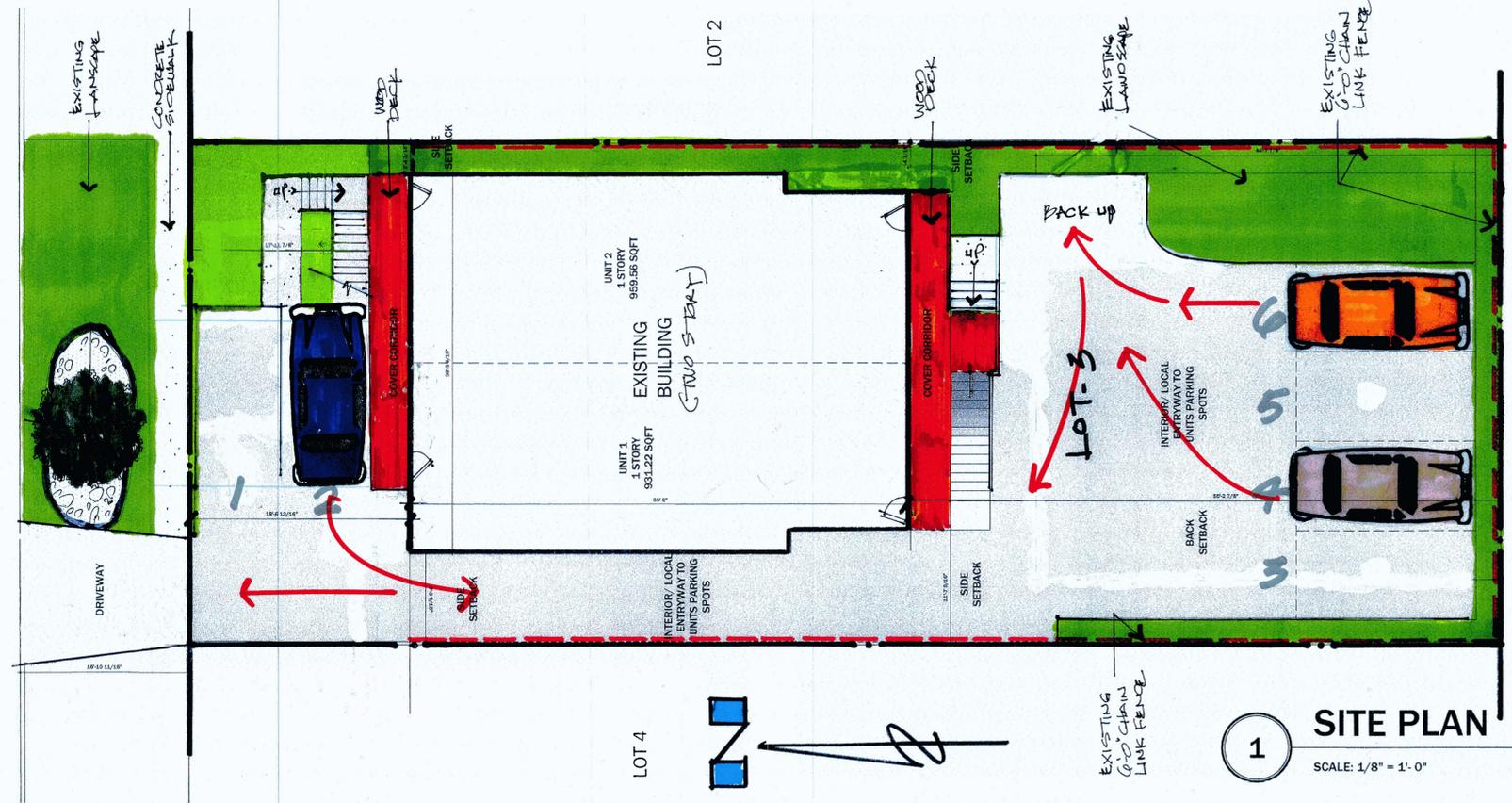


S. PARK BLVD



LEGEND:

- HARD SURFACE - CONCRETE
- GREEN AREA - GRASS
- EXISTING TREES
- DIVISION (PROPERTY LINE)
- EXISTING BUILDING 1
- 6' WOOD FENCE
- 4' WOOD FENCE
- WOOD CORRIDOR (DECK)
- GRAVEL DRIVEWAY
- EXISTING DOOR
- EXISTING 6'-0" CHAIN-LINK FENCE

1 SITE PLAN

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

GENERAL NOTES:

"I, Golden Lion Trading LLC , 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.

METRICS:

- A. TOTAL LAND AREA: 0.148 ACRES
- B. SQUARE FOOTAGE OF EXISTING STRUCTURES: 4374.92 SQFT
- C. HEIGHT BUILDING (TWO STORY) : 18-20 FT APROX
- D. BUILDING WIDTH 38' - 3 ⁹/₁₆" LENGTH 50' - 2"
- E. TOTAL UNITS COUNT: 4 UNITS WITHIN ONE STRUCTURE
- F. PARKING PROVIDED: 6 SPOTS
- G. PARKING SIZE: 9'-0" X 17" 11 ⁷/₈"
- H. SQUARE FOOTAGE OF EXISTING STRUCTURES (TWO STORY HOUSE): 3781.56 SQFT
- I. SQUARE FOOTAGE OF EXISTING STRUCTURES (COVER CORRIDOR): 593.36 SQFT
- J. SQUARE FOOTAGE OF IMPERVIOUS COVERAGE: 3184.47 SQFT
- K. OPEN SPACE SQUARE FOOTAGE: 8956.04 (hard surfaces: sqft- green ares sqft)
- L. SQUARE FOOTAGE OF GREEN AREA: 1103.31 SQFT

NOTES:

- ZONING CASE #: Z-2024-10700083
- PROPERTY ADDRESS : 608 S PARK BLVD , 78204
- LEGAL DESCRIPTION: LOT 3, BLK 38 ,NCB 6281
- FROM: " R-5 CD MLOD-2 AHOD" RESIDENTIAL SINGLE FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A DUPLEX TO: " R-5 CD MLOD-2 AHOD " RESIDENTIAL SINGLE FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR 4 UNITS
- ALL ARE PRE-EXISTING BUILDING
- THE SECOND FLOOR WILL MIMIC THE DESIGN OF THE FIRST FLOOR

AUSTIN, TX

PROJECT
608 S
PARK BLVD

SAN ANTONIO, TEXAS

DATE: PROJECT NO. DATE

REVISION
1
2
3
4
5
6

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: X.X' = 0'-0"

CELL: (210) 564-0504

EMAIL: felandesign2020@gmail.com

DESIGN PLUS

2410 W. COMMERCE

SAN ANTONIO, TEXAS 78207

RESIDENTIAL
608 S
Park

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

A1.1

DRAWN BY: DENISSE