

"I, Carlos Abelar legally representing TCL Construction Enterprises, - 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.
Application: Z-2023-10700108
Zoning From: C-3
Zoning To: R-5 CD for 4 Units

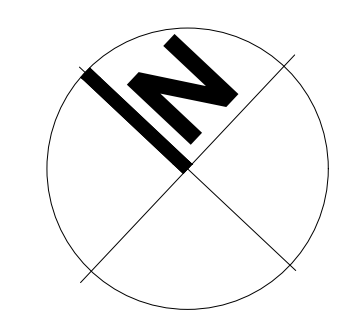
- Unit #1: 1752 sqft.
- Unit #2: 1565 sqft.
- Unit #3: 1246 sqft.
- Unit #4: 1246 sqft.

maximum height

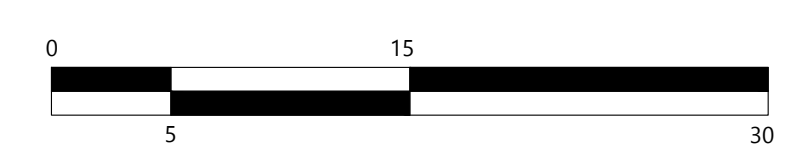
- Unit #1: 22 ft.
- Unit #2: 32 ft.
- Unit #3: 20 ft.
- Unit #4: 20 ft.

WILLARD DR.

- CONCRETE DRIVE WAY
- ASPHALT DRIVE WAY
- GRASS
- CHAIN LINK FENCE
- PROPERTY LINE
- SET BACK



ALL CONSTRUCTION TO COMPLY WITH THE STANDARDS OF THE "SOUTHERN BUILDING CODE" AND/OR UNIFORM BUILDING CODE LATEST EDITION.
ALL WALL DIMENSIONS SHOWN ON FLOOR PLAN ARE TO EDGE OF STUD UNLESS OTHERWISE NOTED
CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THESE PLANS
CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL EXISTING CONDITIONS WHICH AFFECT WORK TO BE DONE, INCLUDING PROPERTY LINES, BUILDING SETBACKS, UTILITY EASEMENTS, ETC. AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION
CONTRACTOR/BUILDER SHALL NOTIFY AND COORDINATE WITH THE OWNER IF ANY DEMOLITION OF OTHER STRUCTURES, TREES, UTILITIES, ETC., IS REQUIRED
POSITIVE DRAINAGE AWAY FROM THE BUILDING MUST BE MAINTAINED DURING CONSTRUCTION AND THEN PERMANENTLY ASSURED AFTER COMPLETION
CONSULT WITH OWNER IF ANY EQUIPMENT MANUFACTURER'S TECHNICAL DATE IS NECESSARY TO DETERMINE CLEARANCES, ROUGH OPENING DIMENSIONS, FLOOR DROPS, ETC..
ALL COLORS SHALL BE AS SELECTED BY OWNER
CONTRACTOR/BUILDER SHALL DETERMINE THE SIZE AND SPECING OF ALL STRUCTURAL MEMBERS
CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND THE FOUNDATION UNLESS A FOUNDATION PLAN WITH AN ENGINEER'S SEAL IS ATTACHED TO THESE PLANS
ALL CABINET ELEVATIONS ARE FOR GENERAL LAYOUT ONLY
DESIGN OF CABINET FRONTS SHALL BE AS SELECTED BY OWNER



4119 WILLARD DR, SAN ANTONIO, Tx 78228

WILLARD DR.

Proj. No.	23040
DATE	06/06/2023
DRAWN BY	MC

INITIAL PRICING SET

PROPOSED PLANS

A001

SITE PLAN
SCALE 3/8" = 1'-0"