

Z-2023-10700226

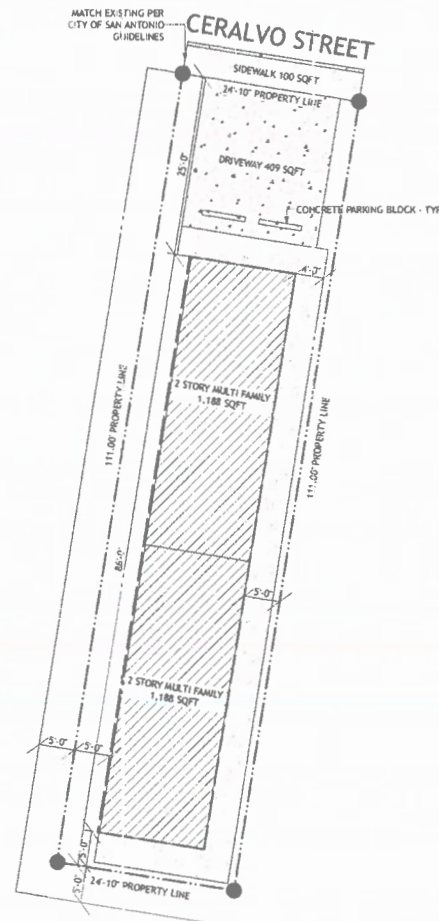
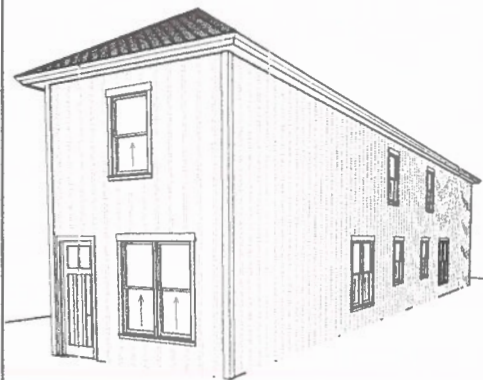
From: "R-2" Residential Single-Family District

To: "IDZ-2" Medium Intensity Infill Development Zone with uses permitted for two (2) dwelling units

I, Andrew A Adelrete, 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.

# SAN TEX CONSTRUCTION DUPLEX

Ceralvo St.  
2036 CERALVO ST.  
SAN ANTONIO, TX 78237



SITE PLAN/FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## TABLE OF CONTENTS

LABEL	TITLE
G-001	PROJECT INFORMATION
S-001	FOUNDATION PLAN
A-101	ST & 2ND FLOOR DIMENSION/DIM PLAN
A-102	ST & 2ND ANNOTATED FLOOR PLAN
A-201	ROOF PLAN
A-202	ELEVATIONS
P-001	ST & 2ND FLOOR PLUMBING
E-001	ST & 2ND FLOOR ELECTRICAL PLAN

## BUILDING SQUARE FOOTAGES

Living Area (A/C Sq. Ft.)	Over Frame Door Exterior
Unit A 1st Floor	594 sqft 603 sqft
Unit A 2nd Floor	594 sqft 603 sqft
Unit B 1st Floor	594 sqft 603 sqft
Unit B 2nd Floor	594 sqft 603 sqft
Unit A Total	1,188 sqft 1,206 sqft
Unit B Total	1,188 sqft 1,206 sqft
Total Of Both Units	2,376 sqft 2,408 sqft

Countertops	
Unit 1 kitchen	40 sqft
Unit 1 1/2 Bath	7 sqft
Unit 1 Bath 1	6 sqft
Unit 1 Bath 2	6 sqft
Unit 2 kitchen	40 sqft
Unit 2 1/2 Bath	7 sqft
Unit 2 Bath 1	6 sqft
Unit 2 Bath 2	6 sqft
Unit 1 Total Countertops	59 sqft
Unit 2 Total Countertops	59 sqft
Total Countertops	118 sqft

Roof	
Slab Area	1,784 sqft
Slab Perimeter	192 ft

Note:  
Over Frame: all living areas calculated to the outside frame wall and center of the frame wall adjacent to the garage or other non-A/C areas.  
Over Veneer: all living areas calculated to the outside wall surface material wall and center of the frame wall adjacent to the garage or other non-A/C areas.

## LOT INFORMATION

LOT # 22  
SUBDIVISION: GARDENDALE  
PHYSICAL ADDRESS: 2036 CERALVO ST.  
SAN ANTONIO TX 78237  
LOT SIZE (SQFT): 2,215 SQFT

SETBACKS  
FRONT: 25'-0"  
REAR: 5'-0"  
RIGHT SIDE: 5'-0"  
LEFT SIDE: 5'-0"

## BUILDING CODE DATA

BUILDING CODE:  
INTERNATIONAL RESIDENTIAL CODE 2021 EDITION AND THE LATEST EDITION OF THE CODE FOR CREATION OF SAN ANTONIO TEXAS

LOCALITY:  
SAN ANTONIO TEXAS

USE:  
MEDIUM FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION:  
CONVENTIONAL LIGHT FRAME CONSTRUCTION

STORIES:  
TWO (2)

FRONT LINE DEPTH:  
FENCES

WIND SPEED:  
130 MPH

GROUND SNOW LOAD:  
0

TOPOGRAPHIC EFFECTS:  
NO

WEATHERING:  
NO DAMAGE

TERMINES:  
APPROXIMATE TO 10-15-1

SEISMIC CATEGORY: A

## DISCLAIMER

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ENGINEER/AG:

CONTRACTOR:

PROJECT NAME:

23-036 SAN TEX  
CONSTRUCTION DUPLEX  
2036 CERALVO ST.  
SAN ANTONIO TX 78237

SHEET NAME:

PROJECT INFORMATION

Revision Table

Number	Date	Revised By	Description

PLAN FILE

23-036 San Tex Duplex

DATE

6/30/2023

SHEET

SCALE

G-001

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