

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



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ARCHITECT:

ENGINEER/IG:

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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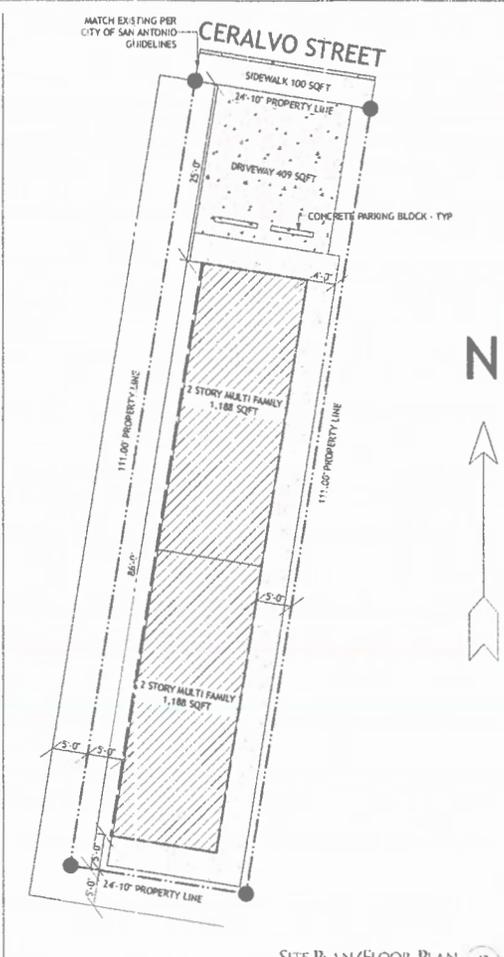


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BUILDING SQUARE FOOTAGES

Living Area (A/C Sq. Ft.)	Over Frame	Over 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	Area
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	180 sqft

Roof	Area
Roof	1,784 sqft
Slab Area	1,204 sqft
Slab Perimeter	192 ft

LOT INFORMATION

LOT # 22
SUB-DIVISION - GARDENDALE
PHYSICAL ADDRESS 2036 CERALVO ST.
SAN ANTONIO TX 78237
LOT SIZE (SQ FT) - 2215 SQ FT

SUB LINES
FRONT B/L 25'
REAR B/L 5'
RIGHT SIDE B/L 5'
LEFT SIDE B/L 5'

BUILDING CODE DATA

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

LOCALITY
SAN ANTONIO TEXAS

USE
MULTI-FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION
CONVENTIONAL LIGHT FRAME CONSTRUCTION

STORIES
TWO-2

FRONT LINE DEPTH
FENCES

WIND SPEED
130 MPH

GROUND SNOW LOAD
NO

TOPOGRAPHIC EFFECTS
NO

WEATHERING
NO DAMAGE

TERMINES
AS SHOWN TO BE BOUND

SEISMIC CATEGORY
A

DISCLAIMER

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