

Z-2023-10700226

SAN TEX CONSTRUCTION DUPLEX

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.

2036 CERALVO ST.  
SAN ANTONIO, TX 78237

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

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



ADG DESIGN, LTD  
1219 AVENUE K  
LUBBOCK, TEXAS 79401  
OFFICE: 806.853.8667 EMAIL: aaron@adgtexas.com

ARCHITECT:

ENGINEERING:

CONTRACTOR:

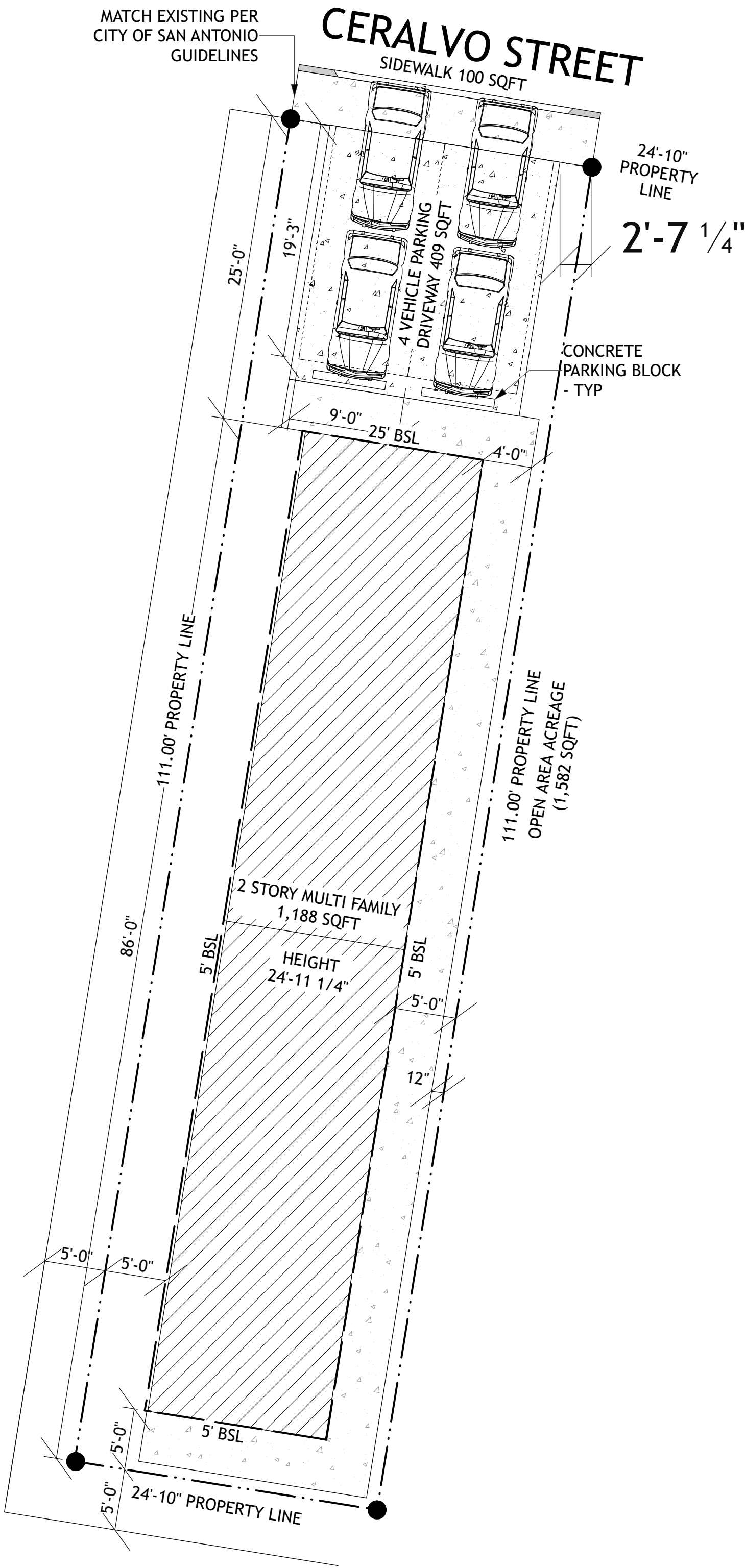
PROJECT NAME:  
**23-036 SAN TEX  
CONSTRUCTION DUPLEX**  
2036 CERALVO ST.  
SAN ANTONIO, TX 78237

SHEET NAME:  
**PROJECT INFORMATION**

Revision Table			
Number	Date	Revised By	Description

PLAN FILE	
23-036 San Tex Duplex	
	DATE
	10/17/2023
SHEET	SCALE
G-001	

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

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LOT # 22  
SUB-DIVISION: -GARDENDALE-  
PHYSICAL ADDRESS: 2036 CERALVO ST.  
SAN ANTONIO, TX 78237  
LOT SIZE (SQFT): -2,775 SQFT-  
SET BACKS  
FRONT BSL: 25'  
REAR BSL: 5'  
RIGHT SIDE BSL: 5'  
LEFT SIDE BSL: 5'

**BUILDING CODE DATA**  
BUILDING CODE:  
INTERNATIONAL RESIDENTIAL CODE 2021 EDITION AND THE LATEST EDITION OF THE CODE OF ORDINANCES OF SAN ANTONIO TEXAS  
LOCALITY  
SAN ANTONIO, TEXAS  
USE:  
MULTI-FAMILY RESIDENTIAL  
TYPE OF CONSTRUCTION  
CONVENTIONAL LIGHT-FRAME CONSTRUCTION  
STORIES:  
TWO (2)  
FROST LINE DEPTH:  
0 INCHES  
WIND SPEED:  
108 MPH  
GROUND SNOW LOAD:  
5  
TOPOGRAPHIC EFFECTS:  
NO  
WEATHERING:  
NEGIGIBLE  
TERMITE:  
MODERATE TO HEAVY  
SEISMIC CATEGORY: A

BUILDING SQUARE FOOTAGES		
Living Area (A/C Sq.ft.)	Over-Frame	Over-Exterior
Unit A 1st Floor	594 sqft	602 sqft
Unit A 2nd Floor	594 sqft	602 sqft
Unit B 1st Floor	594 sqft	602 sqft
Unit B 2nd Floor	594 sqft	602 sqft
Unit A Total	1,188 sqft	1,204sqft
Unit B Total	1,188 sqft	1,204sqft
Total Of Both Units	2,376 sqft	2,408 sqft
<b>Countertops</b>		
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 1 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	1,784 sqft	
Slab Area	1,204 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.

**DISCLAIMER**  
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