






Board of Adjustment
Notification Plan for
Case No A-19-10300108

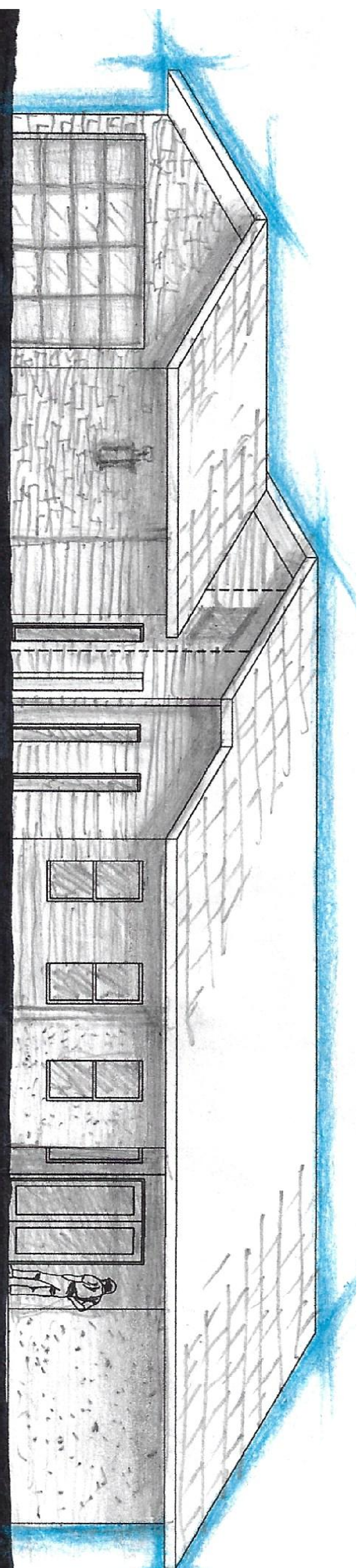


- San Antonio City Limits 
- Subject Property 
- 200' Notification Boundary 
- Council District: 4

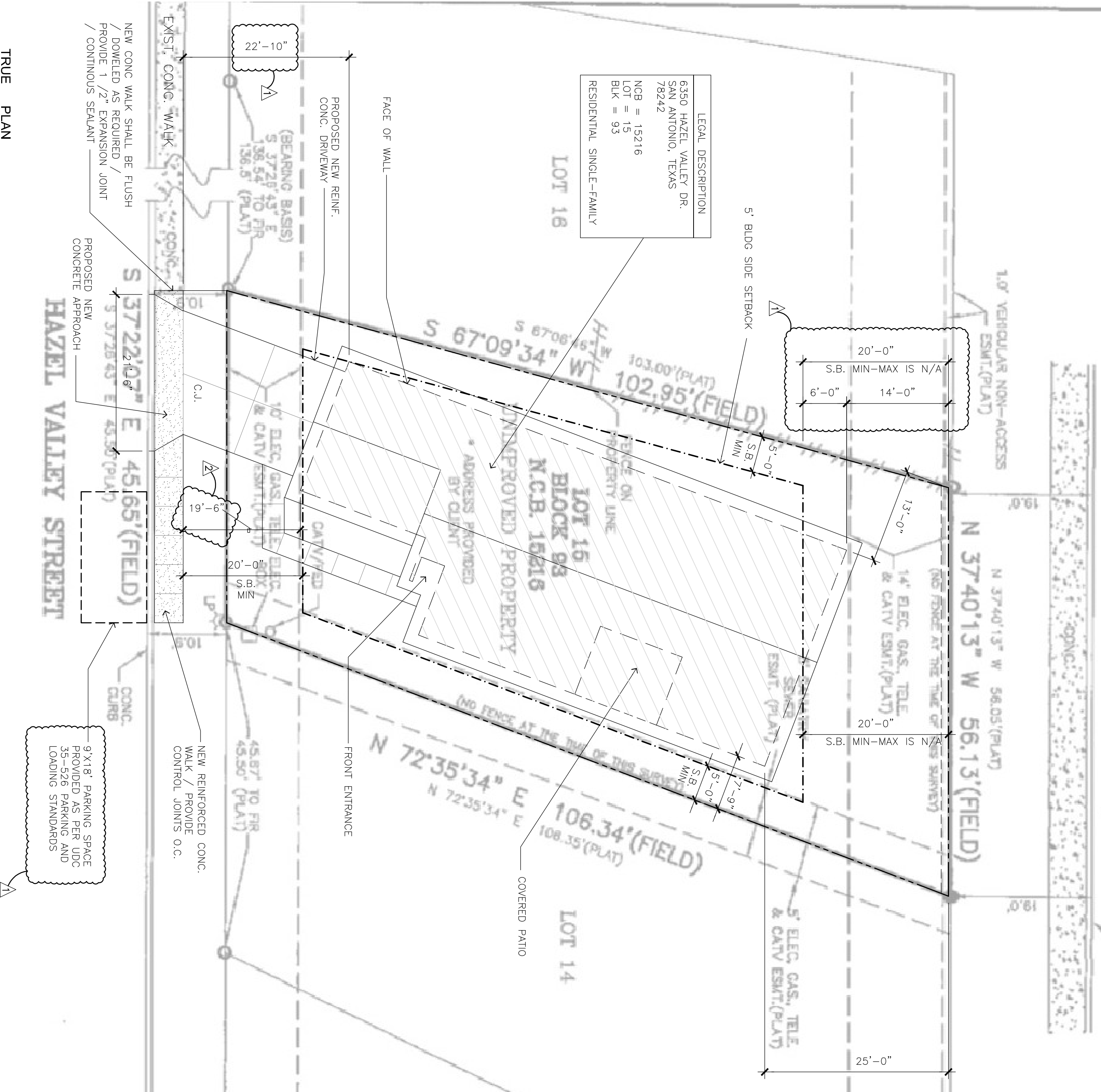
"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

PROPOSED CONSTRUCTION FOR NEW SINGLE FAMILY RESIDENCE



RAY ELLISON BLVD.
(100' R.O.W. ASPHALT PAVED/RT
(PLANTED AS RAY ELLISON BLVD.)



TRUE PLAN
NORTH
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

TRUE NORTH

PROJECT LOCATION

VICINITY MAP

TRUE NORTH

PROJECT LOCATION

LOCATION MAP

DISTRICT R-5 SECTION 35-310.05 TABLE 310-1									
RESIDENTIAL SINGLE FAMILY	STREET FRONTAGE -MIN.	FRONT SETBACK -MIN.	FRONT SETBACK -MAX.	LEFT SIDE SETBACK -MIN.	R. SIDE SETBACK -MIN.	REAR SETBACK -MIN.	PROVIDED	REQUIRED	PROVIDED
	30'	10'	0	5'	5'	20'	29'-8"	30'	10'

INDEX OF SHEETS

SHT. NO.	TITLE
G-1	ARCHITECTURAL SITE PLAN, CODE ANALYSIS, GENERAL INFORMATION
A-1	FLOOR PLAN / REFLECTED CEILING PLAN
A-2	FRAMING PLAN / ROOF PLAN
A-3	ELEVATIONS
A-4	BUILDING SECTIONS / WALL SECTIONS
S-1	FOUNDATION PLAN / DETAILS

PROJECT INFORMATION

BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE IRC, 2018 INTERNATIONAL MECHANICAL & PLUMBING CODE, 2017 NATIONAL ELECTRICAL CODE NEC, 2018 INTERNATIONAL ENERGY CONSERVATION CODE

PROJECT DESCRIPTION -

THE PROJECT CONSIST OF NEW GROUND UP WOOD FRAMING CONSTRUCTION FOR A NEW ONE (1) STORY SINGLE FAMILY RESIDENCE. EXTERIOR WALL FRAMING SHALL BE CONSTRUCTED WITH 2 X 6 W.D. STUDS AT 16" O.C. INTERIOR WALL FRAMING SHALL BE CONSTRUCTED WITH 2 X 4 W.D. STUDS AT 16" O.C. GENERAL CONTRACTOR SHALL PROVIDE INTERMEDIATE WOOD BLOCKING FOR ALL WOOD FRAMING AS REQUIRED. ROOF FRAMING SHALL BE CONSTRUCTED WITH 2 X 6 WOOD RAFTERS AT 24" O.C. WITH INTERMEDIATE BLOCKING AS REQUIRED. CEILING JOISTS SHALL BE 2 X 6 WOOD FRAMING AT 24" O.C. WITH INTERMEDIATE WOOD BLOCKING AS REQUIRED. EXTERIOR FINISHERS ARE SCHEDULED TO BE GEMEN FIBER BOARD SIDING / DRYSLACK THIN STONE / CEMENT STUCCO. STRUCTURE WILL COMPLY AS PER ALL LOCAL CODES.

LEGAL DESCRIPTION -

LOT - 15, BLOCK - 93, N.C.B. - 15216 SUBDIVISION, MEADOW POINTE SUBDIVISION / SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. THIS PROJECT IS A REFERENCE TO THE RECORD MAP RECORDED IN VOLUME 9803, PAGES 191-192, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CODE ANALYSIS:

ZONED	RS
OVERALL TYPE OF CONSTRUCTION	TYPE V-A
ALLOWABLE BUILDING AREA	UL = UNLIMITED
LIVING AREA	1,590 SQ. FT.
COVERED ENTRY	12 SQ. FT.
SIDE COVERED PATIO	120 SQ. FT.
GARAGE	324 SQ. FT.
TOTAL =	2,046 SQ. FT.

AGENCY CONTACTS

BUILDING DEPARTMENT	FIRE DEPARTMENT	ELECTRIC COMPANY
CITY OF SAN ANTONIO DEVELOPMENT SERVICES 1901 S. ALAMO STREET SAN ANTONIO, TX 78204 (210) 207-1111	CITY OF SAN ANTONIO FIRE DEPARTMENT 1901 S. ALAMO STREET SAN ANTONIO, TX 78204 (210) 207-0022	CITY PUBLIC SERVICE 146 WAMARRO STREET SAN ANTONIO, TX 78205 (210) 353-2222
WATER & SANITATION	TELEPHONE COMPANY	DESIGNER
SAN ANTONIO WATER SYSTEM 2800 S. Hwy 281 North SAN ANTONIO, TX 78298 (210) 704-7287	AT&T SMALL BUSINESS 1-888-4AT-8404 SAN ANTONIO, TX	Formo Design Group SAN ANTONIO, TX 210.467.7350

COMMISSION # 2019-03
DATE ISSUED 04.09.19

REVISIONS:
1. 03.19 COSA-TLR REVIEW COMMENTS
2. 03.19 COSA-TLR REVISIONS

9.25.19 COSA-6in ENFORCEMENT - GARAGE

G-1
SHEET

PROPOSED CONSTRUCTION FOR NEW SINGLE FAMILY RESIDENCE

6358 HAZEL VALLEY DR. SAN ANTONIO, TEXAS 78242

FORMA DESIGN GROUP
210.467.7350

BOA-19-10300108
Subject Property – 6358 Hazel Valley Drive



Subject Property rear view



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties



Neighboring Properties

