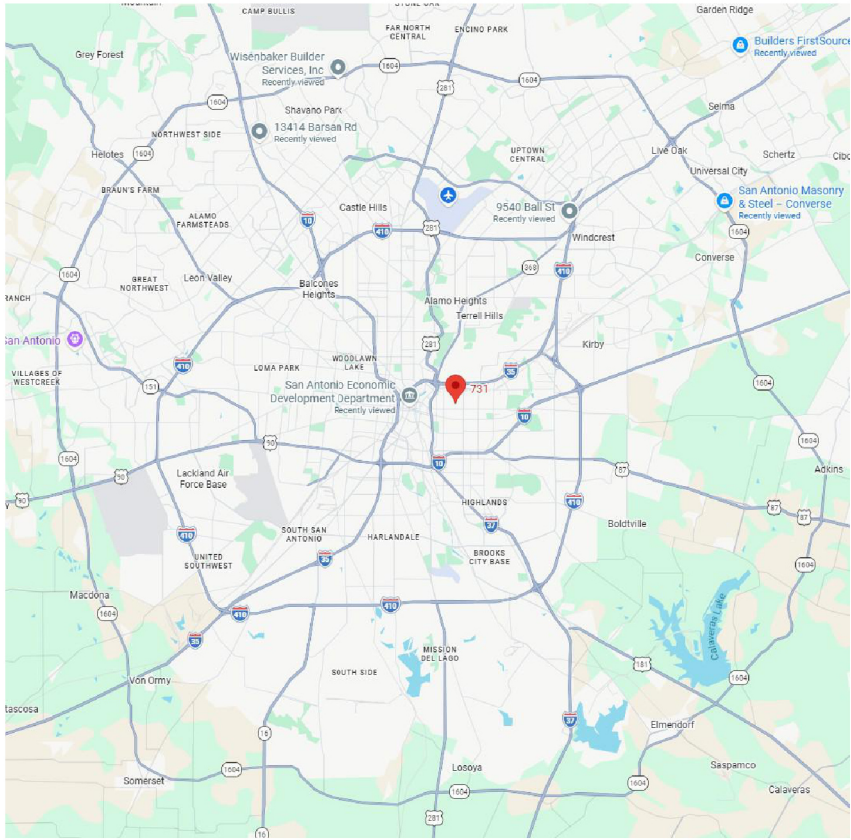
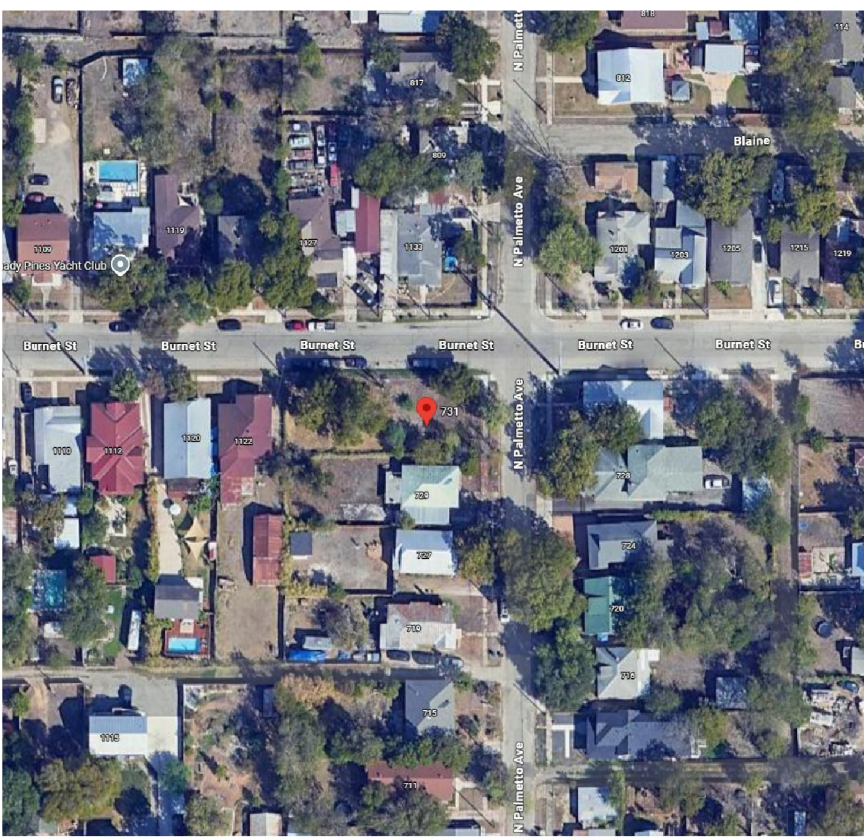


GENERAL LOCATION



LOCATION MAP



ZONNING



PALMETTO II SINGLE HOME

731 N PALMETTO AVE, SAN ANTONIO, TX 78202

Area Schedule (Gross Building)	
Name	Area
2nd Floor	686 SF
First floor	946 SF
	1,632 SF

INDEX OF DRAWINGS

A101	COVER SHEET	Approver
A102	SITE PLAN	Approver
A103	FLOOR PLAN	Approver
A104	ELEVATIONS	Approver
A105	WALL SECTIONS	Approver
A106	3D VIEW	Approver
A107	LANDSCAPE PLAN	Approver

REFERENCE SYMBOLS

BUILDING/WALL SECTION		SECTION NUMBER
		DRAWING NUMBER
FACE OF CONCRETE GRID LINE UNLESS OTHERWISE NOTED		
COLUMN, BEAM, AND OR CENTER OF WALL GRID LINE		
DOOR NUMBER		REFERENCE DOOR SCHEDULE
DETAIL REFERENCE		DETAIL NUMBER
		DRAWING SHEET
SECTION/ELEVATION REFERENCE		DETAIL NUMBER
		DRAWING SHEET
CENTER LINE		
NORTH REFERENCE		
ADDENDUM /REVISION REFERENCE		
REFERENCE TO WINDOW		

MATERIALS LEGEND

	EARTH		ALUMINUM		PLYWOOD
	BRICK		WOOD FLOOR		CEMENT, GROUT, GRASS OR SAND
	C.M.U.		INSULATION		CEILING TILE OR CERAMIC TILE
	CONCRETE		RIGID INSULATION		WOOD
	STEEL		ROOF SHINGLE		DEFAULT CUT MATERIAL
	ROUGH WOOD				



CONSTRUCTION DRAWINGS ORGANIZATION

ARCHITECTURAL DRAWINGS ORGANIZATION:

ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLAN/S
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. SECTIONS
- A8. INTERIOR ELEVATIONS, CABINETWORK
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

CONSULTANT DRAWINGS ORGANIZATION:

DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE / IRRIGATION
- C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire the basis for a request for additional compensation or time.

PROJECT GENERAL NOTES

THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS)-

1.- DESIGNER/ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING CONSTRUCTION AND FOR SUPERVISING THE EXECUTION OF THE CONTRACT DOCUMENTS, RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS.

2.- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.

3.- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.

4.- ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS CONTRACTOR SHALL CONTACT THE OWNER OR ARCHITECT/DESIGNER AS SOON AS POSSIBLE.

5.- CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.

6.- ENGINEER, THE ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR DISCREPANIES, ERRORS, DAMAGES, EXISTING CONDITIONS DIMENSIONS LOCATIONS OF UTILITIES ETC SUPPLY BY AND CHANGES RESULTING FROM INCORRECT INFORMATION.

7.- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) BY SUBMITTING A BID THE BIDDER AGREES AND WRANTS THAT HE HAS VISITED THE SITE AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.

8.- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

9.- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES, SEE WRITTEN DIMENSIONS.

10.- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.

11.- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.

12.- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS

13.- USE ONLY SKILLED AND EXPERIENCED PERSONEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRCTICES.

14.- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.

15.- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.

16.- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.

17.- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.

18.- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.

19.- ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.

20.- ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.

21.- FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.

22.- ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.

23.- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.

24.- SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.

26.- SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.

27.- NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.

28.- G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT

LIST OF ABBREVIATIONS

A.B. - ANCHOR BOLT
ACOUS. - ACOUSTICAL
ADD'L. - ADDITIONAL
A.F.F. - ASSUMED FINISHED FLOOR
ALUM. - ALALUMINUM
ANOD. - ANODIZED
BLK'G. - BLOCKING
BM. - BEAM
CG. - CORNER GUARD
CIS. - COUNTRY INNS & SUITES
CJ. - CONTROL JOINT CLG. CEILING
CLOS. - CLOSET
CMU. - CONCRETE MASONRY UNIT
COL. COLUMN
CONC. - CONCRETE
CONF. - CONFERENCE
CONST. - CONSTRUCTION
CONT. - CONTINUOUS
CORR. - CORRIDOR
CPT. - CARPET
CT. - CERAMIC TILE
DIM'S. - DIMENSIONS
DN. - DOWN
DWC. - DRYWALL CHANNEL
DWG'S. - DRAWINGS EA. EACH
ELEC. - ELECTRICAL
ELEV. - ELEVATION
EQ. - EQUAL
EQUIP. - EQUIPMENT
ENG'D. - ENGINEERED
EXIST. - EXISTING
EXP. - EXPANSION
EXT. - EXTERIOR
F.D. - FLOOR DRAIN

F.F. - FINISHED FLOOR
FE. - FIRE EXTINGUISHER
FEC. - FIRE EXTINGUISHER CABINET
FIN. - FINISH
FLR. - FLOOR
FLASH'G. - FLASHING
FR./FRM. - FRAME
FRT. - FIRE RETARDANT TREATMENT
FURN. - FURNISHED
FURR'G. - FURRING
GA. - GAUGE
G.C. - GENERAL CONTRACTOR
G.I. - GALVANIZED IRON
GL. - GLASS
GY. BD. - GYPSUM BOARD
H.M. - HOLLOW METAL
HR. - HOUR
INSUL. - INSULATION, INSULATED
JAN. - JANITOR
JT. - JOINT
MECH. - MECHANICAL
MGR. - MANAGER
MIN. - MINIMUM
MNT. - MOUNT
MTL. - METAL
MFR. - MANUFACTURER
NO. - NUMBER
O.C. - ON CENTER
PNT. - PAINT
P.C. - PORTLAND CEMENT
PLAS. LAM. - PLASTIC LAMINATE
PLYWD. - PLYWOOD
PNEJ. - PREMOLDED EXPANSION JOINT
P.P.T. - PRESERVATIVE PRESSURE TREATMENT

PT. - PAINT
RCP. - REFLECTED CEILING PLAN
RE. - REFERENCE
RECP. - RECEPTION
REINF. - REINFORCING
RESIL. - RESILIENT
RET. - RETAINING
REQ'D. - REQUIRED
SAT. - SUSPENDED ACOUSTICAL TILE
SCHED. - SCHEDULE
SC WD. - SOLID CORE WOOD
SECT. - SECTION
SEC'Y. - SECRETARY
SHT. - SHEET
SGB. - SUSPENDED GYPSUM BOARD
STL. - STEEL
STN. - STAIN
STO./STOR. - STORAGE
STRUCT. - STRUCTURAL
SUSP. - SUSPENDED
TELE. - TELEPHONE
TEMP. - TEMPERED
T.G. - TOP OF GRATE
TLWC. - TOP OF LIGHTWEIGHT CONCRETE
T.V. - TELEVISION
T.W. - TOP OF WALL
TYP. - TYPICAL
U.L. - UNDERWRITERS LABORATORIES
U.N.O. - UNLESS NOTED OTHERWISE
VERT. - VERTICAL
VEST. - VESTIBULE
VCT. - VINYL COMPOSITION TILE
VWC. - VINYL WALL COVERING
WI. - WITH
WD. - WOOD



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Not for construction
for review only

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e-mail:

CIVIL Consultant:
Name:
Address:
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e-mail:

USHKO INC

PALMETTO II SINGLE HOME

731 N PALMETTO AVE,
SAN ANTONIO, TX 78202

COVER SHEET

A101

Project number	Project Number
Date	Issue Date
Exported	6/29/2026 11:00:50 AM
Drawn by	Ale
Checked by	OAV

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e-mail:

USHKO INC

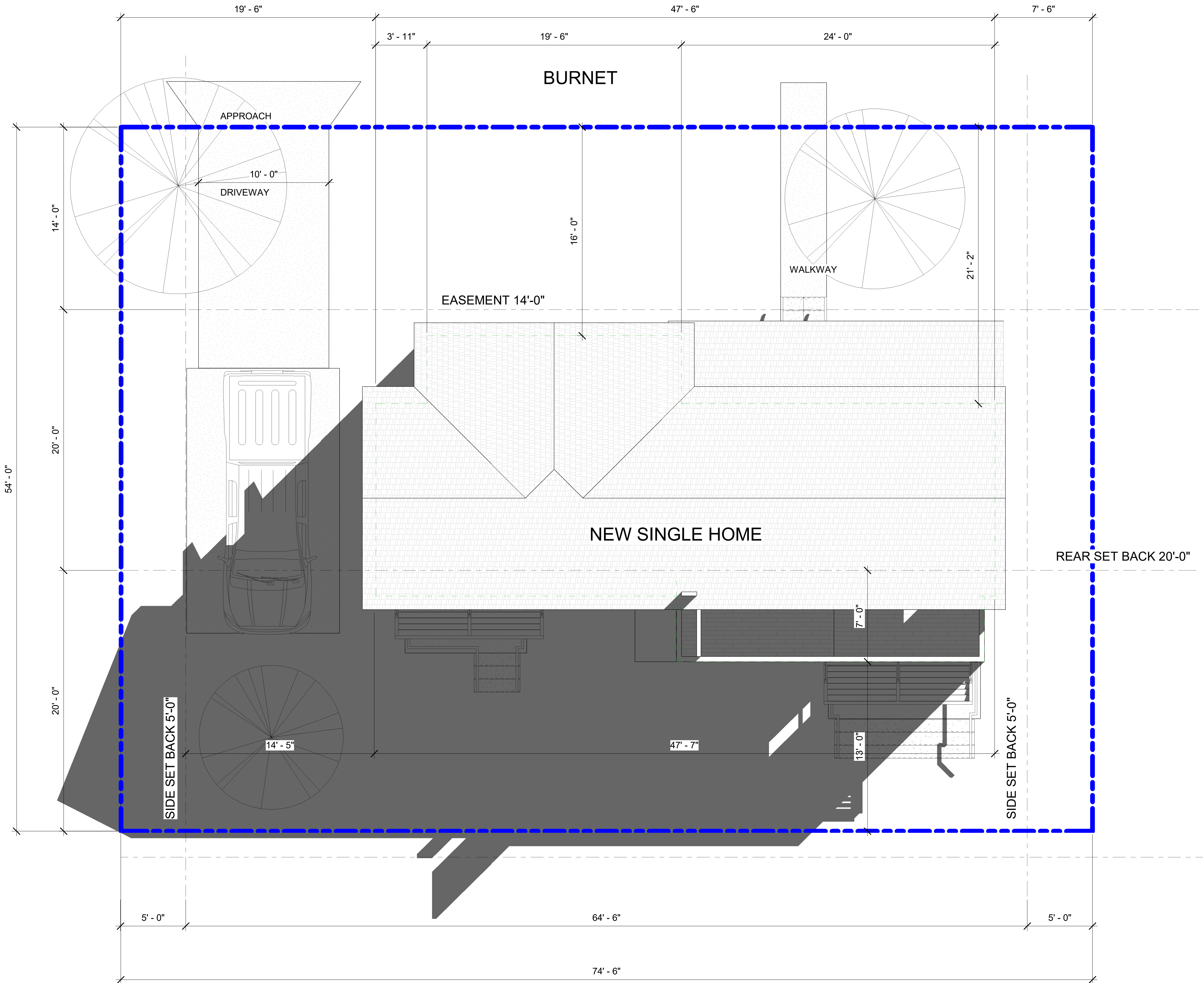
**PALMETTO II
SINGLE HOME**

731 N PALMETTO AVE,
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SITE PLAN

A102

Project number	Project Number
Date	Issue Date
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CIVIL Consultant:
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PALMETTO II
SINGLE HOME

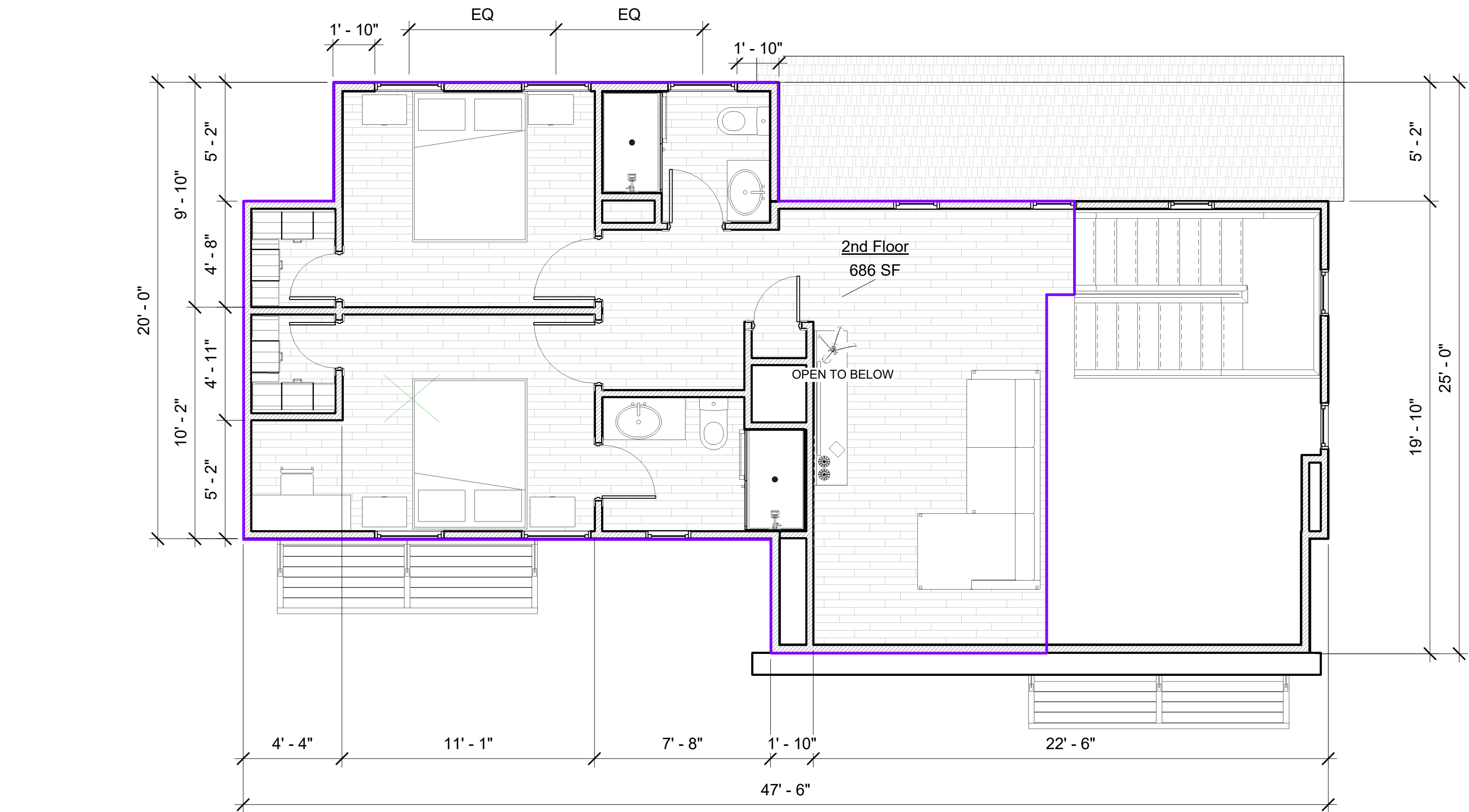
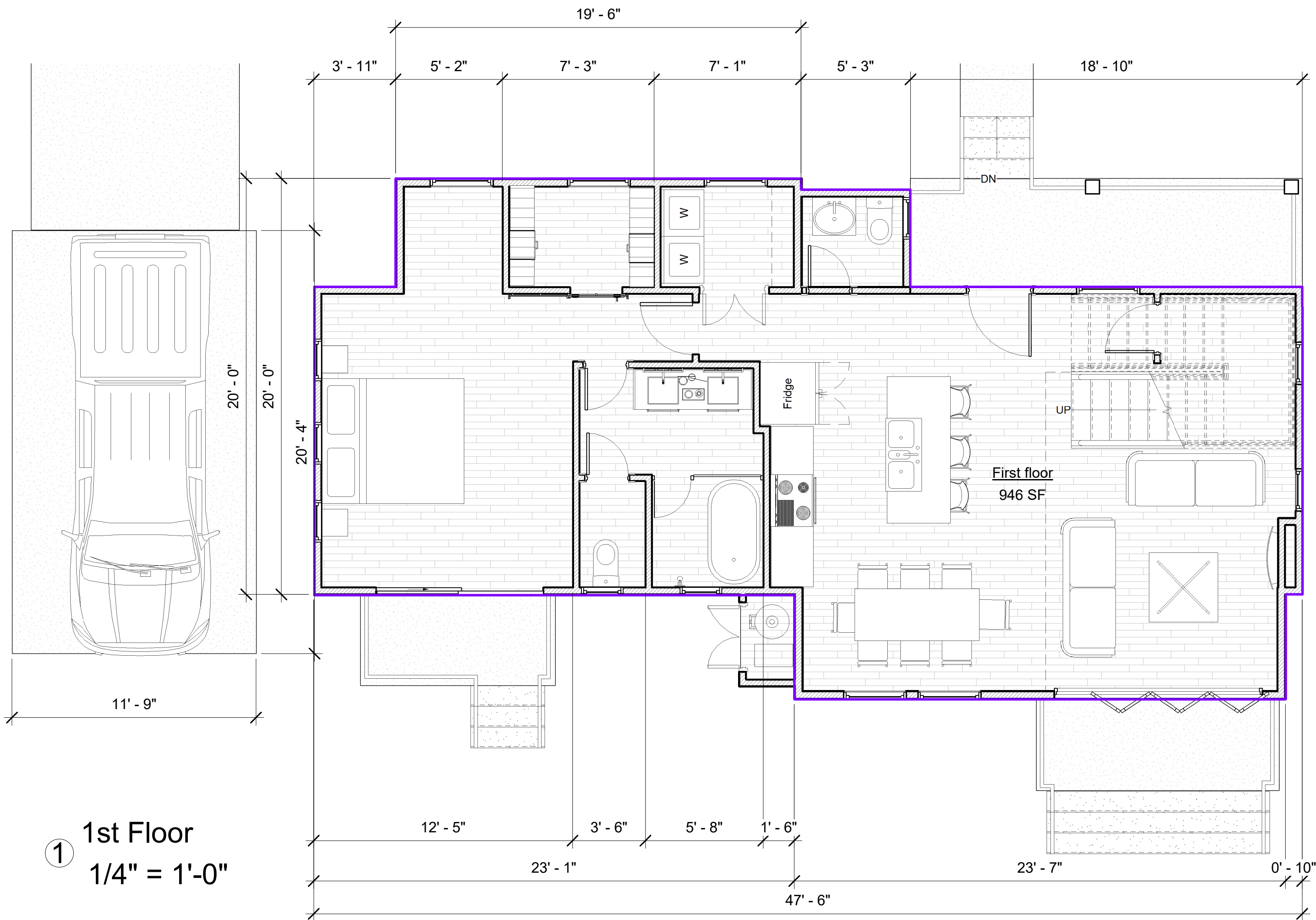
731 N PALMETTO AVE,
SAN ANTONIO, TX 78202

FLOOR PLAN

Area Schedule (Gross Building)	
Name	Area
2nd Floor	686 SF
First floor	946 SF
	1,632 SF

A103

Project number	Project Number
Date	Issue Date
Exported	6/29/2026 11:00:52 AM
Drawn by	Ale
Checked by	OAV



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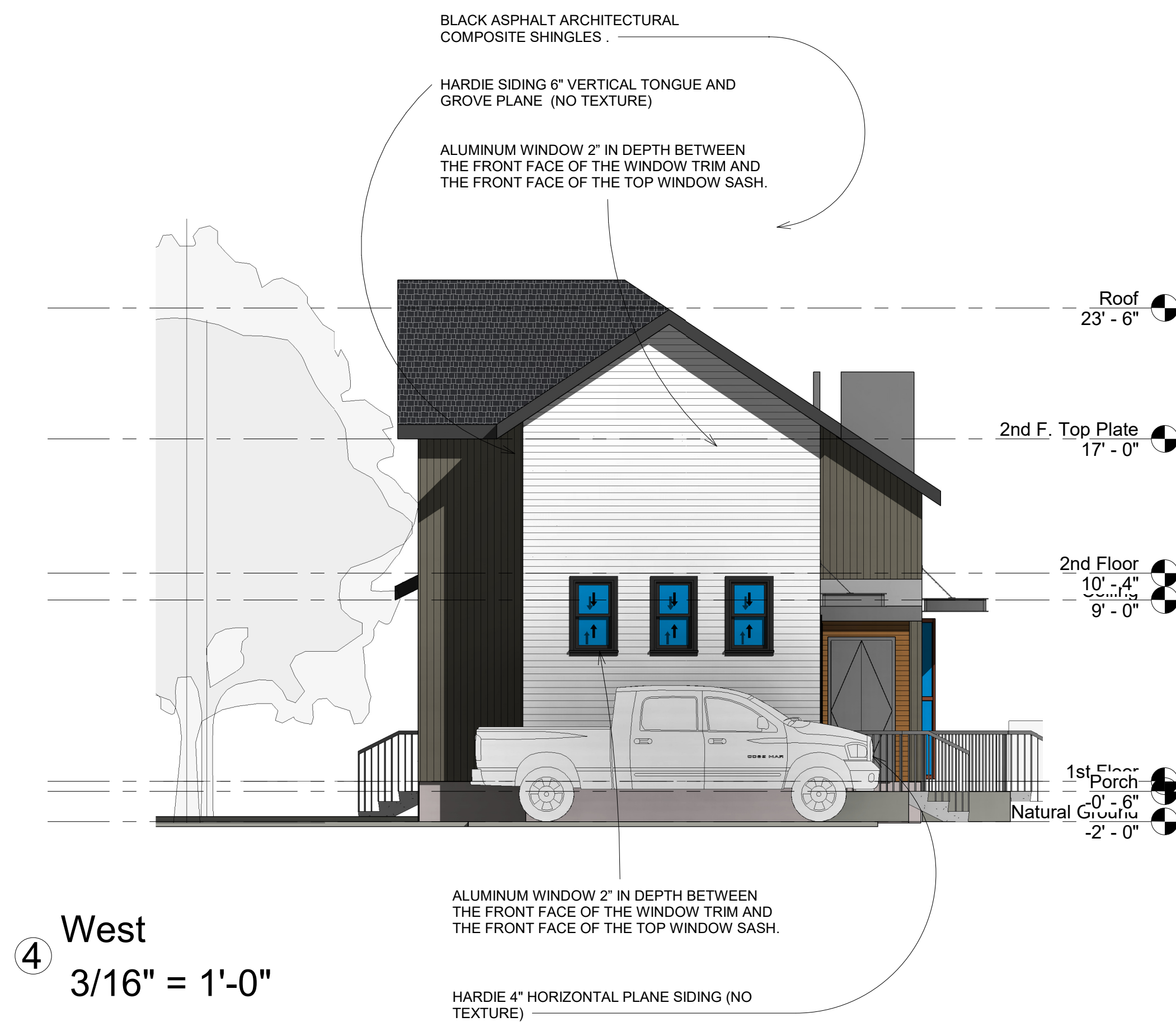
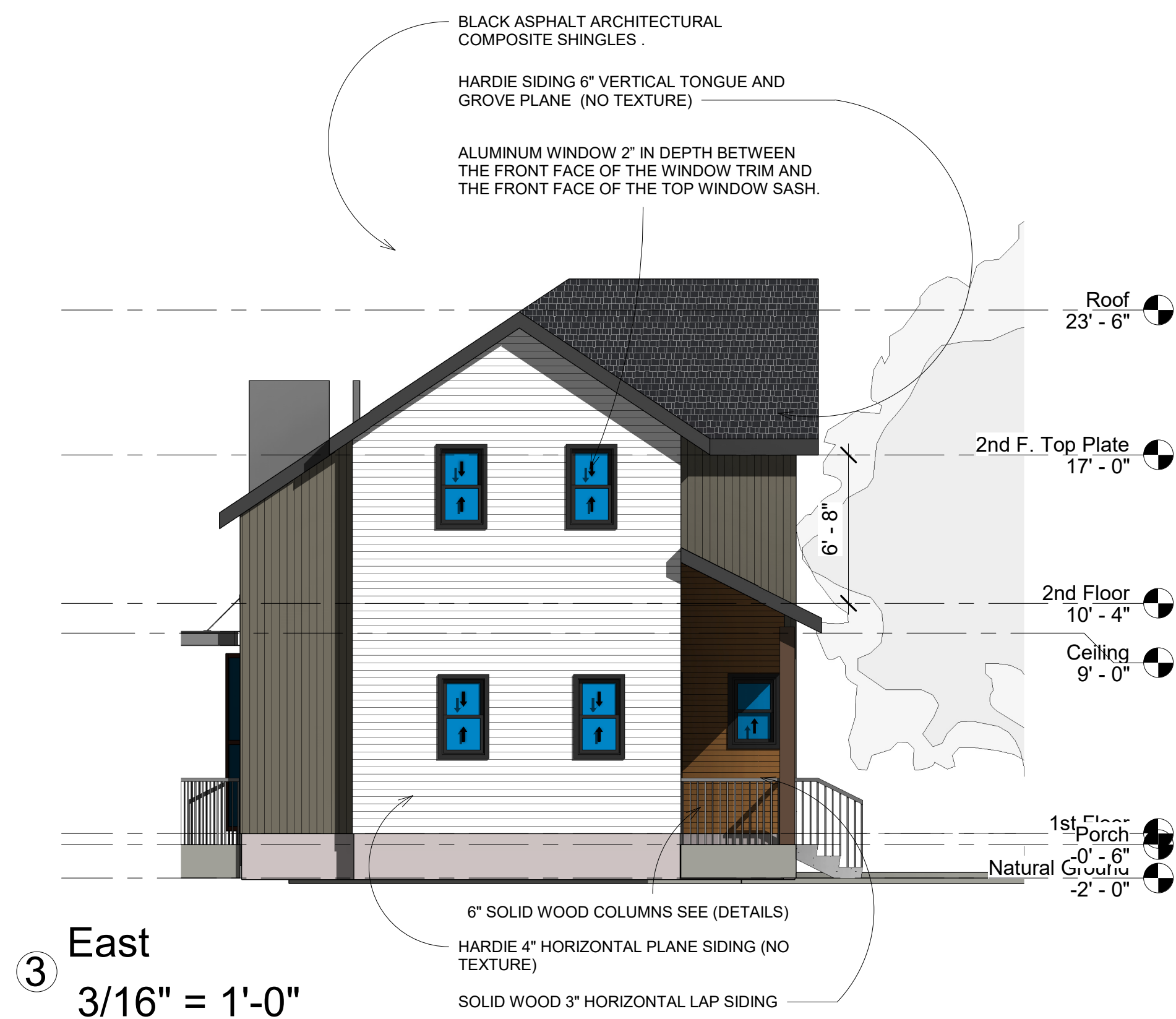
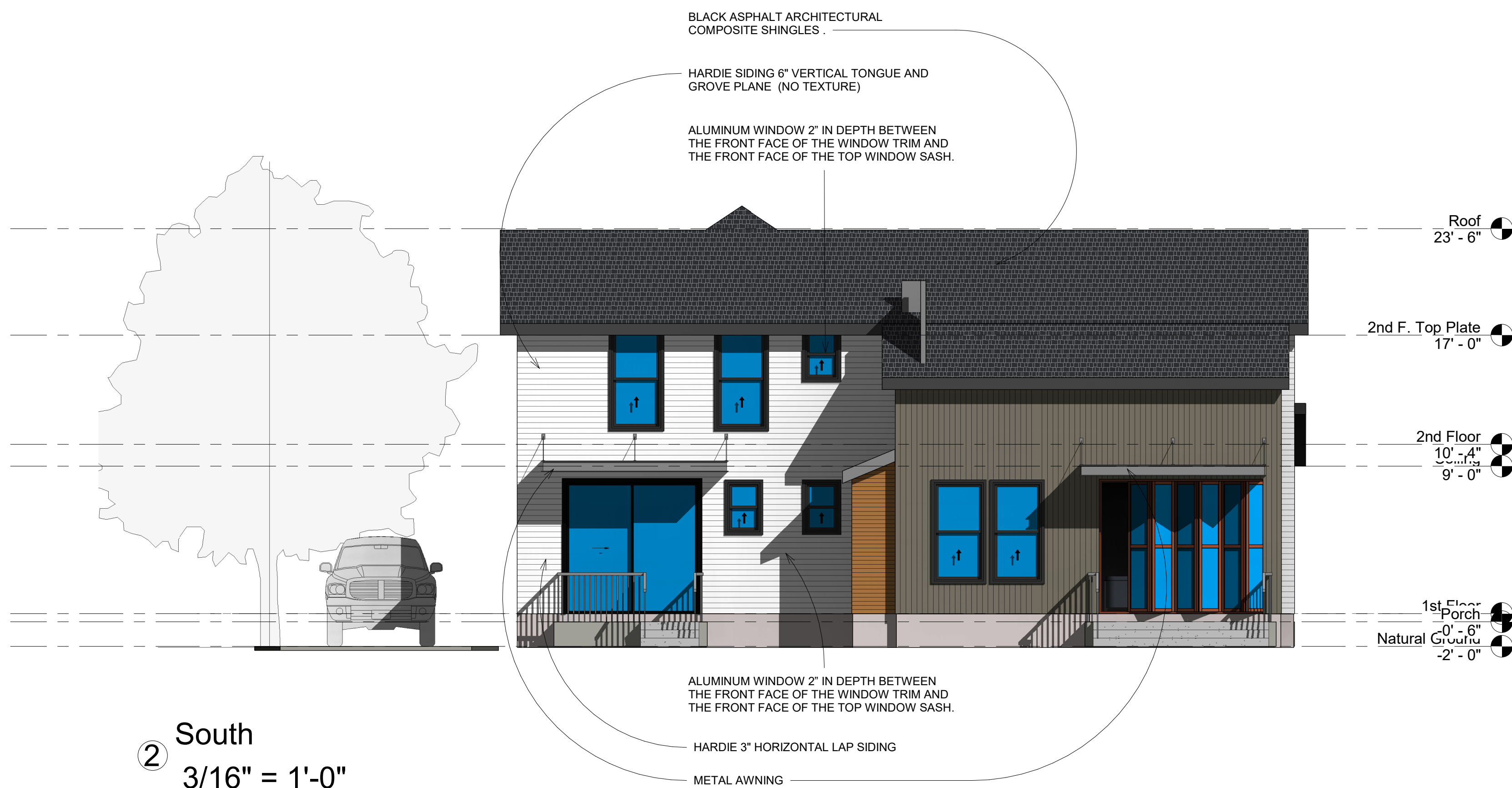
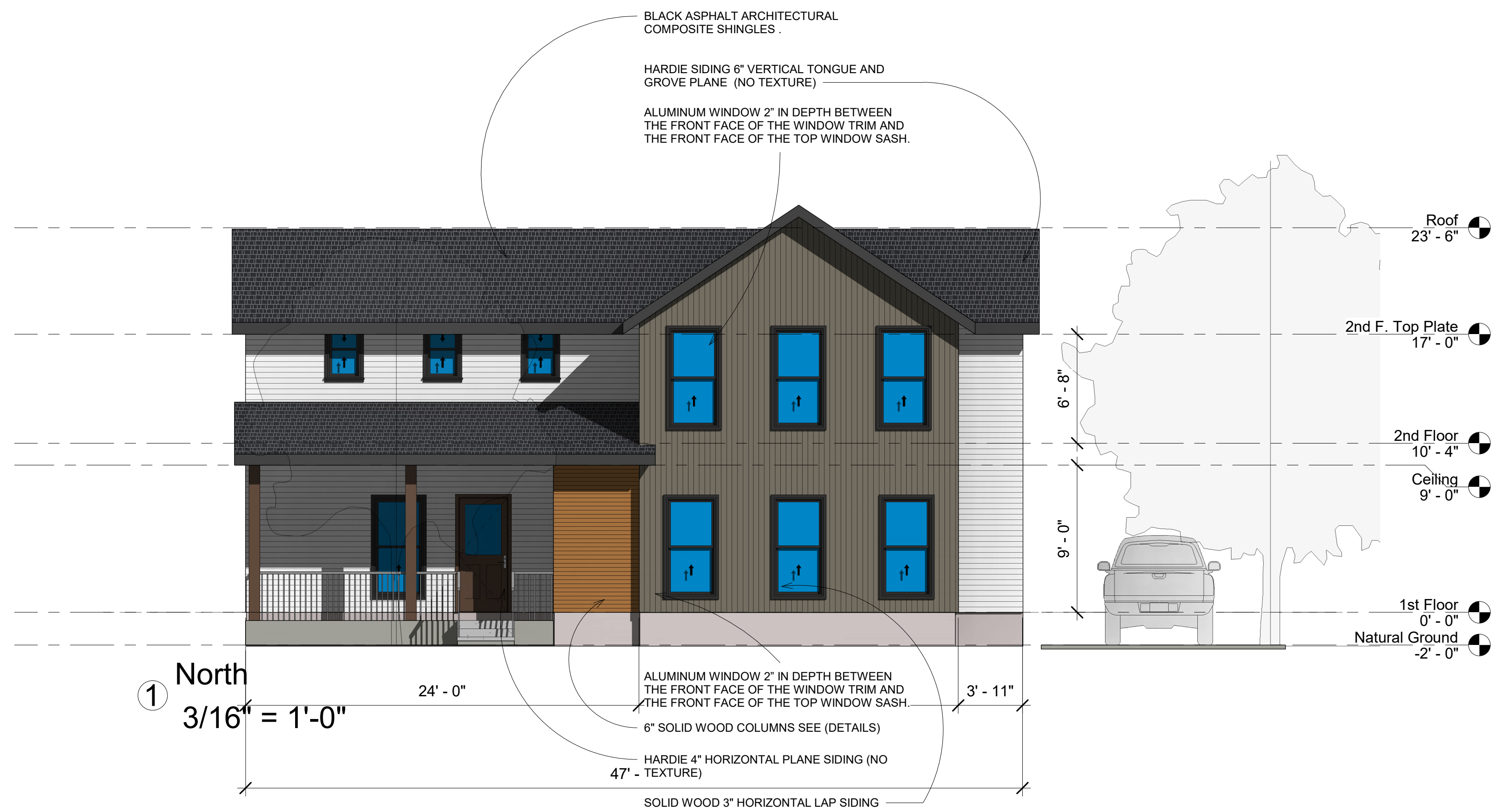
PALMETTO II SINGLE HOME

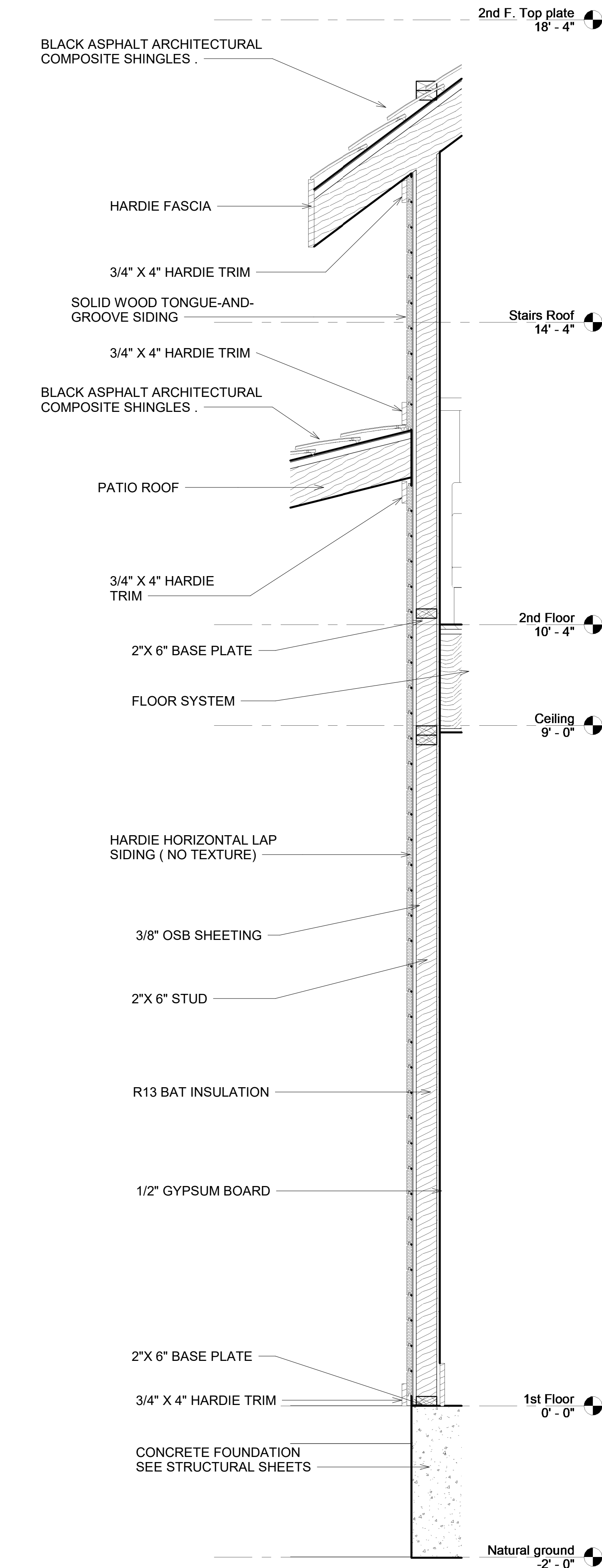
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SAN ANTONIO, TX 78202

ELEVATIONS

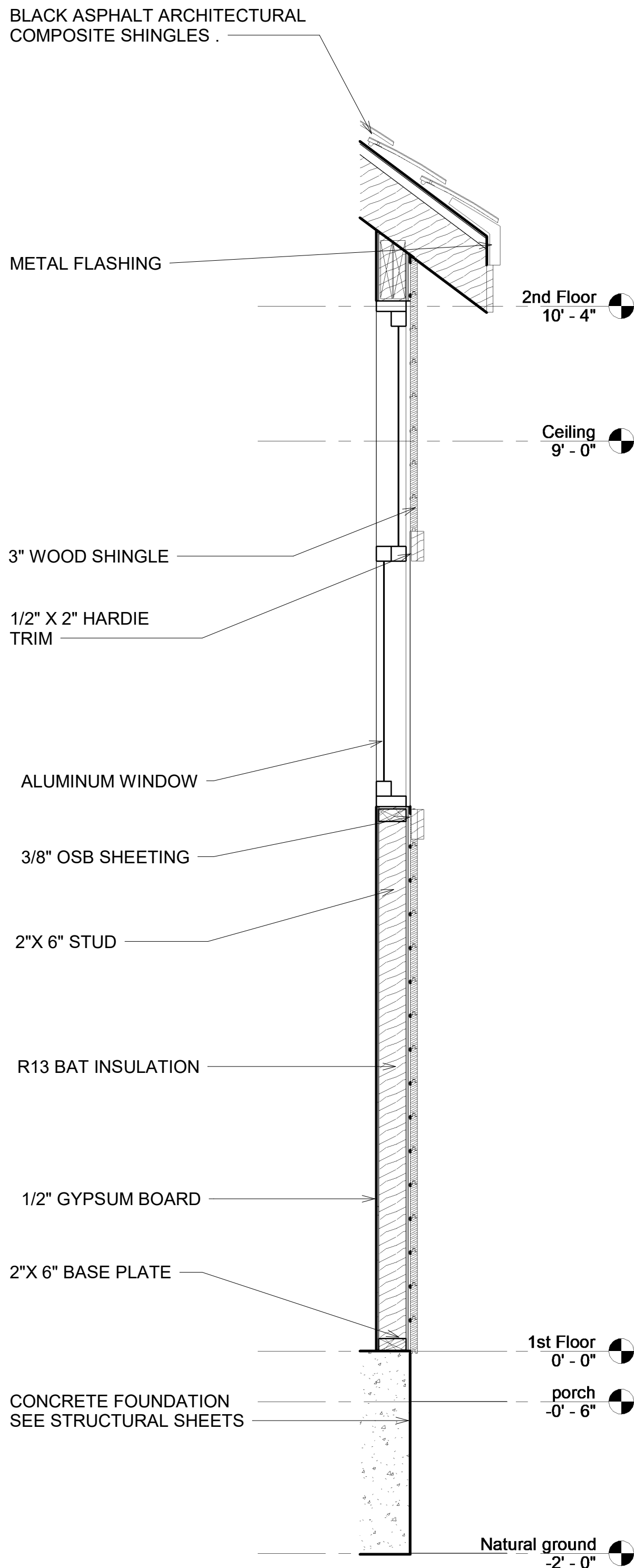
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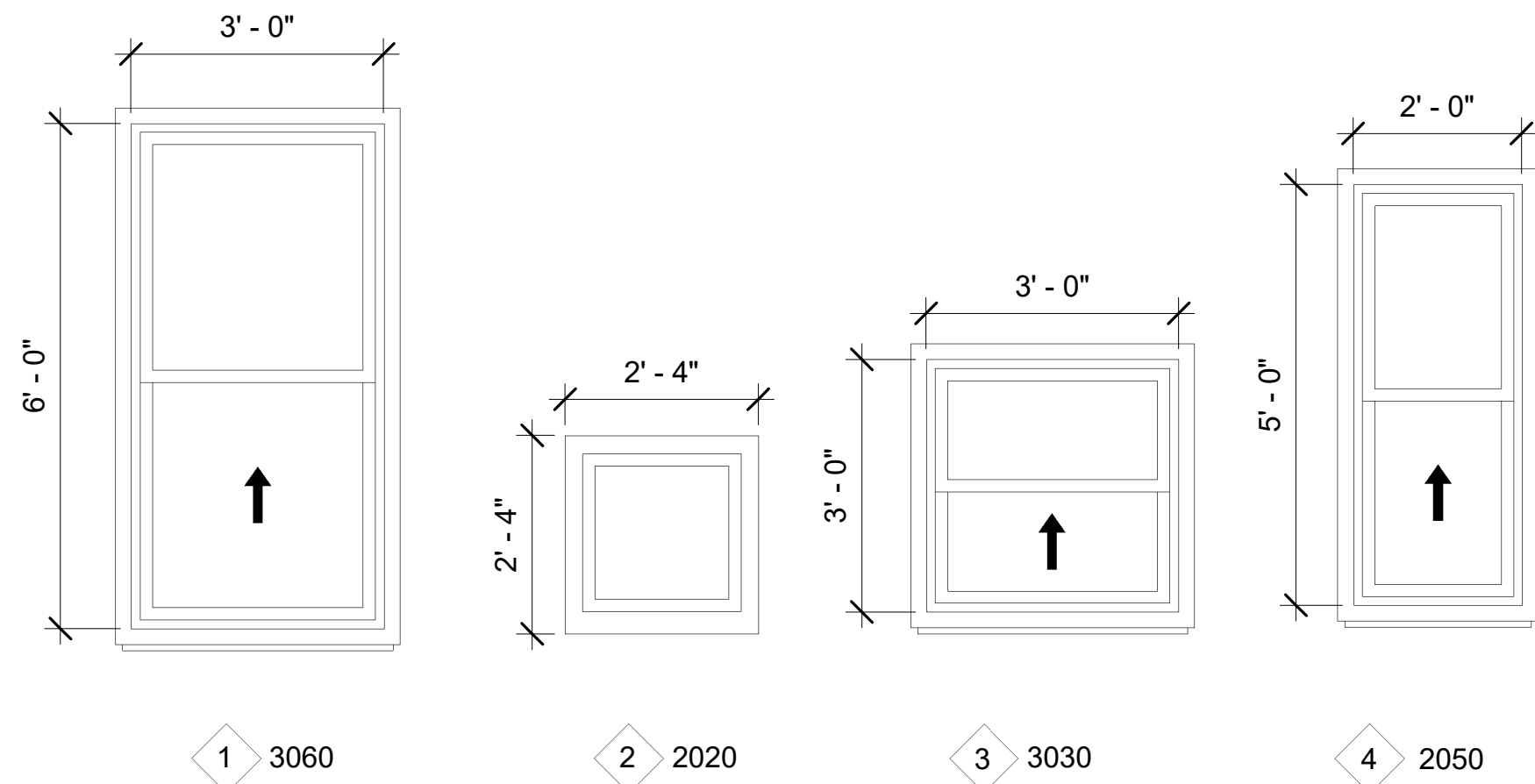




① WALL SECTION 2
1" = 1'-0"

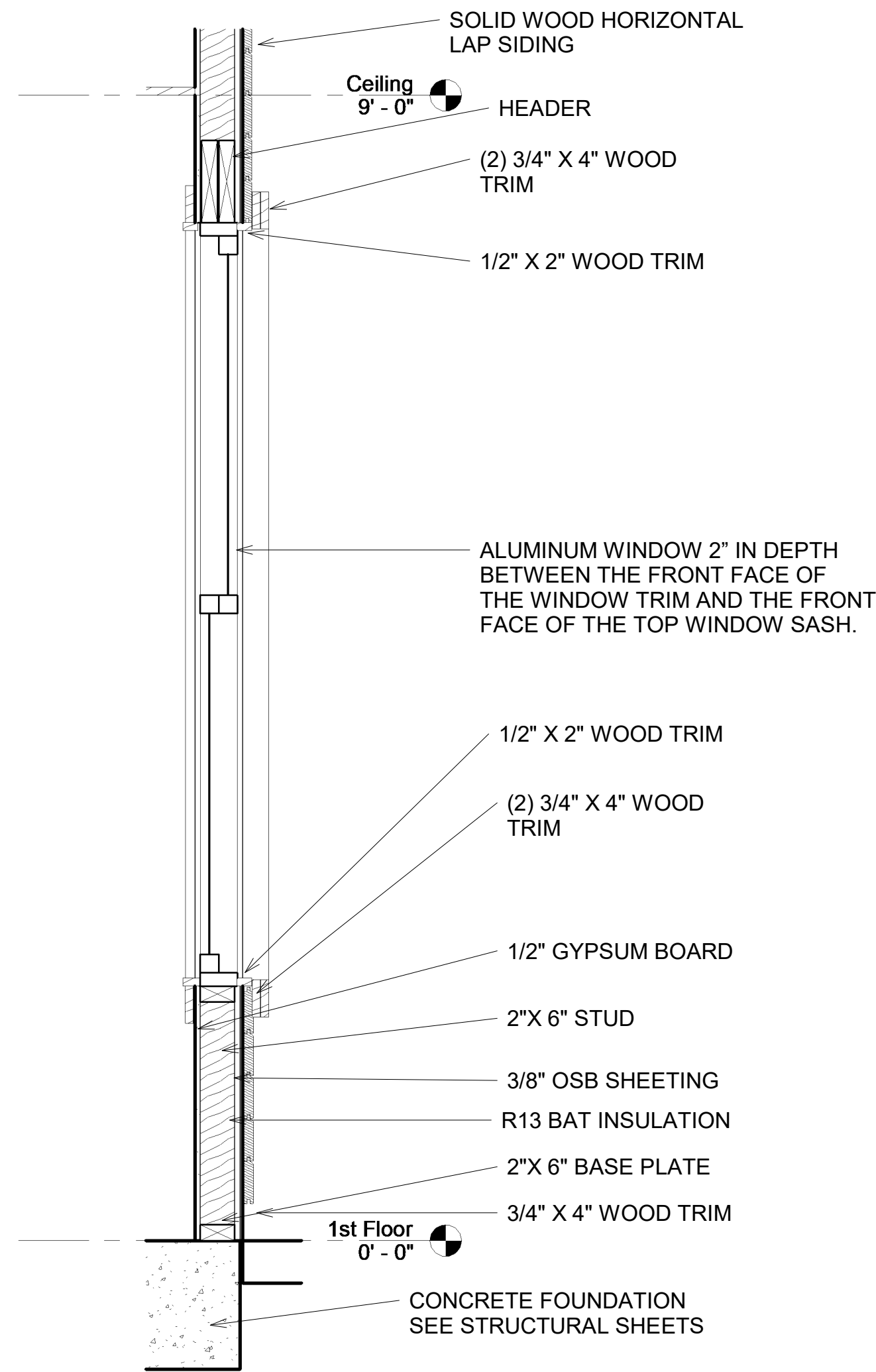


② WOOD WALL SECTION
1" = 1'-0"

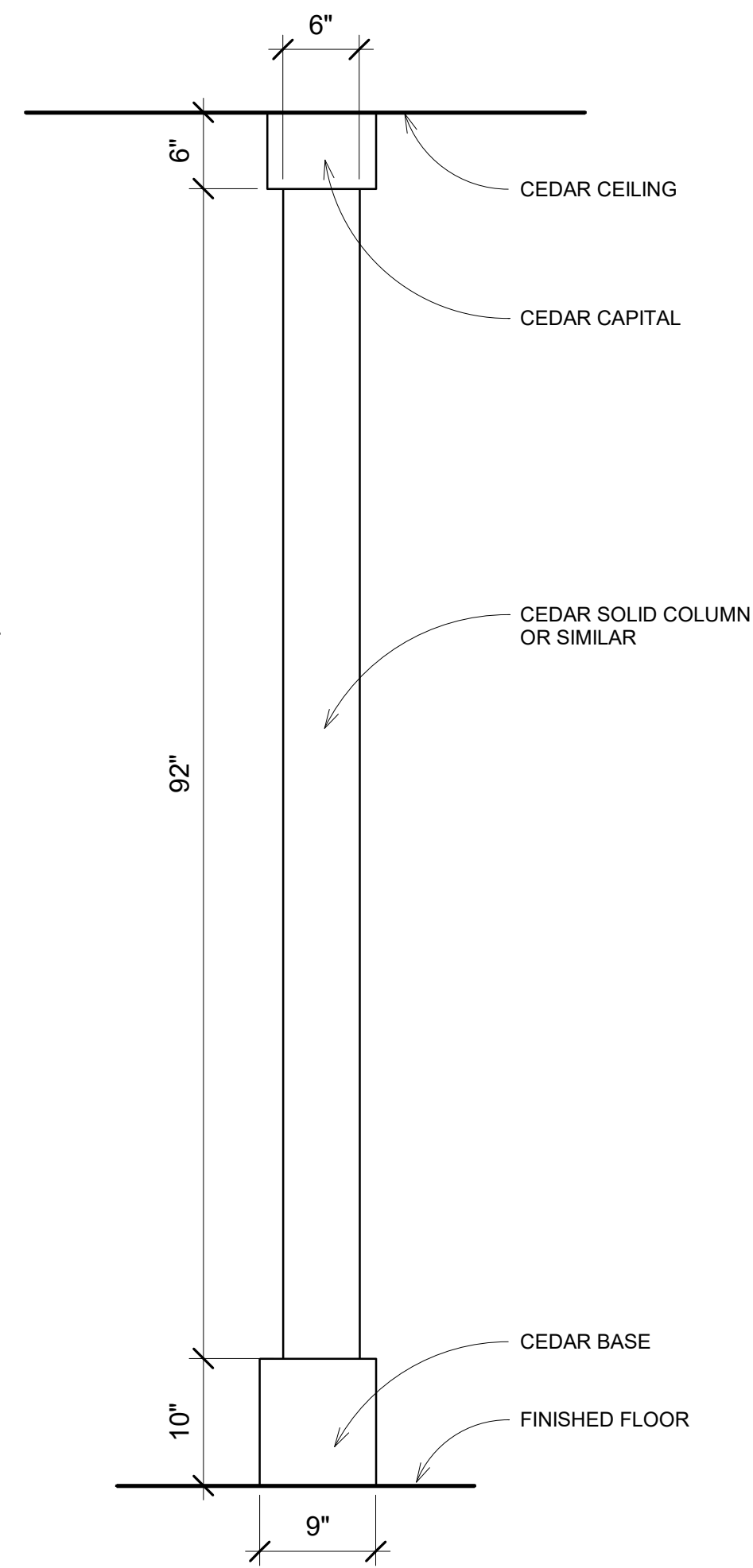


Window Elevation
1/2" = 1'-0"

Window Schedule					
Model	Count	Type	Width	Height	Description
1	10	24" x 42"	2' - 0"	3' - 6"	SINGLE-HUNG WHITE VYNIL
11	11	3060	3' - 0"	6' - 0"	
3	4	2030	2' - 0"	3' - 0"	SINGLE-HUNG WHITE VYNIL
Total		25			



③ WINDOW SECTION
1" = 1'-0"



④ TYPICAL COLUMN
1" = 1'-0"

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CIVIL Consultant:
Name:
Address:
Phone:
e-mail:

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PALMETTO II SINGLE HOME

731 N PALMETTO AVE,
SAN ANTONIO, TX 78202

WALL SECTIONS

A105

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Date
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Project Number
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CONCEPTUAL VIEW,
ACTUAL FINISHES CAN BE SEEN IN THE ELEVATION PLANS

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PALMETTO II
SINGLE HOME

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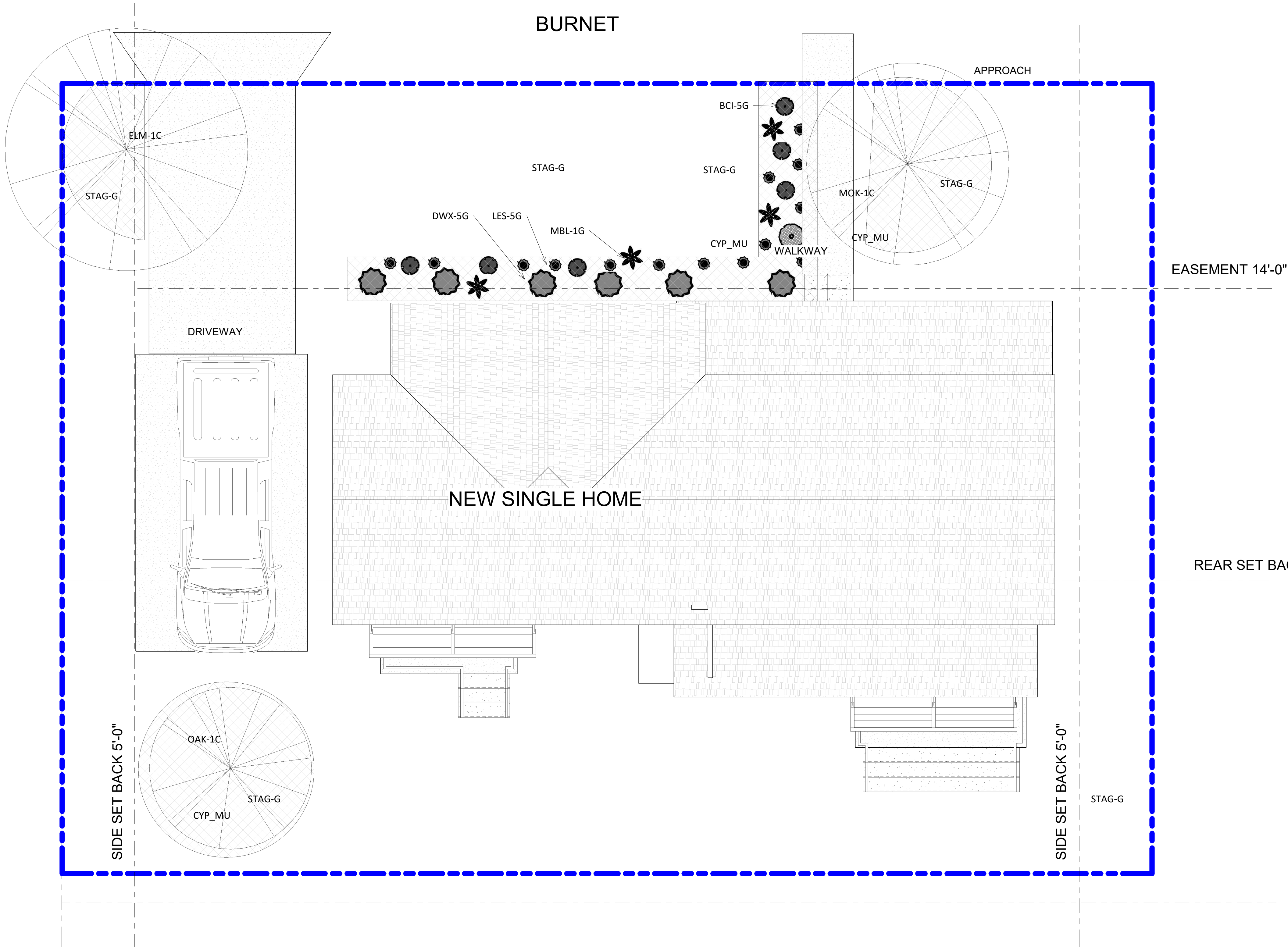
3D VIEW

A106

Project number	Project Number
Date	Issue Date
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Checked by	OAV

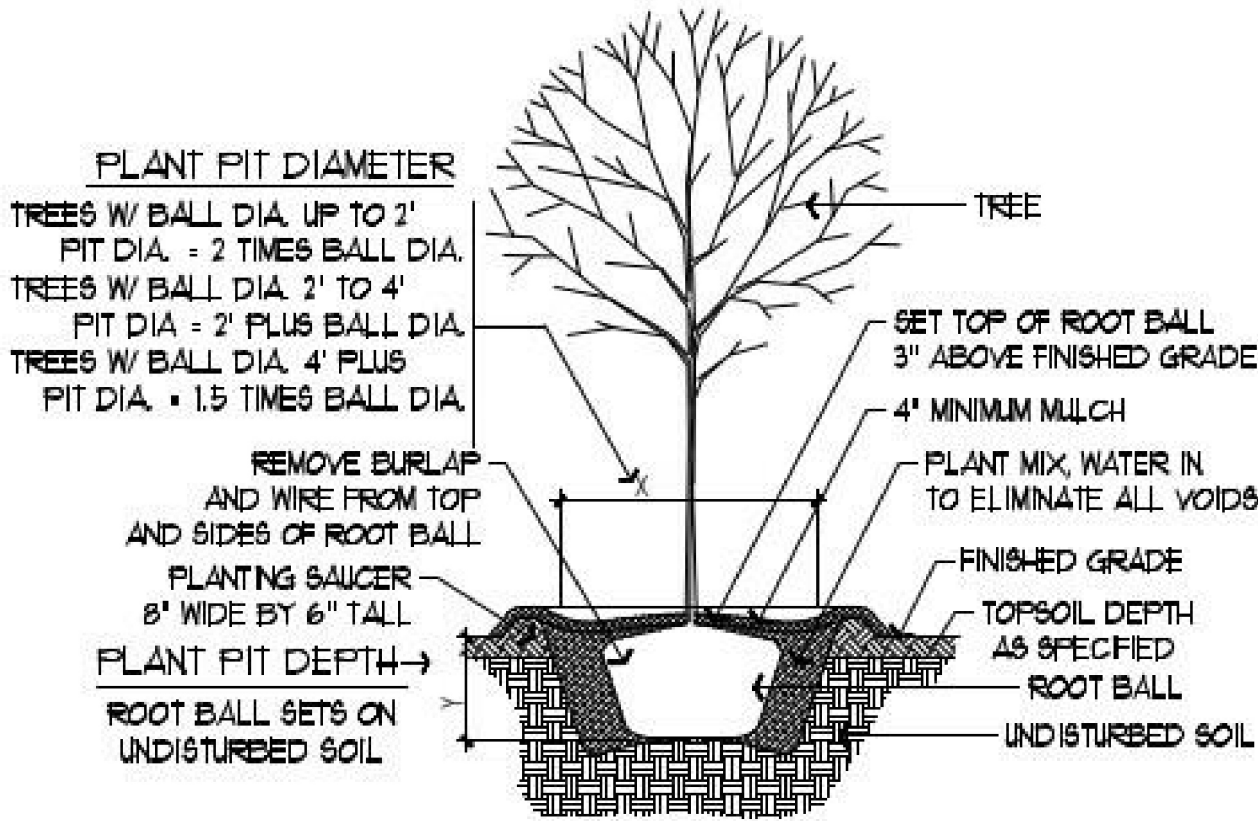


① 3D View 2

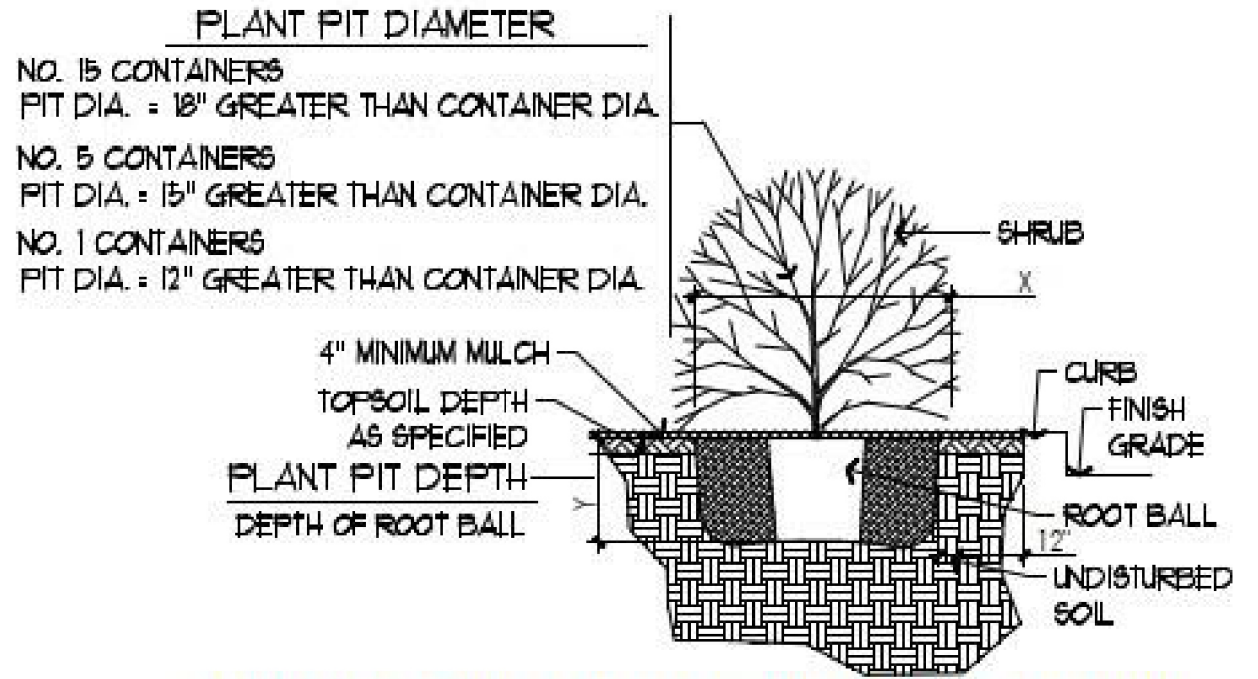


2 Planting Site Plan
1/4" = 1'-0"

PLANT SCHEDULE								
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
ELM-1C	1	Cedar Elm	Ulmus crassifolia	1.5" cal.	4'-6'	2'-4'		Single straight trunk, full symmetrical canopy
MOK-1C	1	Monterrey Oak	Quercus polymorpha	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
OAK-1C	1	Live Oak	Quercus virginiana	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
SHRUBS								
BCI-5G	6	Bicolor Iris	Dietes bicolor	5 gal.	24"-28"	16"-20"	30"	Full and symmetrical
DWX-5G	9	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	16"-20"	12"-16"	36"	Full and symmetrical
LAN-1G	5	Trailing New Gold Lantana	Lantana x 'New Gold'	1 gal.	6"-8"	12"-16"	36"	Full and symmetrical
LES-5G	5	Silverado Sage	Leucophyllum frutescens 'Bertstar' Silverado	5 gal.	12"-16"	12"-16"	36"	Full and symmetrical
MBL-1G	5	Mealy Blue Sage	Salvia farinacea	1 gal.	12"-16"	12"-16"	18"	Full and symmetrical
GROUND COVERS								
STAG-G	tbd sf	St. Augustine grass	Stenotaphrum secundatum	Sod				
CYP_MU	tbd sf	Cypress Mulch		Mulch				



1 SECTION: TREE PLANTING
SCALE: NOT TO SCALE



2 SHRUB/GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

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e-mail:

USHKO INC

**PALMETTO II
SINGLE HOME**

731 N PALMETTO AVE,
SAN ANTONIO, TX 78202

**LANDSCAPE
PLAN**

A107

Project number
Date
Exported
Drawn by
Checked by

Project Number
Issue Date
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OAV