

GENERAL NOTES:

1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, BOTH EXISTING AND NEW, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF DEMOLITION OR CONSTRUCTION. NO ALLOWANCE SHALL BE MADE FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY OTHERS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS. THE PROJECT SITE SHALL BE DRUG- AND ALCOHOL-FREE. AT NO TIME DURING CONSTRUCTION SHALL SMOKING TOBACCO BE USED WITHIN THE PROJECT AREA OF WORK. AN AGREED APPROVED AREA WILL BE PROVIDED FOR THE USE OF SMOKING TOBACCO.
5. ALL WORK TO CONFORM TO AND MEET THE MINIMUM LOCAL CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
6. GENERAL CONTRACTOR TO CUT AND PATCH FOR ALL TRADES UNLESS NOTED OTHERWISE.
7. BLOCKING TREATED TO RESIST ROT SHALL BE USED AT EXTERIOR WALLS, ROOF, ETC. WHERE EXPOSURE TO MOISTURE IS POSSIBLE.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES, INCLUDING WORK NOT IN CONTRACT.
9. THE GENERAL CONTRACTOR SHALL KEEP ALL OPERATING MANUALS, HANDBOOKS, KEYS, AND PAPERWORK IN AN ORDERLY FILE. ALL KEYS TO BE TAGGED WITH THE PROPER LOCATIONS. THIS FILE IS TO BE PRESENTED TO THE OWNER WITH THE CERTIFICATES OF OCCUPANCY.
10. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
11. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
12. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY.
13. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE DOCUMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES. THE ARCHITECT OR OWNER'S REP CAN CALL FOR REVIEW OF THE DOCUMENTS ONSITE AT ANY TIME DURING CONSTRUCTION FOR REVIEW OR VERIFICATION.
14. EXISTING WALLS MAY NOT BE SQUARE. DIMENSION LAYOUT IS INTENDED TO BE SQUARE TO ITSELF AND USED AS A DIAGRAM. CONTRACTOR TO STRIKE A LAYOUT OF WALLS AND HAVE ARCHITECT WALK THROUGH PRIOR TO BEGINNING TO FRAME.
15. THE ADJACENT SPACES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG- AND ALCOHOL-FREE.
16. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF DEMOLITION OR CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMANLIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF OMISSIONS.
17. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A CLARIFICATION PRIOR TO BID AWARD.
18. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING, ALONG WITH SAMPLES AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER, AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
19. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CAREFUL INSPECTIONS OVER THE CONSTRUCTION AS A WHOLE, ASSURING THAT THE WORK ON ALL PARTS OF THE PROJECT IS READY FOR FINAL ACCEPTANCE BEFORE CALLING ON THE ARCHITECT AND OWNER TO MAKE FINAL INSPECTIONS.
20. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
21. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEAN AFTER ALL WORK, INCLUDING SUBCONTRACTORS, IS COMPLETED & FINAL INSPECTIONS ARE RECEIVED. CONTRACTOR SHALL CLEAN ALL GLASS, PLUMBING FIXTURES, WINDOWS, ELECTRICAL FIXTURES & REMOVE ALL CARTONS & TRASH DEBRIS FROM PREMISES. CONTRACTOR SHALL WAX FLOORS & SCRUB PORCELAIN & METAL FIXTURES. ALL GROUT & SEALABLE MASONRY SURFACES TO HAVE FINISH COATS OF SEALER APPLIED. BUILDING TO BE IN "MOVE-IN" CONDITION THROUGHOUT. THE OWNER & ARCHITECT RESERVE THE RIGHT TO REJECT THE PROJECT UNTIL THE CONDITIONS ARE ACCEPTABLE TO ALL PARTIES.
22. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES.
23. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

GENERAL NOTES: MILLWORK

1. ALL DIMENSIONS MUST BE FIELD VERIFIED BEFORE FABRICATION.
2. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY DESIGN COOP BEFORE ANY FABRICATION.
3. MILLWORK DRAWINGS REPRESENT DESIRED CONDITIONS, AND APPROXIMATE DIMENSIONS ARE GIVEN HEREIN.
4. CABINET BOXES SHALL CONSIST OF NOMINAL 3/4" PLYWOOD MATERIAL AND MINIMUM 1/4" PLYWOOD BACK PANELS.
5. ALL EXPOSED EDGES OF MILLWORK MUST BE FINISHED TO MATCH THE APPROVED FINISH SCHEDULE.
6. DRAWER SLIDES SHALL BE FULL-EXTENSION TYPE SLIDES.
7. ALL DRAWERS AND CABINET DOORS TO BE SOFT-CLOSE UNLESS SPECIFIED OTHERWISE.
8. CABINET DOORS AND DRAWERS SHALL HAVE 1/8" PREFERRED REVEAL.
9. FASTENERS IN MILLWORK ITEMS TO RECEIVE FINISHES OTHER THAN PAINT, INCLUDING WOOD DECKING, SHALL BE FULLY CONCEALED.
10. FACE-NAILING WITH BRADS OR STAPLES IN NON-PAINTED MILLWORK ITEMS IS NOT ACCEPTABLE.
11. MILLWORK THAT WILL BE PAINTED, INCLUDING TRIMS AND MOLDINGS, MAY BE FACE-NAILED PROVIDED THAT HEADS AND HOLES ARE PATCHED OVER PRIOR TO PAINTING SO AS TO BE CONCEALED AND INDISTINGUISHABLE FROM ADJACENT PAINTED SURFACES.
12. ENSURE ALL CABINETRY AND MILLWORK ARE INSTALLED LEVEL, PLUMB, AND SECURELY FASTENED.
13. USE PROTECTIVE COVERINGS DURING INSTALLATION TO PREVENT SCRATCHES, DENTS, OR OTHER DAMAGES.
14. COORDINATE INSTALLATION WITH ELECTRICAL AND PLUMBING ROUGH-INS TO MAINTAIN PROPER CLEARANCES AND FUNCTIONALITY.
15. PROVIDE ADEQUATE BLOCKING FOR SECURE INSTALLATION OF WALL-MOUNTED MILLWORK OR ACCESSORIES.
16. CONFIRM HARDWARE AND ACCESSORY SELECTIONS WITH DESIGN COOP BEFORE INSTALLATION.
17. WALK THE SITE WITH DESIGN COOP TO VERIFY AND APPROVE HARDWARE LOCATIONS PRIOR TO INSTALLATION.
18. VISIBLE SURFACES AND EDGES MUST BE FREE OF DEFECTS AND FINISHED CONSISTENTLY WITH PROJECT SPECIFICATIONS.
19. ENSURE ADEQUATE APPLIANCE VENTILATION.
20. CONDUCT A FINAL WALKTHROUGH WITH DESIGN COOP TO ENSURE MILLWORK MEETS PROJECT REQUIREMENTS.
21. ADDRESS ANY PUNCH-LIST ITEMS PROMPTLY BEFORE FINAL PROJECT CLOSE-OUT.

ABBREVIATIONS:

ABV	ABOVE	MFR	MANUFACTURER
AC	ACOUSTICAL	MAS	MASONRY
ADJ	ADJUSTABLE AT	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
		MBR	MEMBER
BD	BOARD	MECH	MECHANICAL
BM	BEAM	MTL	METAL
BLK	BLOCK	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BUR	BUILT-UP ROOF	MOD	MODULE
BLDG	BUILDING		
		NIC	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CB	CHALK BOARD	NO	NUMBER
CEM	CEMENT		
CL	CENTER LINE	OC	ON CENTER
CER	CERAMIC	OPING	OPENING
C/CH	CHANNEL	OD	OUTSIDE DIAMETER
COL	COLUMN	O.H.	OPPOSITE HAND
COND	CONDITION	OFCI	OWNER FURNISHED OR
CONC	CONCRETE	OSCI	OWNER SUPPLIED -
CMU	CONCRETE MASONRY UNIT		CONTRACTOR INSTALLED
CJ	CONSTRUCTION JOINT	OFOI	OWNER FURNISHED OR
CONT	CONTINUOUS	OSOI	OWNER SUPPLIED -
CONTR	CONTRACTOR		OWNER INSTALLED
CORR	CORRIDOR		
CT	CERAMIC TILE	PS	PENCIL SHARPENER
		PLT	PLATE
DET	DETAIL	PLWD	PLYWOOD
DF	DRINKING FOUNTAIN	PTO	PAINTED
DIA	DIAMETER		
DIM	DIMENSION	QT	QUARRY TILE
DWG	DRAWING		
		R/RAD	RADIUS
EA	EACH	RECP	RECEPTACLE
EJ	EXPANSION JOINT	REF	REFERENCE
ELEL	ELECTRICAL	REINF	REINFORCE
EL/ELEV	ELEVATION	REQD	REQUIRED
EQ	EQUAL	REV	REVISED
EQUIP	EQUIPMENT		
EWC	ELECTRIC WATER COOLER	SCHED	SCHEDULE
EXT	EXTERIOR	SEC	SECTION
		SH	SHEET
FBO	FURNISHED BY OTHERS	SIM	SIMILAR
FE	FIRE EXTG LOCATION	SQ	SQUARE
FF	FINISH FLOOR	SS	STAINLESS STEEL
FIN	FINISH	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FR	FIRE RESISTIVE	SUSP	SUSPENDED
FRM	FRAME		
FRMG	FRAMING	TB	TACK BOARD
		TEL	TELEPHONE
GA	GAUGE	THK	THICK
GEN	GENERAL	TYP	TYPICAL
GC	GENERAL CONTRACTOR	TO	TOP OF
GYP	GYPSPUM		
GWB	GYPSPUM WALL BOARD	VENT	VENTILATING
		VER	VERTICAL
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HP	HIGH POINT	VCT	VINYL COMPOSITION TILE
HT/HGT	HEIGHT	VT	VINYL TILE
HORIZ	HORIZONTAL		
		WT	WEIGHT
ID	INSIDE DIAMETER	W/	WITH
INSUL	INSULATION	WDW	WINDOW
INT	INTERIOR	WD	WOOD
		WL	WORK LINE
JT	JOINT	WR	WATER RESISTANT
LF	LOW POINT		

PROJECT INFORMATION:

2 STORY POOL HOUSE

222 KING WILLIAM ST  
SAN ANTONIO, TX 78204

LEGAL DESCRIPTION:  
NCB 740 BLK 3 LOT W 45.6 FT  
OF 5 & E 48 FT OF 6

ZONING:  
RM-4  
HISTORIC DISTRICT: KING WILLIAM

PROJECT AREA:  
1ST FLOOR EXTG: 859 SQ. FT.  
2ND FLOOR EXTG: 132 SQ. FT.

1ST FLOOR PROPOSED: 991 SQ. FT.  
(NEW ADDITION 132 SQ. FT.)  
2ND FLOOR PROPOSED: 593 SQ. FT.  
(NEW ADDITION 152 SQ. FT.)

BUILDING HEIGHT:  
EXTG 2 STORY - 23'-9"

OCCUPANCY CLASS:  
RESIDENTIAL R-3

APPLICABLE CITY OF SAN ANTONIO  
BUILDING CODES:

2024 IBC	(INTERNATIONAL BUILDING CODE)
2024 IRC	(INTERNATIONAL RESIDENTIAL CODE)
2024 IFC	(INTERNATIONAL FIRE CODE)
2024 IMC	(INTERNATIONAL MECHANICAL CODE)
2024 IPC	(INTERNATIONAL PLUMBING CODE)
2024 IECC	(INTERNATIONAL ENERGY CONSERVATION CODE)
2023 NEC	(NATIONAL ELECTRICAL CODE)
2024 IFGC	(INTERNATIONAL FUEL GAS CODE)
2024 ISFSC	(INTERNATIONAL SWIMMING POOL AND SPA CODE)

INDEX OF DRAWINGS:

- A0.1 - SITE PLAN
- A1.0 - FLOOR PLAN: 1ST FLOOR & 2ND FLOOR
- A2.0 - EXTERIOR ELEVATIONS

DATE:	ISSUED:

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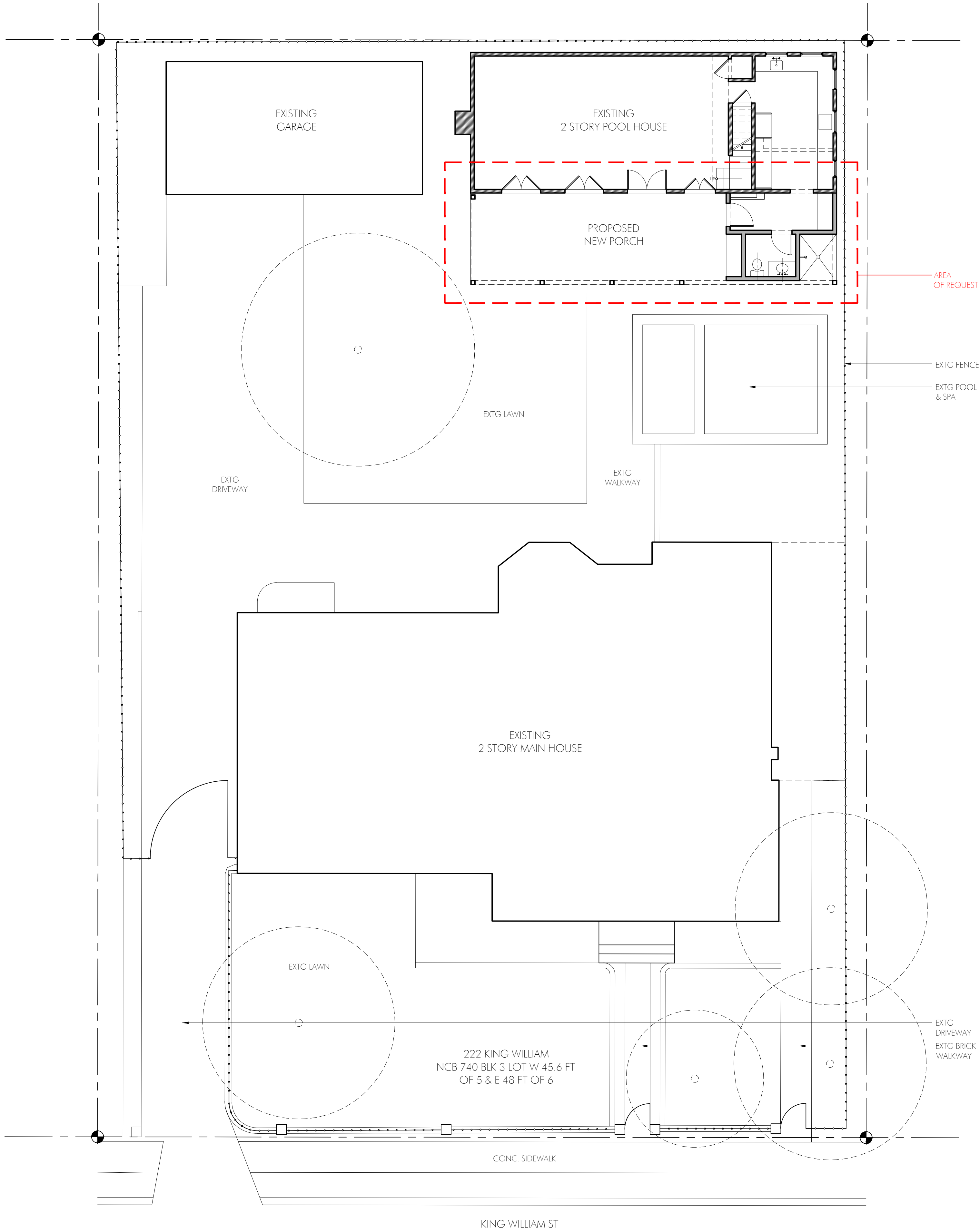
APPROVED:

DATE: MAY 21, 2025

SHEET No.  
GENERAL NOTES

A0.0

222 King William St  
San Antonio, Texas 78204



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



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San Antonio, TX 78210

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King William St  
San Antonio, Texas 78204

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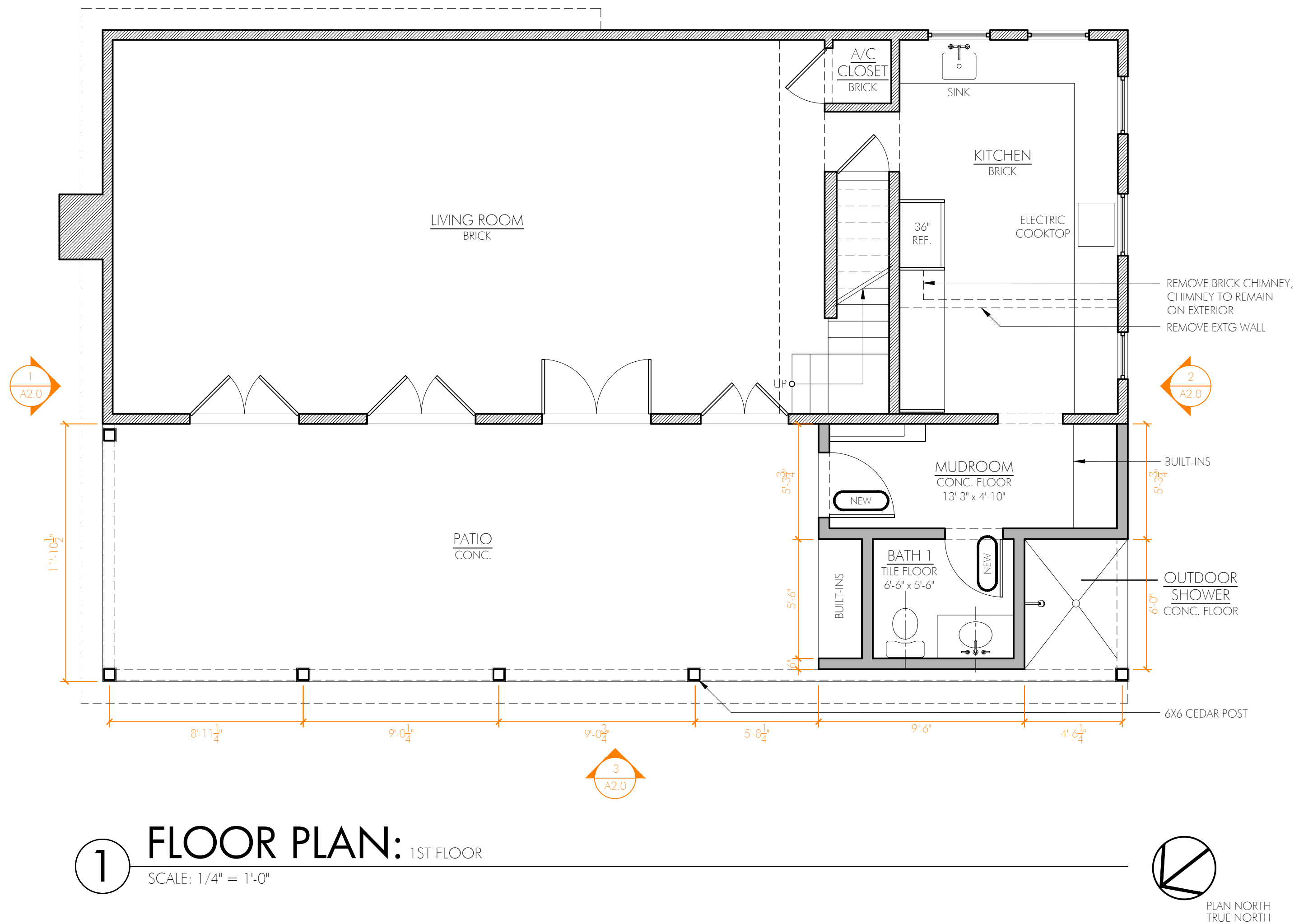
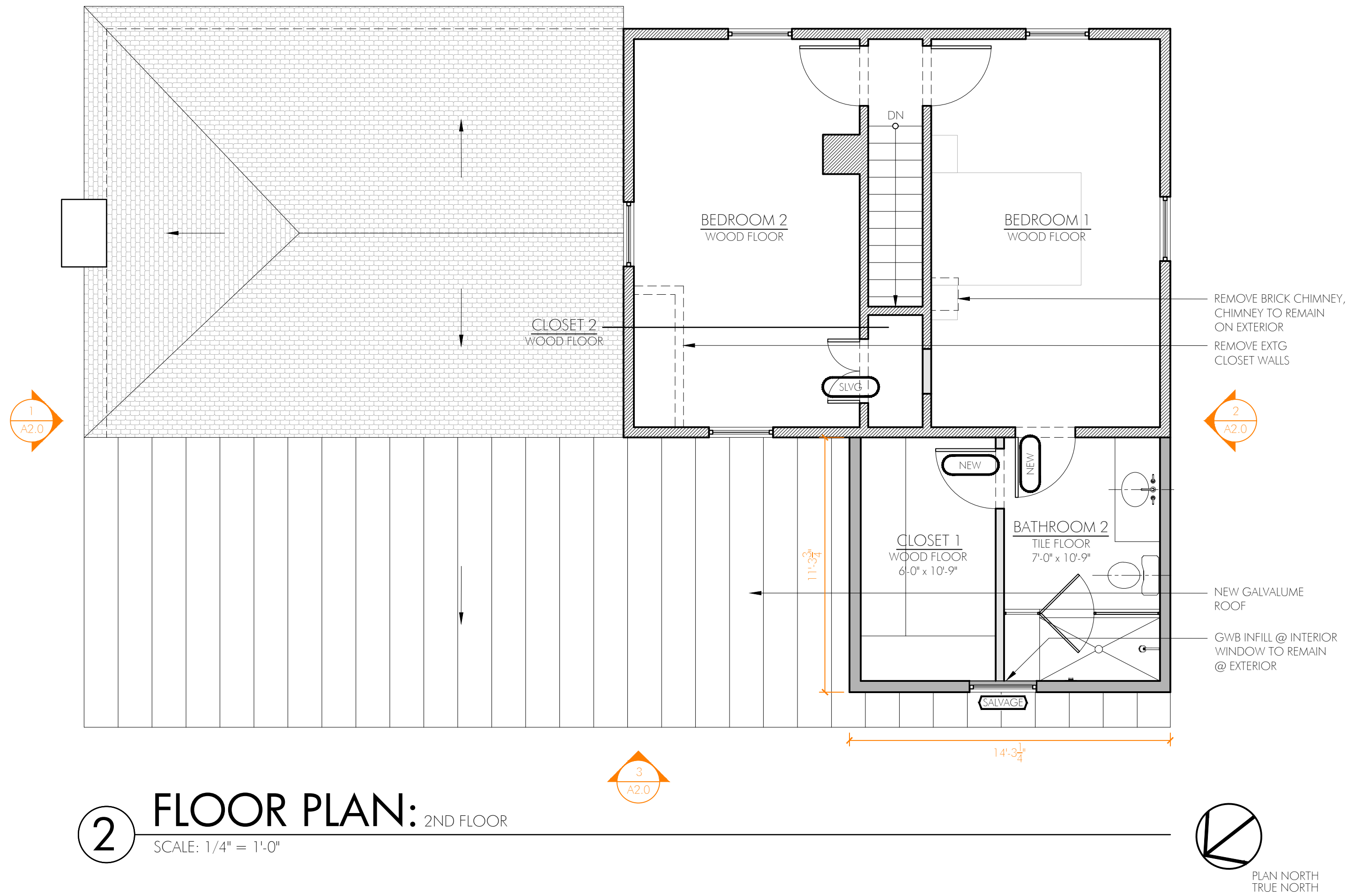
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SHEET No.  
SITE PLAN

A0.1





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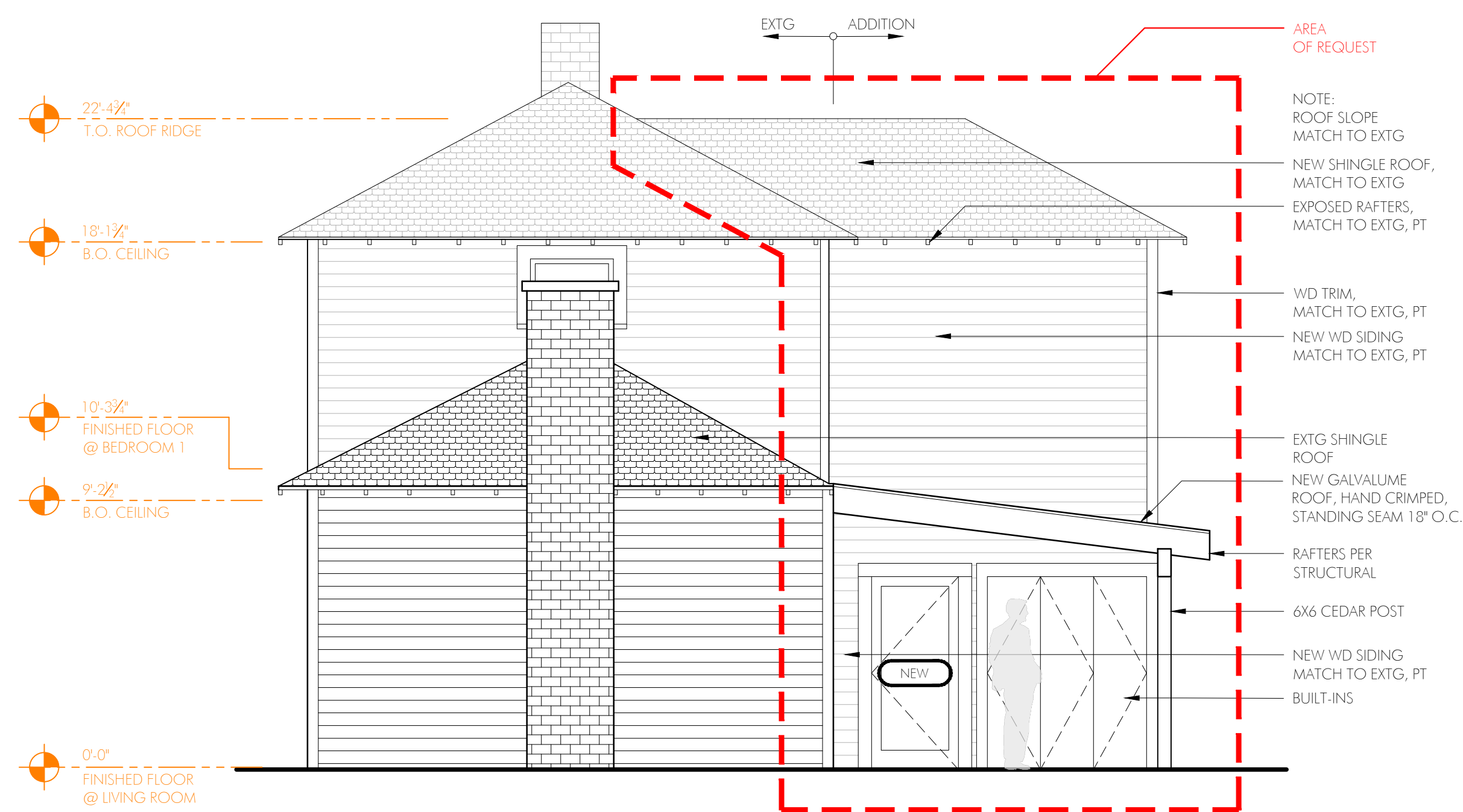
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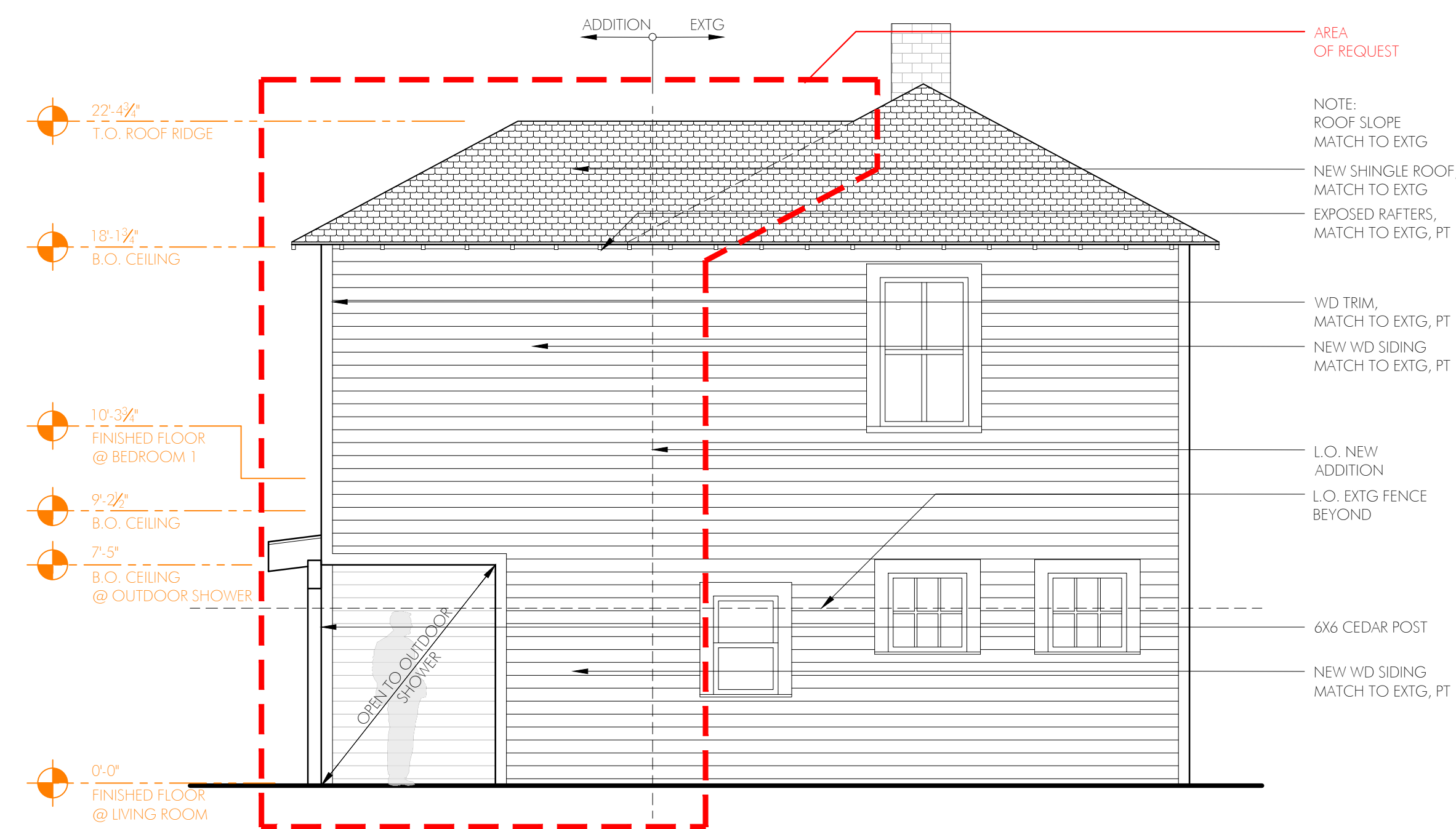
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SHEET No.  
FLOOR PLAN

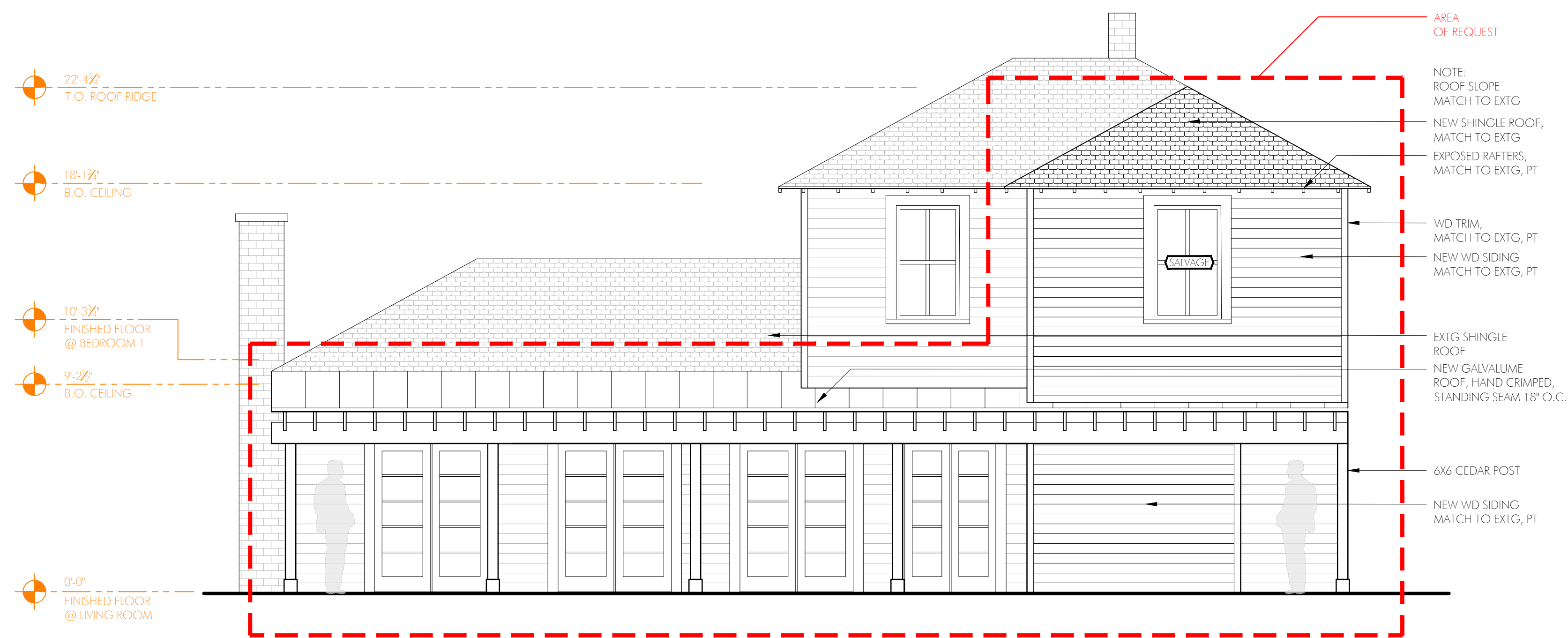
A1.0



1 ELEVATION: SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 ELEVATION: SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 ELEVATION: FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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SHEET No.  
EXTERIOR ELEVATIONS

A2.0