GENERAL NOTES

1. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
3. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AND INSPECTIONS AS REQUIRED FOR CONSTRUCTION OF THE PERMITTED SET OF DOCUMENTS AND ALL DOCUMENTED ADDENDUMS AND REVISIONS.
4. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
5. THE OWNER SHALL NOT BE LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE PROPERTY.
7. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND THE COST SHALL BE INCLUDED IN THE BID PRICE FOR THE RELATED ITEMS.
8. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
9. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH APPROVED PLANS AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION OF ANY CONFLICTS ON BASE PLANS AND SPECIFICATIONS. CONTRACTOR TO CLARIFY ANY ITEMS WITH DESIGNER PRIOR TO BIDDING OR STARTING CONSTRUCTION ON THE PROJECT. FAILURE TO DO SO SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURE CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE OR SHE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
14. THE APPROVED SET OF PERMITTED DRAWINGS SHALL BE KEPT AT THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE TO INSURE THE CORRECT SET OF CONSTRUCTION DOCUMENTS.
15. ALL PENETRATIONS THRU WALLS SHALL BE SEALED ARMASTER TIGHT AND CAULKED WITH TED PART SEALANT EACH SIDE.
16. ACTIVITIES THAT CAUSE SIGNIFICANT NOISE MUST BE COMPLETED AFTER HOURS AS TO NOT DISTURB EXISTING TENANTS.
17. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY THAT IS SCHEDULED TO REMAIN CONTRACTOR IS LIABLE FOR ANY DAMAGES TO THE EXISTING IMPROVEMENTS.
18. GENERAL CONTRACTOR AND BUILDING MANAGEMENT TO COORDINATE ACCESS TO AREAS AFFECTED BY CONSTRUCTION.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL HAND HELD FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE MARSHALL. CONTRACTOR TO VERIFY THE SIZE, QUANTITY, TYPE AND LOCATION OF EACH FIRE EXTINGUISHER WITH THE FIRE MARSHALL PRIOR TO THE START OF CONSTRUCTION. ALL PORTABLE FIRE EXTINGUISHERS MUST BE WALL MOUNTED IN LOCATIONS WHICH ARE CLEARLY VISIBLE AND UNOBSTRUCTED AT ALL TIMES.
20. VERIFY ALL EQUIPMENT ELECTRICAL REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN AND INSTALLATION. IF EXISTING CAN BE REUSED VERIFY WITH CONTRACTOR AT SITE. GENERAL CONTRACTOR SHALL CLEAN AND REFURBISH EQUIPMENT THAT IS TO BE REUSED.
21. PRECONSTRUCTION MEETING WITH LANDLORD REQUIRED TO DISCUSS MANAGEMENT OF PROPOSED WORKS AS WELL AS LOCATION CONSTRUCTION PORT-A-JET AND DUMPSTER PRIOR TO BEGINNING OF WORK ACTIVITIES. NO USE OF BUILDING RESTROOMS OR TRASH DUMPSTERS ALLOWED BY CONSTRUCTION PERSONNEL.
22. NO WORK TO EXTERIOR OF BUILDING OF ANY TYPE MAY BE COMPLETED WITHOUT WRITTEN LANDLORD SPECIFIC WRITTEN APPROVAL.
23. NO WORK TO ON ROOF WITHOUT LANDLORD APPROVAL AND SPECIFICALLY NO PENETRATIONS OF ANY TYPE WITHOUT LANDLORD WRITTEN APPROVAL AND USE OF LANDLORD DESIGNATED ROOFER TO COMPLETE WORK.

ARCHITECTURAL SYMBOLS

- DETAIL IDENTIFICATION NUMBER. SHEET WHERE DETAIL IS DRAWN.
- SECTION OR ELEVATION IDENTIFICATION NUMBER. SHEET NUMBER WHERE SECTION OR ELEVATION IS DRAWN
- SHADED ARROW INDICATES INTERIOR ELEVATION POINT OF VIEW. ENCIRCLED NUMBER INDICATES SHEET NUMBER WHERE DRAWING IS LOCATED.
- WINDOW MARK. IF WINDOWS ARE NOT NOTED DIRECTLY ON THE PLAN, REFER TO SCHEDULE.
- DOOR MARK. IF DOORS ARE NOT NOTED DIRECTLY ON THE PLAN, REFER TO SCHEDULE.
- REFER TO NOTE LEGEND OR SPECIFICATIONS.
- ROOM NUMBER.
- SPECIAL TAPE TYPE.
- FINISHED ELEVATION.
- MASONRY VENEER
- 2 X 4 WOOD STUDS AT 16" ON CENTER
- 2 X 6 WOOD STUDS AT 16" ON CENTER

AREA TABULATION

	FIRST FLOOR	SECOND FLOOR	TOTAL
AIR CONDITIONED SPACE	672 S.F.	984 S.F.	1,656 S.F.
CAR PORT / DECK	160 S.F.	160 S.F.	320 S.F.
PORCH	24 S.F.		24 S.F.
TOTAL BUILDING AREA	856 S.F.	744 S.F.	1,600 S.F.

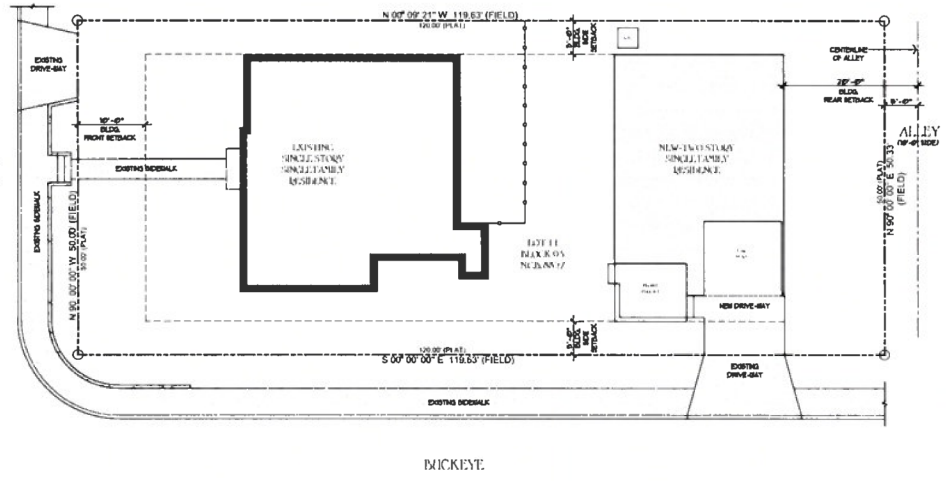
TABLE OF CONTENTS

SHEET NUMBER	CONTENTS
A1.0	SITE PLAN AND GENERAL NOTES
A2.0	1ST FLOOR PLAN, 2ND FLOOR PLAN, ROOF PLAN, AND INTERIOR ELEVATIONS
A3.0	ELEVATIONS
A4.0	CROSS SECTION AND TYPICAL WALL SECTION
E1.0	ELECTRICAL + LIGHTING PLAN
S1.0	FOUNDATION PLAN
S2.0	FRAMING PLAN AND WALL BRACING PLAN

LEGAL DESCRIPTION

N.C.B. 8873, LOT 11, BLOCK 93, LOS ANGELES HEIGHTS SUBDIVISION, BEXAR COUNTY, SAN ANTONIO, TEXAS "BEXAR"

I, All Pro Contracting Services Company By Jose Cano, 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 plan submittal for Building permits.



1 SITE PLAN
SCALE: 1/8" = 1'-0"
0 2 4 8 16 32 FEET

NORTH

REGISTERED ARCHITECT EUGENIO A. LUNA STATE OF TEXAS

EUGENIO R. LUNA
ARCHITECT
A
PLANNING

A NEW RESIDENCE AT 1705 LEE HALL SAN ANTONIO, TEXAS 78201

SITE PLAN

A1.0