

HISTORIC AND DESIGN REVIEW COMMISSION

June 18, 2025

HDRC CASE NO: 2025-145
ADDRESS: 222 KING WILLIAM
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT W 45.6 FT OF 5 & E 48 FT OF 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Christy Rainey/RAINEY GORDON & CHRISTY
TYPE OF WORK: 2-story addition construction and porch replacement on an existing detached rear accessory structure
APPLICATION RECEIVED: May 22, 2025
60-DAY REVIEW: July 07, 2025
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the detached rear accessory structure's front porch.
2. Construct a 2-story addition to an existing detached rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in roof appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 222 King William is a 2-story single family structure constructed circa 1912 with Italianate influences and first appears on the 1912 Sanborn Map. A previous structure existed onsite as represented in the 1904 Sanborn Map. The house features a stucco façade, wood windows and doors with arched detailing, and several brick chimneys. The structure is contributing to the King William Historic District and is a locally designated historic landmark with the common name Cook / Keating House.
- b. PORCH REPLACEMENT – The applicant is requesting approval to replace the detached rear accessory structure's front porch. The applicant has noted the new porch will use the same footprint as the existing porch minus the proposed addition's footprint. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iii. states new porches should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Exterior Maintenance and Alterations 7.B.iv. states to design replacement elements to be simple so as to not distract from the historic character of the building and to not add new elements and details that create a false historic appearance. The applicant has noted the new porch will feature 6x6" cedar posts and a standing seam metal roof. Staff finds the proposed porch replacement generally appropriate; however, the posts should feature a traditional cap and base and chamfered corners.
- c. ADDITION CONSTRUCTION (MASSING & FOOTPRINT) – The applicant has proposed to construct a 2-story addition to an existing detached rear accessory structure to use a portion of the existing front porch footprint. The existing primary structure is a 2-story, single-family Italianate. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed addition generally appropriate.
- d. ADDITION CONSTRUCTION (ROOF FORM) – The applicant has proposed to construct the proposed 2-story addition with a hipped roof. Additions 3.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof forms generally appropriate.
- e. ADDITION CONSTRUCTION (ROOF MATERIAL) – The applicant has proposed to install a composition shingle roof on the proposed addition. Additions 3.A.ii. states to match original roofs in terms of form and materials. Staff finds the proposed roof material conforms to Guidelines.
- f. ADDITION CONSTRUCTION (SIDING) – The applicant is requesting approval to install wood siding to match the historic structure onsite. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed siding conforms to Guidelines.
- g. ADDITION CONSTRUCTION (ARCHITECTURAL DETAILS) – The applicant is requesting approval to construct a 2-story addition to an existing detached rear accessory structure. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for

example, can provide visual interest while helping to convey the fact that the addition is new. Staff finds the proposed addition's architectural details conforms to Guidelines.

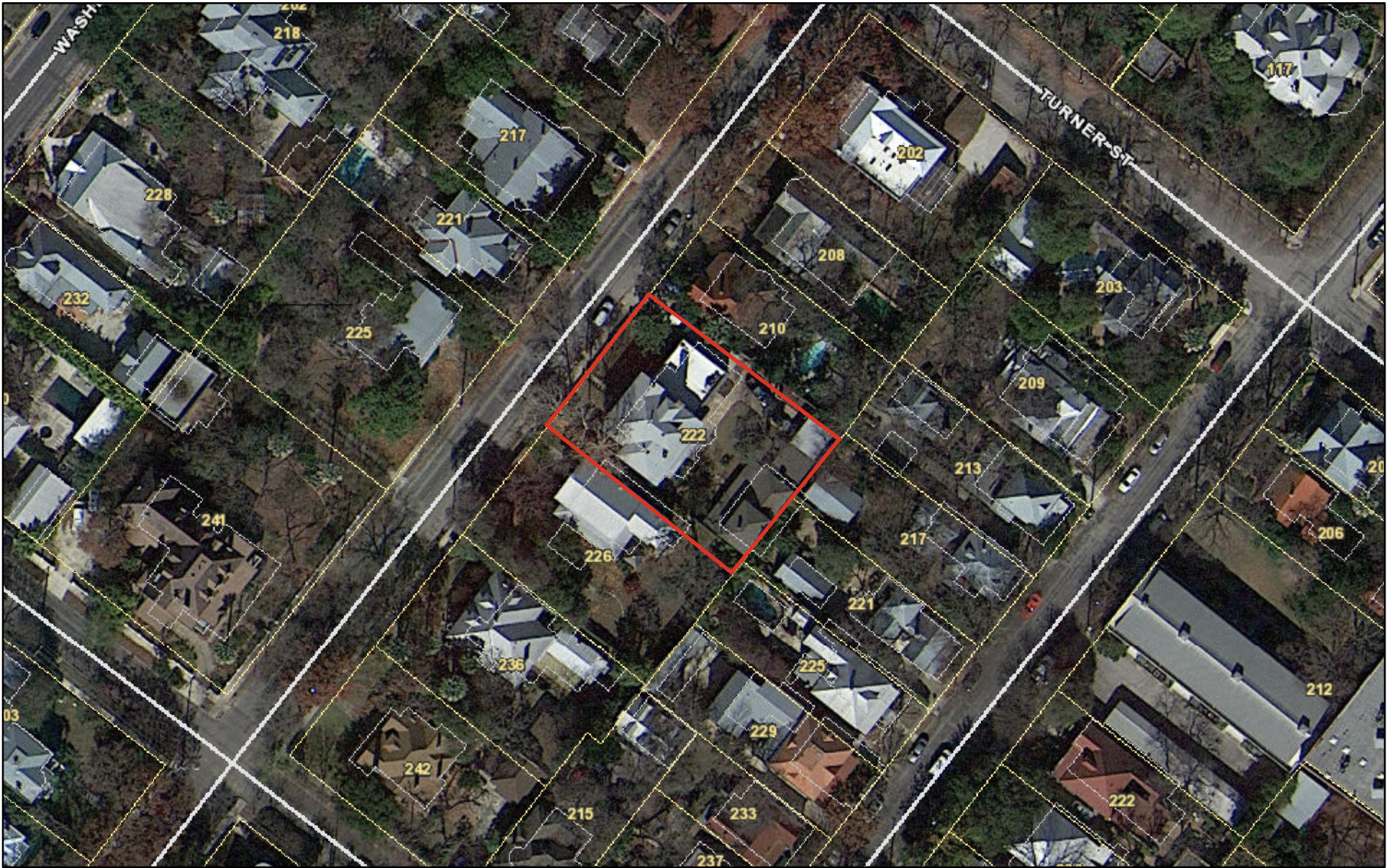
- h. ADDITION CONSTRUCTION (MATERIALS: WINDOW) – The applicant has proposed to reuse the existing second story wood window onsite for the addition. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the reused window conforms to Guidelines.
- i. ADDITION CONSTRUCTION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern on the addition conforms to Guidelines.

RECOMMENDATION:

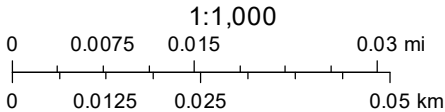
Staff recommends approval of items 1 and 2, based on findings a through i, with the following stipulations:

- i. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- ii. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



June 12, 2025



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 OWNERS 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

DRAWING SYMBOLS:

ELEVATION		SCHEDULED DOOR		KEYED NOTE	
<div>0'-0"</div> <div>FINISHED FLOOR</div> <div>@ 5TH FLOOR</div>		SCHEDULED WINDOW		REVISION	
DETAIL PLAN ENLARGED DETAIL DETAIL REFERENCE		COLUMN/WORK LINE		INTERIOR ELEVATION	
BUILDING SECTION		ROOM	<div>DINING</div> <div>WD FLOOR</div>	CENTER LINE	



210.883.5529
info@designcoopsa.com

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San Antonio, TX 78210

222
King William St
San Antonio, Texas 78204

DATE:	ISSUED:

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DRAWN: KK

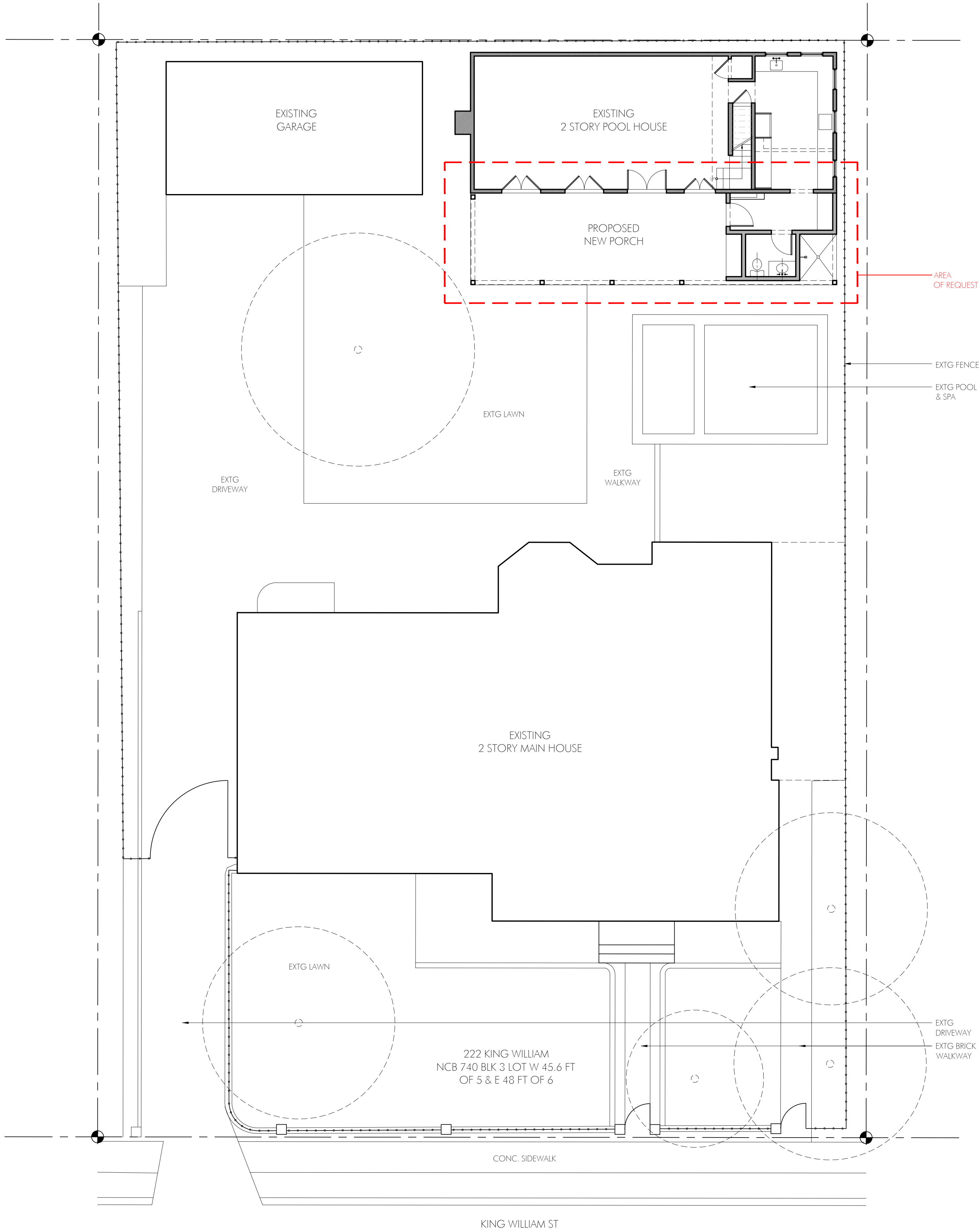
CHECKED: DC

APPROVED:

DATE: MAY 21, 2025

SHEET No.
GENERAL NOTES

A0.0



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



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SHEET No.
SITE PLAN

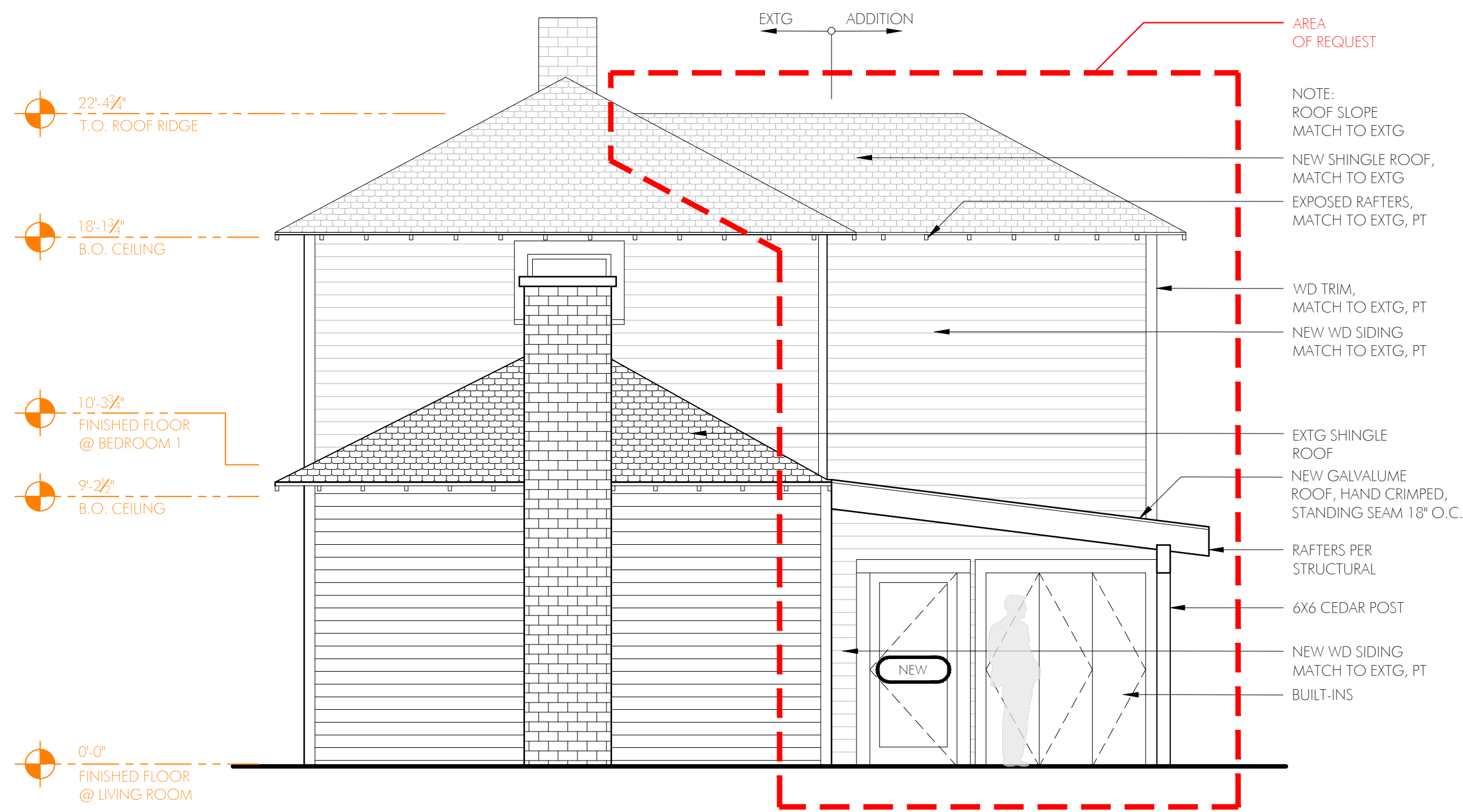
A0.1



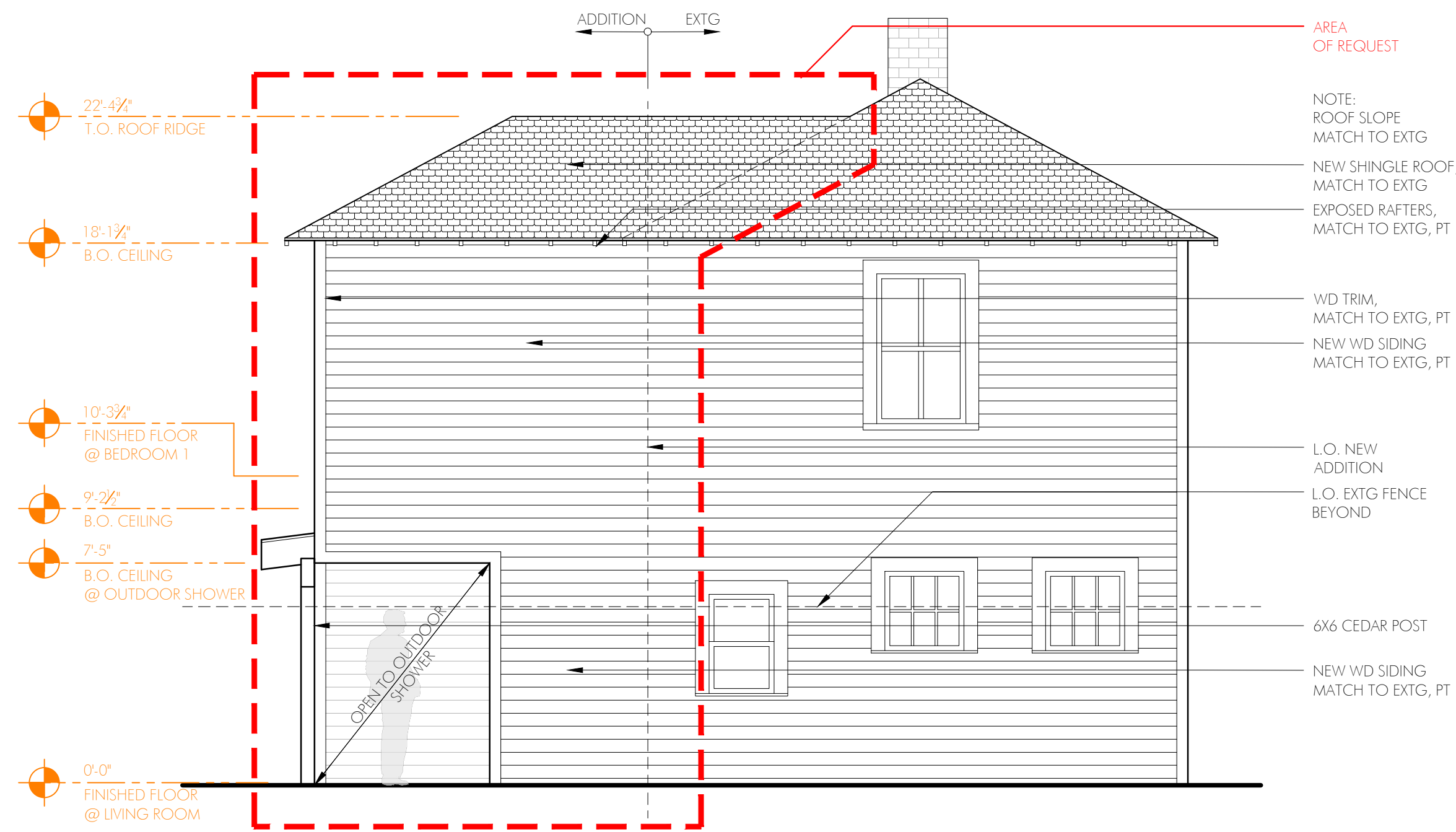
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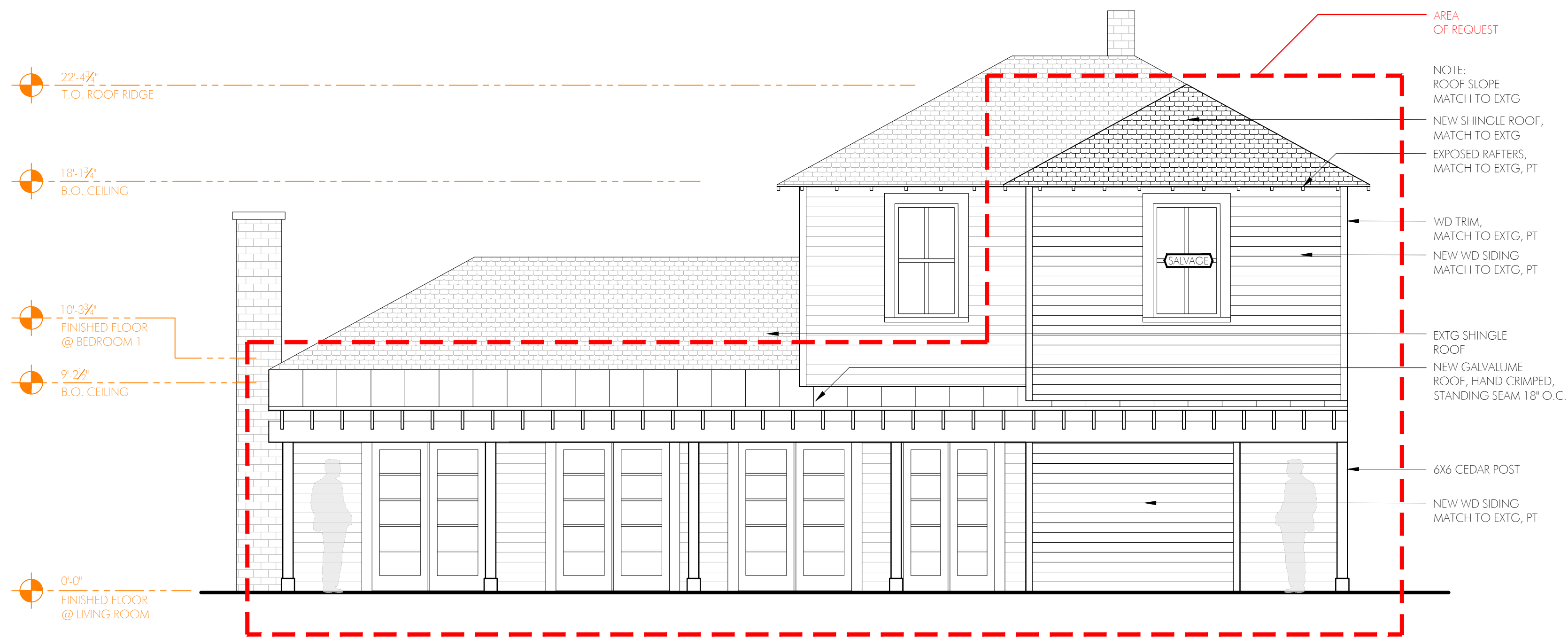
A1.0



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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APPROVED:

DATE: MAY 21, 2025

SHEET No.
EXTERIOR ELEVATIONS

A2.0



1

PHOTO: STREET VIEW - KING WILLIAM ST
SCALE: N.T.S.



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SHEET No.
PHOTOS

HDRC



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SHEET No.
PHOTOS

HDRC

1

PHOTO: POOL HOUSE
SCALE: N.T.S.



AREA
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APPROVED:
DATE: 5/21/2025

SHEET No.
PHOTOS

HDRC

1

PHOTO: POOL HOUSE
SCALE: N.T.S.

State: Texas

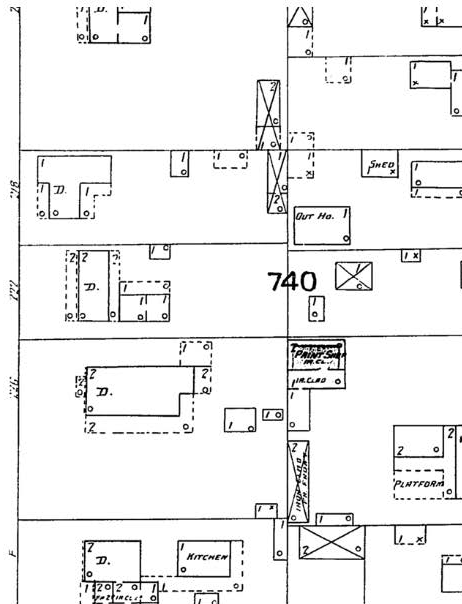
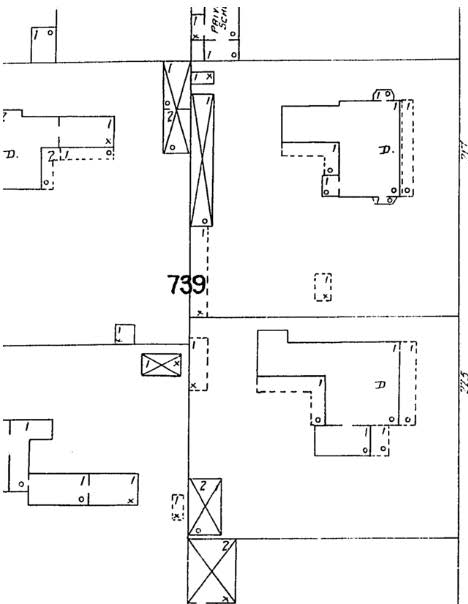
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