HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 21

HDRC CASE NO:	**2015-425**
ADDRESS:	1008 DAWSON ST
LEGAL DESCRIPTION:	NCB 1371 BLK 3 LOT E 41 FT OF 1, 2, & 3
ZONING:	RM4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Pegy Brimhall/Rising Barn
OWNER:	Devin Vernon
TYPE OF WORK:	Final Approval of New Construction

REQUEST:

The applicant is requesting final approval to:

1. Construct a single family residence on the vacant lot at 1008 Dawson, at the corner of Dawson and Florence Alley.
2. Construct an accessory structure to feature a studio apartment to the rear of the primary structure.
3. Construct a garage with a single width garage door at the rear of the property with alley access. The applicant has proposed materials of cement board siding, a standing seam metal roof, composite metal windows with wood casing and metal siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. *Setback*s—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—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.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

4. Residential Streetscapes

A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. This case was heard by the Historic and Design Review Commission on October 13, 2015 and again on January 5, 2016, where committee members noted that the scale, size and footprint of the proposed construction is appropriate, that the proposed roof form should relate to the historic roof forms of the neighborhood, that front porch columns would be appropriate and that the applicant should provide both precedent and existing examples of alley windows throughout the neighborhood and their fenestration patterns.
b. The Dignowity Hill Historic District was originally developed between 1877 and 1940 and features a number of traditional architectural styles including Folk Victorian, Queen Anne and Craftsman among others. Each of these architectural styles feature character defining elements that are both unique to Dignowity Hill and San Antonio. Size, scale and form, along with materials contribute to the consistency and appropriateness of a design when considering its construction in one of San Antonio's Historic Districts.
c. The applicant has proposed to construct three structures on the vacant lot at 1008 Dawson. The applicant has proposed for the primary structure, a single family home to feature a setback and orientation that is consistent with those of the structures to both the east and west. This is consistent with the Guidelines for New Construction 1.A.
d. According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented toward the street. The applicant's proposal is consistent with the Guidelines.
e. Regarding height, the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. The applicant has proposed a structure with a height that is generally consistent with the predominant building height in the vicinity. This is consistent with the Guidelines.
f. Per the provided architectural elevations, the applicant has proposed a foundation height that is consistent with the precedent set throughout the district. This is consistent with the Guidelines for New Construction 2.A.iii.
g. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed a single sloping roof for both the primary structure and the accessory structure which the applicant has positioned to appear a single front gable roof. Front gable roofs as well as side gable roofs are prominent throughout Dignowity Hill, both of which present side sloping roofs similar to that in the applicant's proposal. Staff finds that this contemporary interpretation to an original roof form is appropriate, however, the applicant should ensure that roof pitches are consistent with those found throughout the neighborhood as well as potentially reducing the amount of space between each structure to accommodate a closer incorporation of the two roofs. For the proposed garage structure, the applicant has proposed a flat roof. There is no precedent for a flat roof in Dignowity Hill, however, staff finds given the location of the proposed garage, the lack of its visibility from Dawson and its lack of height at only eight (8) feet, a flat roof would not negatively impact this property nor the surrounding historic character.
h. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. As previously mentioned, Dignowity Hill features a number of Folk Victorian, Queen Anne and Craftsman homes. The applicant has proposed window and door openings on the street facing façade that staff finds are appropriate, however, staff finds that the applicant should address the lack of fenestration

on the west elevations of both the primary structure and accessory structure as well as the east elevation of the primary structure. The applicant submitted updated drawings that address staff's previous concerns regarding the lack of fenestration on the west elevations of the primary and accessory structure and the east elevation of the primary structure.

i. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.

j. The applicant has proposed materials which include cement board siding, a standing seam metal roof and metal windows with wood casing. The applicant's proposed siding and roof materials are consistent with the Guidelines for New Construction, however, staff recommends that the applicant install wood windows featuring profiles consistent with those that historically are found throughout the district rather than metal casement windows. New metal roofs should be constructed in a similar fashion to metal roofs containing use panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low profile ridge cap and use a galvalume finish.

k. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has proposed a number or contemporary interpretations of historic architectural elements that staff finds appropriate, however, staff finds that more attention to and the incorporation of existing fenestration patterns throughout the neighborhood would positively impact this project. The applicant has provided updated documents addressing staff's concerns with appropriate fenestration. Staff finds this new proposed fenestration pattern to be appropriate and consistent with the Guidelines.

l. The applicant has proposed a front porch that while contemporary in form features many architectural elements that are of historic nature. Per the provided floor plan, the applicant has incorporated front porch design that is consistent with the front porch configurations of many historic homes throughout the district, particularly in dept and a side, front door. Staff finds this an appropriate approach to front porch design and consistent with the Guidelines regarding contemporary interpretations.

m. Regarding site elements, the applicant has noted that a cattle panel fence will be constructed per both the site plan and rendered elevation. The applicant's proposal is consistent with the Guidelines.

n. Regarding landscaping, the applicant submitted a landscape plan to staff for review and is proposing to plant juniper at the rear and west sides of the primary structure. Planting beds in the front yard and on the north side of the accessory structure are also proposed. The front and rear yard will consist of lawn. This is consistent with the Guidelines for Site Elements 3.A.i-iv.

RECOMMENDATION:

Staff recommends final approval based on findings a through n.

CASE MANAGER:

Katie Totman

N

1008 Dawson

Dignowity Hill

Printed:Jan 12, 2016


Gorman
Gorman
Gorman
Dawson St
Goodloe Alley
N Monumental St
Florence Alley
Dawson Alley
N Palmetto
N Palmetto

Rising Barn

backyard, neighbor's metal shed

neighbor's studio

neighbor's home & trellis

naeigbor's home

Existing View toward Dawson St., from Studio

Front and Side Elevations

Rising Barn




Dignowity Inspiration - Side Elevations







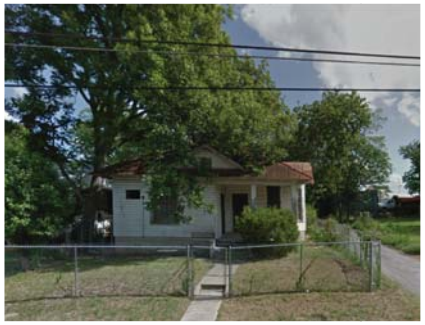

Dignowity Inspiration - Facades

Rising Barn




Dawson Street Precendence, 1000 Block






Dawson Street Precendence, 1000 Block

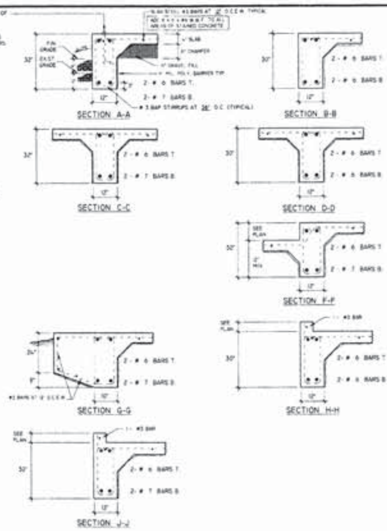
Rising Barn

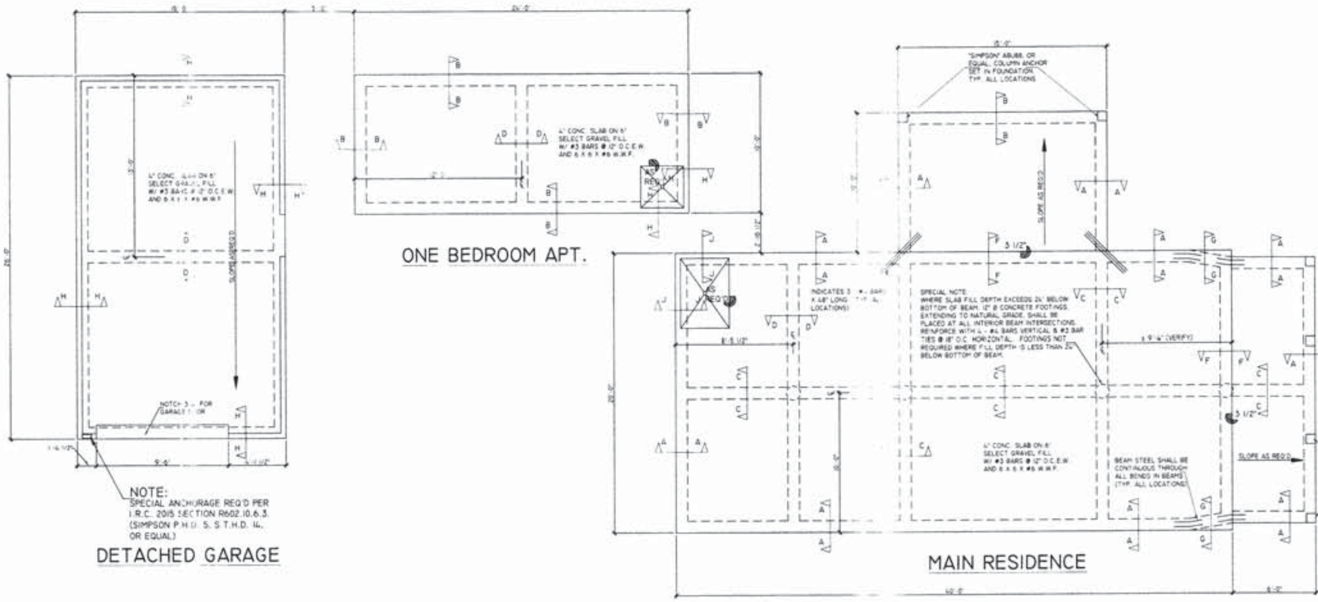
NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.

NOTE: FRAMING DESIGN, PREPARED BY OTHERS, MUST BE VERIFIED FOR COMPLIANCE W/ THIS PLAN. ALL CONCENTRATED LOADS SHOULD BE PROVIDED TO FOUNDATION ENGINEER FOR APPROVAL. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THIS FOUNDATION DESIGN IS BASED UPON CONVENTIONAL FRAMING BEING UTILIZED. NOTIFY ENGINEER IF PREFABRICATED TRUSSES TO BE UTILIZED.

NOTE:
REFER TO DEEP BEAM DETAIL BELOW FOR ADDITIONAL REINFORCEMENT REQUIRED FOR BEAM DEPTHS IN EXCESS OF 36".

NOTE:
SITE SHALL BE STRIPPED OF ALL VEGETATION & DELITERIOUS MATERIAL. ALL FILL SHALL BE SELECT GRAVEL AS PER GENERAL NOTES.



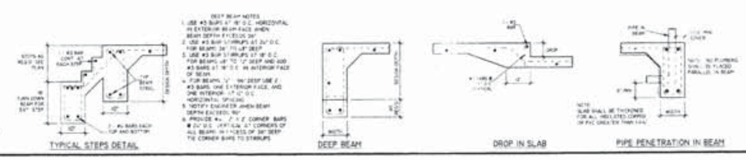


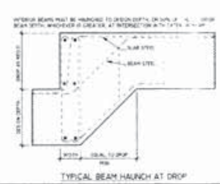
ANY DEVIATIONS IN PLAN, DROPS, DIMENSIONS, ETC. MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES

THIS FOUNDATION HAS BEEN DESIGNED TO SOILS CONDITIONS BASED ON A SOILS ANALYSIS PREPARED BY ROCK ENGINEERING PROJECT NO. C215449. SOILS P.I. = 35

NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.





FOUNDATION PLAN

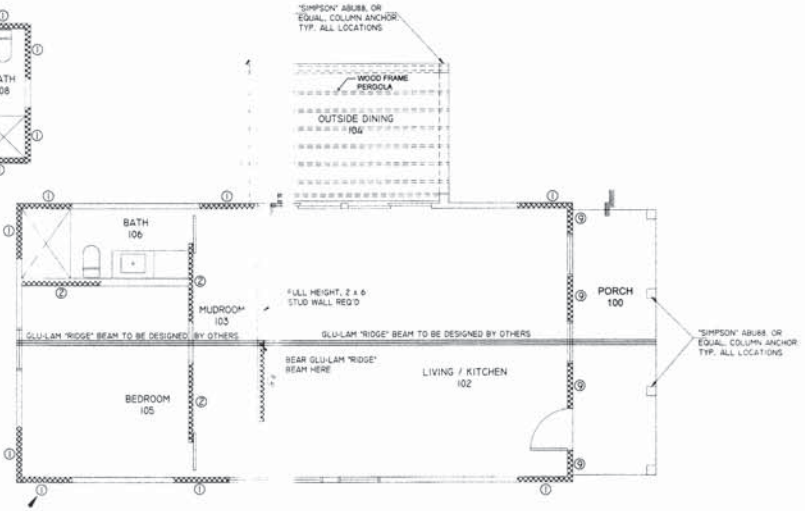
galbraith engineering CONSULTANTS, INC.

SUBDIVISION: DIGNOWITY HILL		
LOT: --	BLOCK: --	
ADDRESS: 1008 DAWSON ST		
DATE	REVISIONS	CLIENT: RISING BARN	DATE: 10/1/15
11/20/15	FINAL PLANS RECEIVED	P.I. = 35*	SCALE: 1/4" = 1'-0"
JOB NO.	51609601R	DRAWN BY: MB	SHEET 1 OF 1

*(SOILS DATA PROVIDED BY CLIENT)

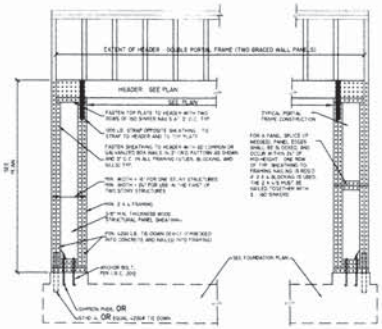
DETACHED GARAGE

ONE BEDROOM APT.

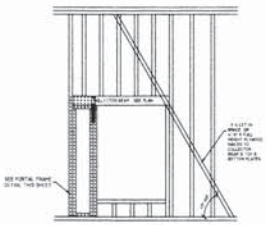


INDICATES WIND BRACING METHOD REQUIRED: SEE LEGEND THIS SHEET

MAIN RESIDENCE



PORTAL FRAME DETAIL
WIND BRACING ALT. #3



1/2 PORTAL FRAME W/ STANDARD WIND BRACING
WIND BRACING ALT. #5

WIND BRACING LEGEND

① FULL HEIGHT X 4'-0" MIN. U.N.O., 7/16" PLYWOOD / O.S.B. NAILED 4" O.C. EDGES, 6" O.C. FIELD. BLOCK ALL HORIZ. JOINTS.

② APPROVED METAL OR 1 X 4 WOOD LET-IN BRACE. (45° - 60° ANGLE). MAXIMUM STUD SPACING = 16" O.C. (METAL MAY NOT BE USED IN WALL HEIGHTS GREATER THAN 10'-0")

N.A. ~~③ PORTAL FRAME PER I.R.C. 2015 SECTION R602.10.6.3.~~

SEE DETAILS THIS SHEET FOR SPECIFICATIONS

N.A. ~~④ "SIMPSON" STRONG WALL, "HARDY" WALL PANEL, OR EQUAL.~~

N.A. ⑤ 1/2 PORTAL FRAME W/ STANDARD LET-IN BRACE/OR PLYWOOD PANEL.

N.A. ⑥ STEEL COLUMN REFER TO PLAN.

N.A. ⑦ 1/2" ANCHOR BOLTS @ 4'-0" O.C. (2 MIN) IN FOUNDATION W/ 7/16" PLYWOOD FULL HEIGHT - NAIL 4" O.C. EDGES 6" O.C. FIELD. BLOCK ALL HORIZONTAL JOINTS.

N.A. ⑧ SHEAR WALL (SEE DETAIL AND PLAN SCHEDULE

⑨ FULL HEIGHT X WIDTH SHOWN, 7/16" PLYWOOD/O.S.B. NAILED 4" O.C. EDGES, 6" O.C. FIELD. BLOCK ALL HORIZONTAL JOINTS.

WIND BRACING PLAN

Galbraith Engineering Consultants, Inc.

SUBDIVISION: DISNOWITY HILL
LOT: -- BLOCK: --
ADDRESS: 1008 DAWSON ST
PLAN VALID FOR USE WITH I.R.C. 2015 ONLY

GEORGE GALBRAITH 37125 REGISTERED PROFESSIONAL ENGINEER

DATE	REVISIONS

CLIENT: RISING BARN
DATE: 11/2015
SCALE: 1/4" = 1'-0"
JOB NO. 51609402
DRAWN BY: MB
SHEET 1 OF 1

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

TO: City of San Antonio
Development Services Department
Plan Review
1901 S. Alamo Street
San Antonio, Texas 78204
Office: (210) 207-8297

RESIDENTIAL PLAN CERTIFICATION STATEMENT

Sheet 3 of 3

RE: Project Address: (N/A if Master Plan): 1008 Dawson St.

Master Plan Name/or AP #: _____

I hereby certify that the above-referenced residential plans meet all applicable brace wall provisions of the 2015 International Residential Code as currently adopted by the City of San Antonio (COSA), or meet the structural design requirements of the 2015 International Building Code as currently adopted by COSA. I also certify that I am a registered professional engineer in the State of Texas in good standing and that I have the necessary structural engineering knowledge and experience that enables me to make this certification statement. Finally, I certify that the drawings submitted with this permit application include all necessary notes and details to ensure that the builder can build the structure to my engineering specifications and the City inspector can verify the construction.

Signature: _____

Name: Glenn E. Galbraith, P.E.

Date: November 20, 2015

Address: 121 Interpark Blvd. #105

San Antonio, Texas 78216

Phone Number: (210) 496-2636

Professional Engineer's Seal:
License: 37125
Firm #: F-5964

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo Street, San Antonio, TX 78283-3966

INTENT TO PROVIDE RESIDENTIAL INSPECTIONS

Project Street Address: 1008 Dawson St

Owner/Builder Rising Barn Permit AP #: _____

Subdivision Dignowity Hill Lot #: _____ Master Plan # (if applicable): _____

****

Engineered Inspection Options: (Check the type of inspection(s) that will be the responsibility of a Texas licensed engineer (currently active with TBPE).

[✓] **A. Foundation**.

[ ] **B. Framing**.

[✓] **C. Wall Bracing.**

Design Professional's Name	Glenn E. Galbraith, P.E.
Firm Name	Galbraith Engineering Consultants, Inc. (F-5964)
Address	121 Interpark Blvd. #105 San Antonio, TX 78216

Checking any of the above requires that an engineered letter (attached below) be submitted to the City of San Antonio Development Services at the following:

Development Services
Customer Service
1901 South Alamo
San Antonio, Texas, 78204
E-mail: callcenter@sanantonio.gov

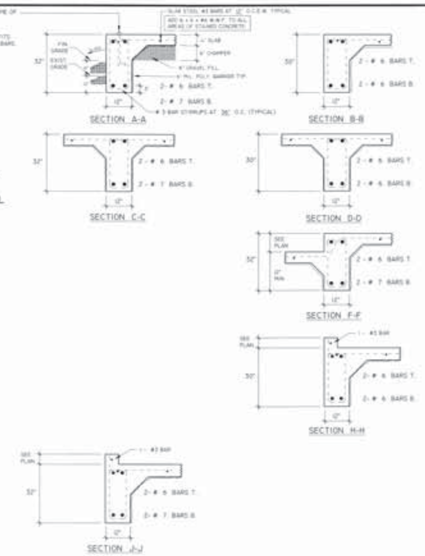
The letter must cover any of the items checked above.

NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.

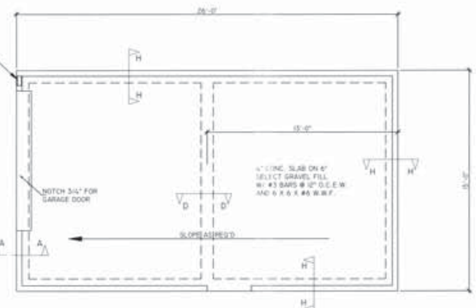
NOTE: FRAMING DESIGN, PREPARED BY OTHERS, MUST BE VERIFIED FOR COMPLIANCE W/ THIS PLAN. ALL CONCENTRATED LOADS SHOULD BE PROVIDED TO FOUNDATION ENGINEER FOR APPROVAL, PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS FOUNDATION DESIGN IS BASED UPON CONVENTIONAL FRAMING BEING UTILIZED. NOTIFY ENGINEER IF PREFABRICATED TRUSSES TO BE UTILIZED.

NOTE:
REFER TO DEEP BEAM DETAIL BELOW FOR ADDITIONAL REINFORCEMENT REQUIRED FOR BEAM DEPTHS IN EXCESS OF 36".

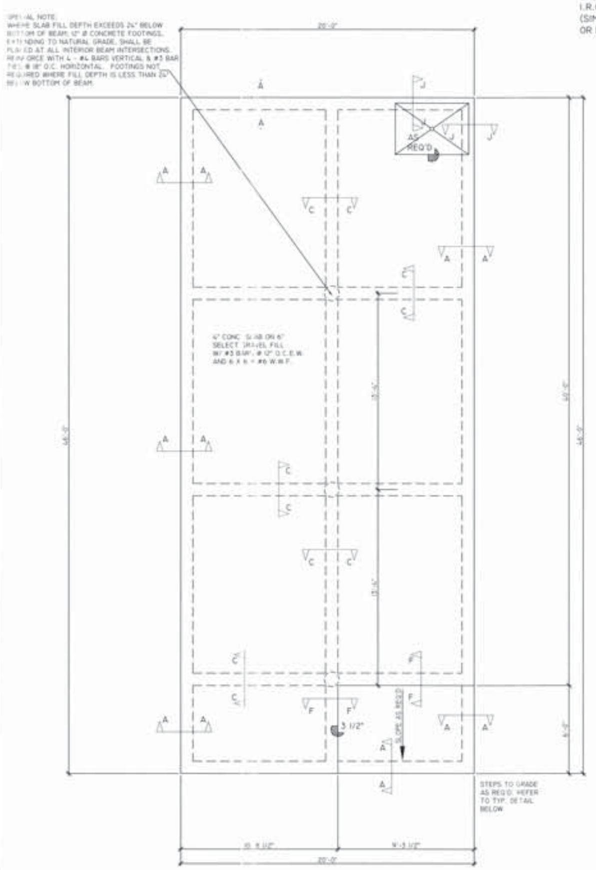
NOTE:
SITE SHALL BE STRIPPED OF ALL VEGETATION & DELITERIOUS MATERIAL. ALL FILL SHALL BE SELECT GRAVEL AS PER GENERAL NOTES.



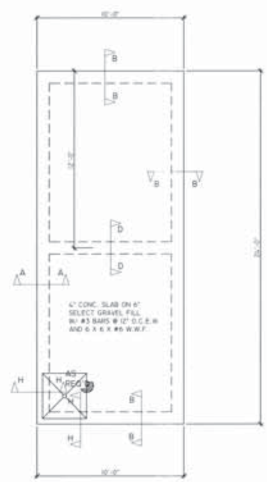
NOTE:
SPECIAL ANCHORAGE REQ'D PER I.R.C. 2015 SECTION R602.10.6.3. (SIMPSON P.H.D. 5, S.T.H.D. 14, OR EQUAL)



DETACHED GARAGE



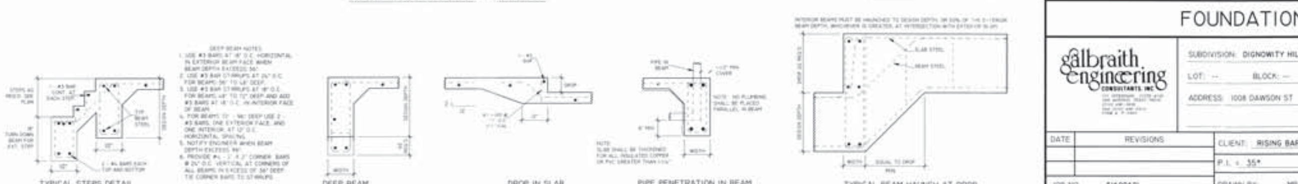
MAIN RESIDENCE



ONE BEDROOM APT.

GENERAL NOTES

THIS FOUNDATION HAS BEEN DESIGNED TO SOILS CONDITIONS BASED ON A SOILS ANALYSIS PREPARED BY ROCK ENGINEERING PROJECT NO. ________ SOILS P.I. = 35.



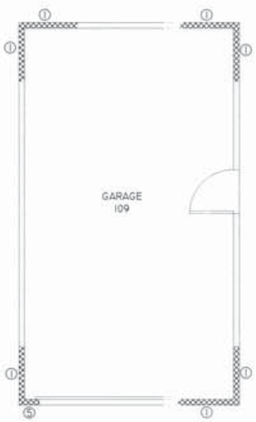
NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.

FOUNDATION PLAN

galbraith engineering CONSULTANTS, INC.

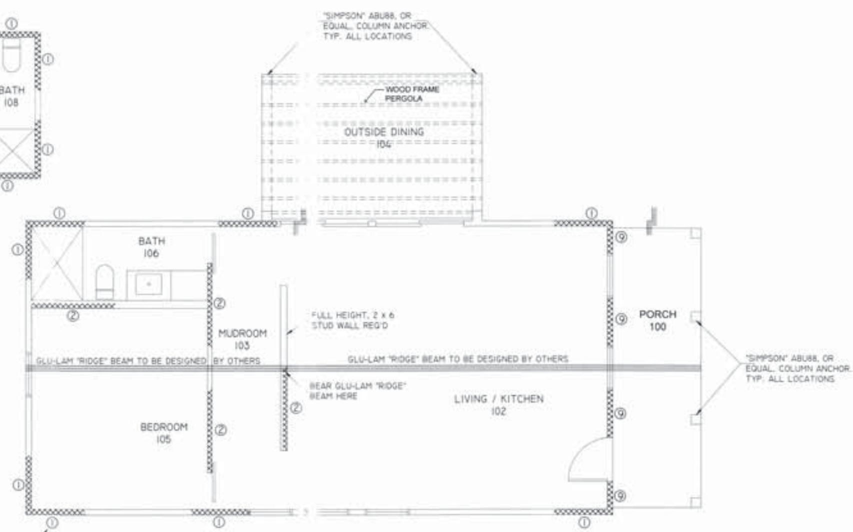
SUBDIVISION: DIGNOWITY HILL		
LOT: -- BLOCK: --		
ADDRESS: 1008 DAWSON ST		
DATE / REVISIONS	CLIENT: RISING BARN	DATE: 10/1/15
	P.I. = 35*	SCALE: 1/4" = 1'-0"
JOB NO. 5160960I	DRAWN BY: MB	SHEET 1 OF 1

*(SOILS DATA PROVIDED BY CLIENT)



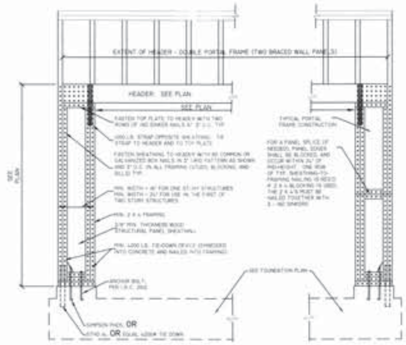
DETACHED GARAGE

ONE BEDROOM APT.

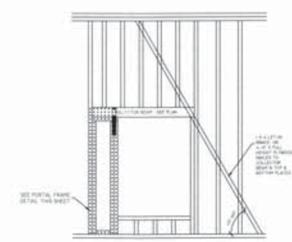


INDICATES WIND BRACING METHOD REQUIRED: SEE LEGEND THIS SHEET

MAIN RESIDENCE



PORTAL FRAME DETAIL
WIND BRACING ALT. #3



1/2 PORTAL FRAME W/ STANDARD WIND BRACING
WIND BRACING ALT. #5

WIND BRACING LEGEND

1. FULL HEIGHT X 4'-0" MIN. U.N.O., 7/16" PLYWOOD / O.S.B. NAILED 4" O.C. EDGES, 6" O.C. FIELD. BLOCK ALL HORIZ. JOINTS.
2. APPROVED METAL OR 1 X 4 WOOD LET-IN BRACE. (45° - 60° ANGLE). MAXIMUM STUD SPACING = 16" O.C. (METAL MAY NOT BE USED IN WALL HEIGHTS GREATER THAN 10'-0")
3. N.A. ~~PORTAL FRAME PER I.R.C. 2015 SECTION R602.10.6.3. SEE DETAILS THIS SHEET FOR SPECIFICATIONS.~~
4. N.A. ~~"SIMPSON" STRONG WALL, "HARDI" WALL PANEL, OR EQUAL.~~
5. 1/2 PORTAL FRAME W/ STANDARD LET-IN BRACE/OR PLYWOOD PANEL.
6. N.A. ~~STEEL COLUMN: REFER TO PLAN.~~
7. N.A. ~~1/2" ANCHOR BOLTS @ 4'-0" O.C. (2 MIN). IN FOUNDATION W/ 7/16" PLYWOOD FULL HEIGHT. NAIL 4" O.C. EDGES 6" O.C. FIELD. BLOCK ALL HORIZONTAL JOINTS.~~
8. N.A. ~~SHEAR WALL (SEE DETAIL AND PLAN SCHEDULE.~~
9. FULL HEIGHT X WIDTH SHOWN, 7/16" PLYWOOD/O.S.B. NAILED 4" O.C. EDGES, 6" O.C. FIELD. BLOCK ALL HORIZONTAL JOINTS.

WIND BRACING PLAN

galbraith engineering CONSULTANTS, INC.

SUBDIVISION: DIGNOWITY HILL
LOT: — BLOCK: —
ADDRESS: 1008 DAWSON ST
PLAN VALID FOR USE WITH I.R.C. 2015 ONLY

STATE OF TEXAS — GLENN GALBRAITH — 37125 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISIONS

JOB NO. 51609602

CLIENT: RISING BARN

DRAWN BY: MB

DATE: 11/20/15

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

SHEET 1 OF 1

Architectural Drawing Notes

General Project Notes
1. All construction and materials shall be as specified and in accordance with the 2015 IRC, IECC, and all city of San Antonio amendments.
2. Contractor is responsible for all permits related to this work.
3. No work requiring shop drawings or sample submission shall commence until the shop drawing or sample has been reviewed and approved by the architect.
4. Jobsite shall be maintained and in a clean and orderly manner. Each subcontractor shall immediately, on completion of each phase of work remove all debris as a result of his or her work.
5. Drawings are not to be scaled.
6. Rising Barn is to be notified in case of detail and/or dimension discrepancy.

Site Plan Notes
1. Survey information take directly from Westar Alamo Land Surveyors, LLC, dated August 20, 2015.Post no trespassing signs for construction.
2. General Contractor to verify locations of all existing utilities prior to trenching.
3. Benchmark is to be located on site.
4. Refer to survey for benchmark location architectural 0'-0" = <insert here>.
5. Finish floor elevation is relative to benchmark, review sections for more information.
6. No drying agents (including lime) or other chemicals are to be used on site.
7. Create and maintain positive drainage away from foundation during construction in accordance with prevailing building codes.
8. Refer to drainage plan for existing & new storm drainage piping. A licensed civil engineer must design and/or approve all drain sizes, piping, layout, and flow.
9. Water riser must be metal above ground and schedule 40PVC exterior underground.
10. Refer to landscape plan for all hardscape improvements.

Removal Plan Notes
1. Brace all existing structure prior to demolition.
2. Maintain watertight interior at all times.
3. Protect all finishes to remain during construction.

Roof Plan Notes
1. Refer to structural drawings for engineering information.
2. Install roof ventilation as required per prevailing building code.
3. Locate all vent stacks, exhaust pipes, etc., so that are not to be seen from the street or the walkway to the entry.
4. Install roofing as per manufacturer's instructions & local building code.
5. Provide cant strips, crickets and flashing at all required locations for a completely watertight roofing system.
6. All flashing downspouts, gutters, caps & metal roof elements to be non-corrosive.
7. Provide splash guards where needed to prevent over flow of gutters. Verify location with Rising Barn.
8. Provide cleanouts at all downspout locations.
9. Connect all downspouts to subsurface drainage system, unless otherwise noted. Coordinate with prevailing building code and civil engineer.
10. Provide heat tape as required to prevent ice dams and to ensure proper drainage of water from roof.
11. Provide snow guards at point of passage and as required by code.

Floor Plan Notes
1. All dimensions are taken to face of SIP unless otherwise noted.
2. First floor exterior walls are 6.5" inches thick and interior walls are 2x4, unless otherwise noted.
3. All window dimensions are taken to the centerline of window. Verify rough openings with window schedule and window details.
4. All door dimensions are taken to the centerline of doors. Verify rough openings with door schedule and door details.
5. Located hinge side of door 6" from adjacent wall or partition or center in space, unless otherwise noted.
6. Cased opening dimensions are finished openings, unless otherwise noted.
7. Install fire blocking per applicable building codes. Fire blocks and draft stopping shall be installed to cut off all concealed draft openings, both vertical and horizontal, and shall form an effective barrier between floors, between a top storey and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces, and floor-ceiling assemblies. The integrity of all fire blocks and draft stops shall be maintained.
8. Refer to structural drawings for foundation and framing engineering information.
9. Contractor shall provide all necessary blocking, backing, and framing for light fixtures, electrical units, equipment, railing, hardware, millwork, and all other items as required.
10. Coordinate all HVAC chases, return air and supply air sizes with Rising Barn, HVAC installer and truss or beam manufacturer prior to fabrication and installation of trusses or beams.
11. Provide sound installation in walls, floors, and ceilings of all bathrooms, mechanical rooms, around all mechanical piping, and as indicated on plans.
12. Coordinate all floor drain locations with mechanical contractor.
13. All hose bibs to be located at 18" above grade & freeze-proof. Mount in recessed boxes with access panels.
14. All water heaters to be tankless and energy efficient with hot water recirculation system.
15. All water heaters to have 6" stainless steel pan with 2" drain line.
16. Size and provide split system central A/C to supply air and heat. Use standard ASHRAE design criteria for project location.
17. Refer to electrical plans for placement of smoke detectors.

Exterior Notes
1. All sills at horizontal lap siding to be treated wood unless otherwise noted.
2. Refer to structural drawings for structural elements. Notify owner of any discrepancies.
3. Refer to exterior elevations, finish plans, and finish schedules for finish materials.
4. All exposed framing to be treated.

Building Section Notes
1. Building sections are to communicate volumes and spatial relationships only. Refer to floor plans, elevations, wall sections, details, and structural for all specific information.
2. Refer to structural drawings for foundation, steel framing, masonry and engineering information.
3. Refer to wall sections and exterior details for location of insulation.
4. Elevations are relative to benchmark, refer to site plan for benchmark location and elevation.

Plumbing Notes
1. Verify all selections prior to ordering, notify Rising Barn of any discrepancies.

Appliance Notes
1. Verify door hinging prior to ordering. Notify owner of and discrepancies.
2. Verify opening requirements with adjacent millwork, walls, hardware , and appliances prior to ordering.

Interior and Millwork Notes
1. Outside corners of gypsum board to have square corners, unless otherwise noted.
2. Verify cabinet depth at all appliance location with appliance manufacturer, notify owner of any discrepancy.
3. All cabinets without drawers to have wood backs, unless otherwise noted.
4. File drawers to have minimum interior depth of 10-3/4" from top of drawer.
5. Drawer slides:
   a. Finish all slides to be standard clear zinc finish, unless otherwise noted.
   b. All spaces, side-mount slides,
      i. Heavy duty drawers such as file drawers: Drawers 24" wide or less, "Accuride" 4034 ball bearing, rail mount, progressive movement, full extension +1" over travel, hold-in detent with 150lbs per load rating.
      ii. Heavy duty drawers such as extra-wide drawers: 42" wide drawers or less, 'accuride' 3640 ball bearing, rail/bracket mount, sequential movement, full extension +1delate over travel, hold-in detent, with 200lbs per load rating.
   c. Kitchen and office: under-mount slides,
      i. Light and medium duty drawers: full extension blumotion drawer slides with 110lb load rating. Refer to manufacturer for drawer depth recommendations. All organizers and inserts to be made of wood where applicable.
6. Cabinet Doors: all to have "blum" insert "A Series" hinges with blumotion or approved equal.
7. Flip up door hardware: "Accuride 117" concealed hinge flipper door slide with detent out.
8. Wardrobe tubes: all to be "Hafele 801.09.226" or approved equal. Locate 12" from wall unless otherwise noted.
9. Garment Rods: All to be "Knape & Vogt KV753" or approved equal.
10. Provide samples do all non-painted wood for approval prior to fabrication.
11. All glass shower enclosures to be tempered and frameless, unless otherwise noted. Verify hardware style and finish with owner prior to ordering.
12. All glass doors to be tempered.

Door Notes
1. Dimensions on plans are nominal door widths and heights.
2. Refer to floor plans for confirmation of all door swing directions.
3. All door jambs at wood or stone floors to sit on finish floor. All door jambs at carpet floors to sit on subfloor.
4. Provide weather stripping and thresholds for all exterior, attic, and mechanical room doors.
5. All finishes to be approved by owner prior to ordering. Provide sample of each finish.
6. All hardware to be approved by owner for type, size, and location prior to ordering.
7. Refer to structural drawings for framing of openings.

Door Notes
1. Dimensions on plans are nominal door widths and heights.
2. Refer to floor plans for confirmation of all door swing directions.
3. All door jambs at wood or stone floors to sit on finish floor. All door jambs at carpet floors to sit on subfloor.
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6. All hardware to be approved by owner for type, size, and location prior to ordering.
7. Refer to structural drawings for framing of openings.

Window Notes
1. Dimensions on plans are nominal window widths and heights.
2. Window Header heights to match interior door height, unless otherwise noted.
3. All exterior window finishes to be approved by owner prior to ordering.
4. All interior window finishes to be approved by owner prior to ordering.
5. All hardware to be approved by the owner for type, finish, size, and location prior to ordering.

Wall Section Notes
1. Verify all sizes of structural elements with structural drawings prior to construction and report any discrepancies to Rising Barn.
2. All dimensions are from bracing unless otherwise noted.
3. Walls shall have continuous fire blocking per 2015 IRC Section R602.8.
4. All bottom plates on concrete to be treated as per SIP shop drawings.
5. Self-furring lathe not shown for clarity.

Finish Notes
1. Provide sample of each finish. Each finish to be approved by owner prior to installation.
2. Inside of cabinets ate to match exterior, unless otherwise noted.
3. All flush stone threshold to match countertop in room, unless otherwise noted.
4. All flush wood thresholds to match adjacent wood, unless otherwise noted.

Index to Drawings

Rising Barn
phone: (512) 596-0006
www.risingbarn.com

DRAWING NAME

REFERENCE
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A0.0

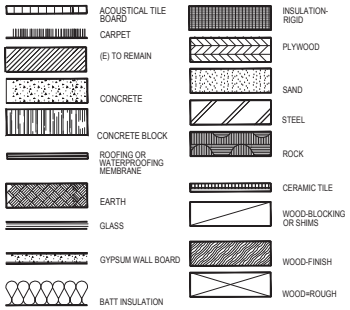
Architectural Drawing Notes, continued.

Electrical Notes

1. All electrical installation to conform to local building codes.
2. Verify all electrical requirements for appliances with manufacturer's specifications. Electrical appliances are not shown on interior elevations. Notify owner of any discrepancies.
3. All electrical outlets to be vertical and at 13-1/2" to center A.F.F. unless otherwise noted.
4. All electrical J-Boxes and WP outlets to be minimum 8" above finish grade, unless otherwise noted.
5. Provide outlets and smoke detectors per local building code. Smoke detectors to be hardwired, interconnected, and have a battery back up to comply with local building code.
6. Coordinate telephone, data, TV, and speaker locations with AV consultant.
7. Refer to electrical diagram for half-hot circuit information.
8. Center of all light switched to be 54" A.F.F., unless otherwise noted.
9. Center of all touch screens to be 60" A.F.F., unless otherwise noted.
10. Switched in clusters to be ganged under one face plate, unless otherwise noted. Four or more switched to be staked in equal parts.
11. Locate plug mould to allow for a minimum of 1" between fixture and frame of cabinet.
12. Verify location of all floor receptacles with owner prior to installation.
13. Location of switched portion of half-hot outlets always to be locked on bottom of duplex if vertical of right side if horizontal, unless otherwise noted.Coordinate with owner for specification and selection of switching devices.
14. Provide 36" tail at wall mounted lighting fixtures. Final height of all wall mounted lighting fixtures to be determined on site by owner.
15. Locate ceiling light fixtures in center of space, unless otherwise noted.
16. Provide all necessary outlets, lights, and switches for attic spaces and equipment areas.
17. All mechanical room switched to be on an hourly timer switch.
18. All seasonal outlets to be on a timer.
19. Electric service from pole to be underground. Refer to site plan.
20. Provide sleeves and switch gear for future generator, locate all components adjacent to main service panel.
21. Provide sleeves and switch gear for future alternative power source. Locate all components adjacent to main service panel.
22. Verify location of all outlets and lighting to be located in or on landscaping with landscape installer and owner prior to installation.

--end.

Material Symbols



Architectural Abbreviations

ABV	Above
A/C	Air Conditioning
A.F.F.	Above Finished Floor
A.D.	Access Door
AC.BD.	Acoustical Board
ACOUS.	Acoustical
AC.T.	Acoustical Tile
ADJ	Adjustable
AGG	Aggregate
ALT	Alternate
ALUM	Aluminum
ANCH	Anchor
A.B.	Anchor Bolt
ANOD	Anodized
APPROX.	Approximate
ARCH	Architect
ASPH	Asphalt
ASSY	Assembly
AUTO	Automatic
BSMT	Basement
BM	Beam
B.M.	Bench Mark
BET	Between
BIT	Bituminous
BLK	Block
BLKG	Blocking
BD	Board
BRKT	Bracket
BRK	Brick
BLDG	Building
B.U.R.	Built-Up Roofing
CAB	Cabinet
CPT	Carpet
C.I.P.	Cast-In-Place
C.I.	Cast Iron
CLG	Ceiling
CEM	Cement
CTR	Center
C.L.	Center Line
CER	Ceramic
C.T.	Ceramic Tile
C.M.T.	Ceramic Mosaic Tile
CLO	Closet
COL	Column
CONC	Concrete
C.M.U.	Concrete Masonry Unit
CONST	Construction
C.J.	Control Joint
CONT	Continuous
COORD	Corridor
CSK	Countersunk
CRT WL	Curtain Wall
CU. FT.	Cubic Feet
CU. YD.	Cubic Yard
DP	Dampproofing
DTL	Detail
DIAG	Diagonal
DIAM	Diameter
DIM	Dimension
DR	Door
D.T.A.	Dovetail Anchor
D.T.S.	Dovetail Slot
DN	Down
DWR	Drawer
DS	Downspout
DWG	Drawing
D.F.	Drinking Fountain
DW	Dishwasher
DIV	Division
EA	Each
ELAS	Elastic
E.W.C.	Electric Water Cooler
EL	Elevation
ELEC	Electric
ELEV	Elevator

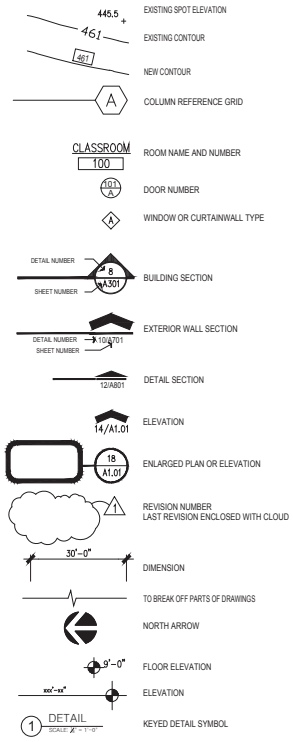
LMS	Limestone
L.F.	Linear Feet
LNTL	Lintel
LG	Long
LVR	Louver
L.PT.	Low Point
MFR	Manufacture
MRB	Marble
MAS	Masonry
M.O.	Masonry Opening
MAX	Maximum
MECH	Mechanical
MEMB	Membrane
MET	Metal
MET.DK.	Metal Deck
MET.L.	Metal Lath
M	Meter
MEZZ	Mezzanine
MM	Milimeter
MLWK	Millwork
MIN	Minimum
MISC	Miscellaneous
MOD	Module
M.R.	Mop Rack
MLDG	Moulding
MTG	Mounting
MULL	Mullion
NA	Not Applicable
NAT	Natural
NOM	Nominal
NIC	Not In Contract
NTS	Not To Scale
NO	Number
OC	On Center
OPNG	Opening
OPP	Opposite
OPP.H.	Opposite Hand
O.D.	Outside Diameter
OA	Overall
OH	Overhead
QTY	Quantity
Q.T.	Quarry Tile
PERF	Perforated
PTD	Painted
PR	Pair
PNL	Panel
P.T.D.	Paper Towel Dispenser
PBD	Particle Board
PTN	Partition
PC	Piece
PLAS	Plaster
P LAM	Plastic Laminate
PL	Plate
PLWD	Plywood
PT	Point
PTS	Points
POL	Polished
LB	Pound
PVC	Polyvinyl Chloride
PVMT	Pavement
P.C.Plas.	Portland Cement Plaster
PC	Precast
PROP	Property
RAB	Rabbet
RAD	Radius
RE:. REF	Refer, Reference
REFL.	Reflected
REINF	Reinforce
REQD	Required
R A	Return Air
REV	Revise
RES	Resilient
RET	Return
R.O.W.	Right of Way
R	Riser

Architectural Abbreviations

EMER	Emergency
ENCL	Enclosure
EQ	Equal
EQUIP	Equipment
EXH	Exhaust
EXIST. (E)	Existing
EXP	Expansion
EXP.ANCH.	Expansion Anchor
EXP.BLT.	Expansion Bolt
EXP.JT.	Expansion Joint
EXPO	Exposed
EXT	Exterior
EIFS	Exterior Insulation and Finish System
FAB	Fabricate
FAS	Fasten
FGL	Fiber Glass
FIN	Finish
FFL	Finish Floor
FE	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.C.	Fire Hose Cabinet
F.H.R.	Fire Hose Rack
F.O.C.	Face Of Concrete
F.O.F.	Face Of Finish
F.O.M.	Face Of Masonry
F.O.S.	Face Of Stud
FPRF	Fireproofing
FLG	Flashing
F.H.S.	Flat Head Screw
FL	Floor
FD	Floor Drain
FL.MTD.	Floor Mounted
FT	Foot
FTG	Footing
FDN	Foundation
FUT	Future
GALV	Galvanized
GA	Gauge
GL	Glass
GR	Grade
GRAN	GRANITE
GYP.BD.	Gypsum WALL BOARD
GYPPLAS	Gypsum Plaster
GWB	Gypsum WALL BOARD
HDWE	Hardware
HD	Head
HT	Height
H.PT.	High Point
H/C	Handicapped
H.M.	Hollow Metal
H.B.	Hose Bibb
HORIZ	Horizontal
H.V.A.C.	Heating/Ventilaton/A/C
I.D.	Inside Diameter
IN	Inch
INCL	Include
INSUL	Insulation
INT	Interior
INV	Invert
JAN	Janitor
JT	Joint
JST	Joist
K.PL.	Kick Plate
KO	Knockout
KIT	Kitchen
LAB	Laboratory
LBL	Label
L.B.	Lag Bolt
LAM	Laminate
L.H.	Left Hand
LT	Light
LT	Light
LT.WT.	Light Weight
L.WC.	Light Weight Concrete

R.D.	Roof Drain
RFG	Roofing
RM	Room
R.O.	Rough Opening
RUB	Rubber
R.B.	Resilient Base
R.H.	Right Hand
R.T.	Resilient Tile
SAF.GL.	Safety Glass
S.N.D.	Sanitary Napkin Dispenser
SCHED	Schedule
SNT	Sealant
SECT	Section
SEP	Separate
SERV	Service
S.S.	Service Sink
SHT	Sheet
SIM	Similar
S.C.	Solid Core
SPCL	Special
SPEC	Specification
SPK.	Speaker
SQ	Square
S.STL	Stainless Steel
STD	Standard
STL	Steel
S.D.	Storm Drain
STRUCT	Structural
SURF	Surface
SUSP	Suspend
SUSPCLG	Suspended Ceiling
SYS	System
TEL	Telephone
T.C.	Terra Cotta
TERR	Terrazzo
THK	Thickness
THD	Thread
THRES	Threshold
T.A	Toilet Accessory
T.&G.	Tongue & Groove
TPD	Toilet Paper Dispenser
T.C.	Top of Curb
TO.SL.	Top of Slab
T.O.S.	Top of Steel
T.B.	Towel Bar
TRAV	Travertine
T	Tread
TBR	To Be Removed
TR	To Remain
TTB	Telephone Terminal Board
TV	Television
TYP	Typical
UC	Undercut
U.L.	Underwriters Labs, Inc.
UNF	Unfinished
UR	Urinal
V.B.	Vapor Barrier
VAR	Varies
VERT	Vertical
VEST	Vestiblue
V.W.C.	Vinyl Wall Covering
W.T.W.	Wall to Wall
W.H.	Wall Hung
W.C.	Water Closet
WP	Waterproofing
WDW	Window
W.W.F.	Welded Wire Fabric
WD	Wood
W.P.	Work Point
W.I.	Wrought Iron
W/	With
W/O	Without
YD	Yard

Reference Symbols



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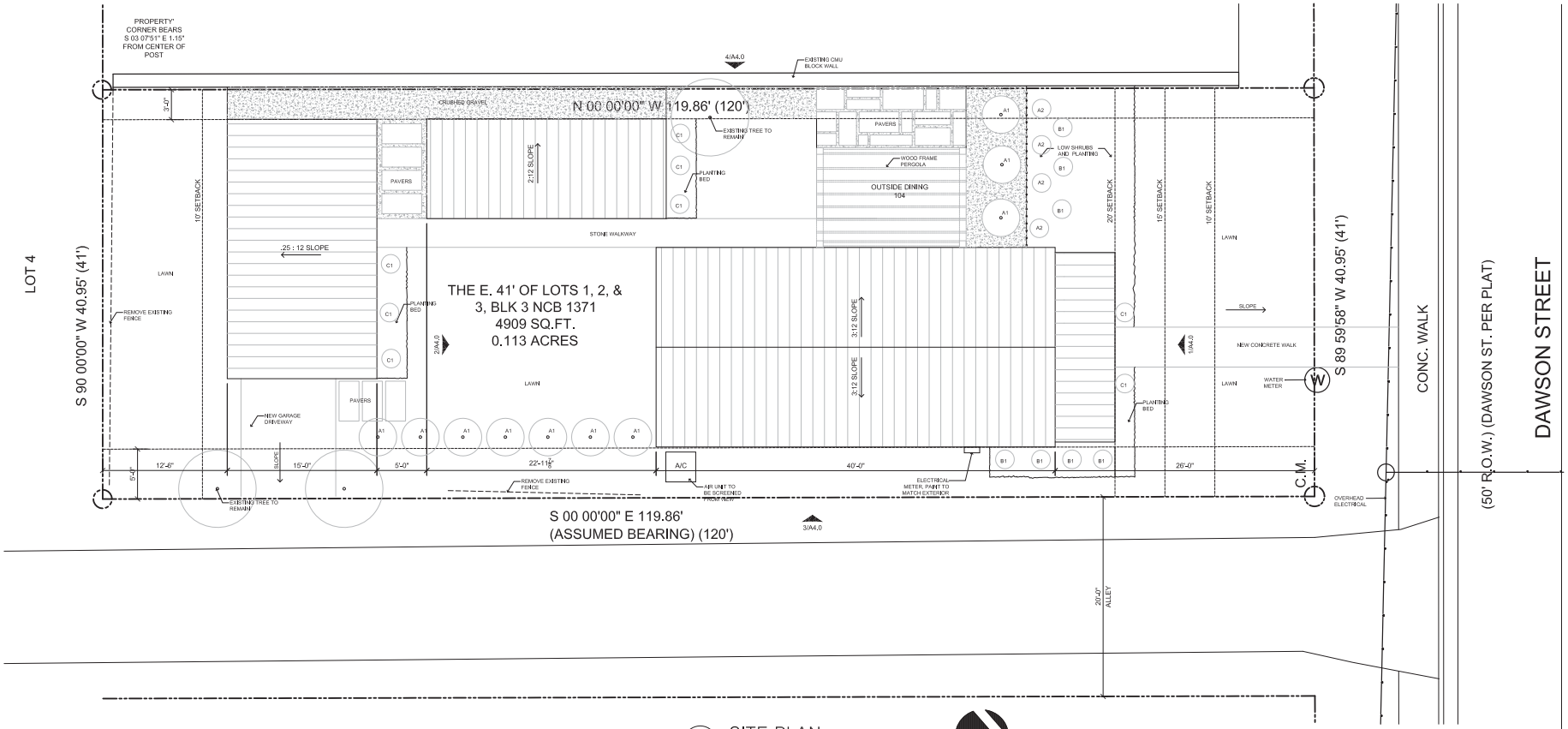
DRAWING NAME

REFERENCE

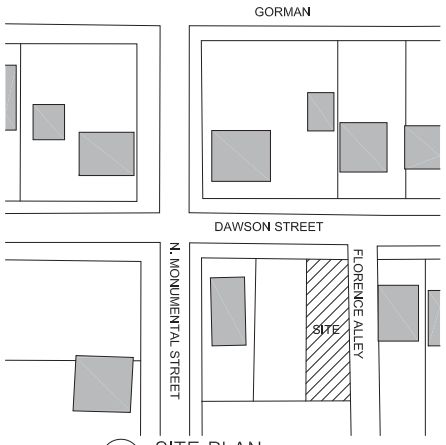
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A0.1



1 SITE PLAN
SCALE: 3/32" = 1'-0"



2 SITE PLAN
SCALE: 1:1000

A1 – JUNIPER

A2 – JUNIPER

B1 – LOROPETALUM

C1 – ROSEMARY

3 PLANT MATERIAL

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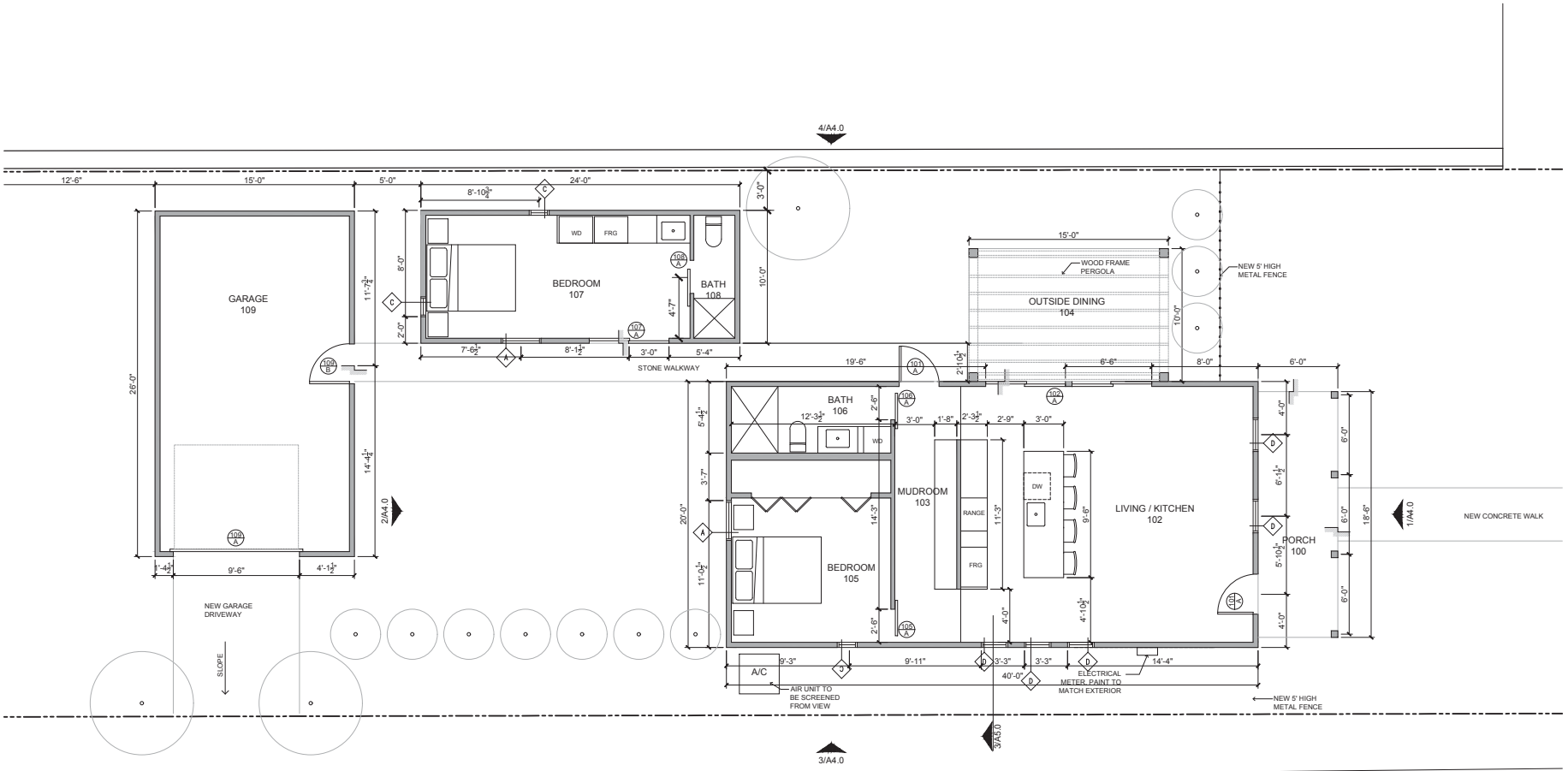
DRAWING NAME

SITE PLAN
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A1.0



1 FLOOR PLAN

SCALE: ⅛" = 1'-0"

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DRAWING NAME

FLOOR PLAN

JANUARY 7, 2016

DAWSON HOME

SAN ANTONIO, TEXAS

A2.0

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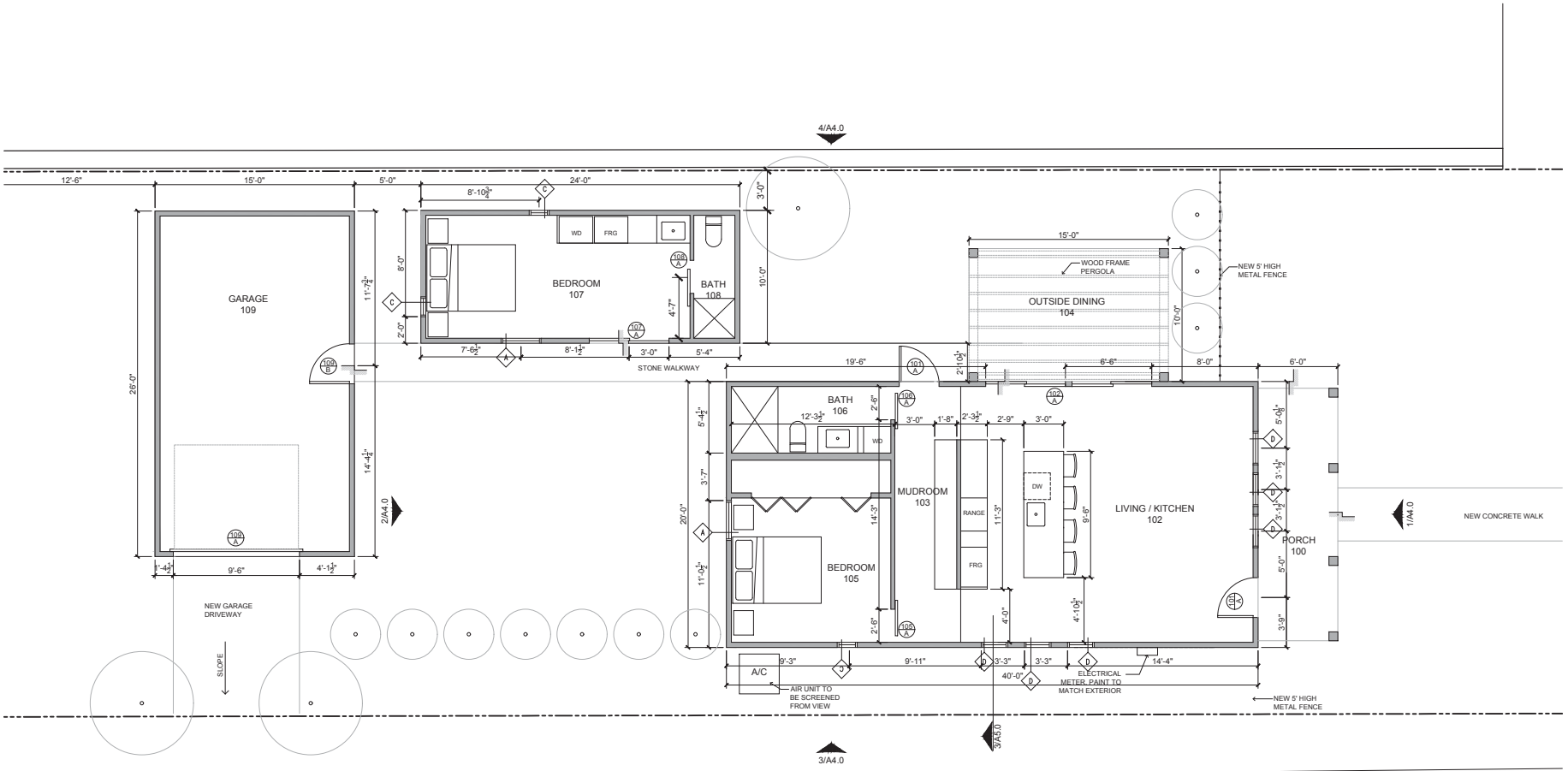


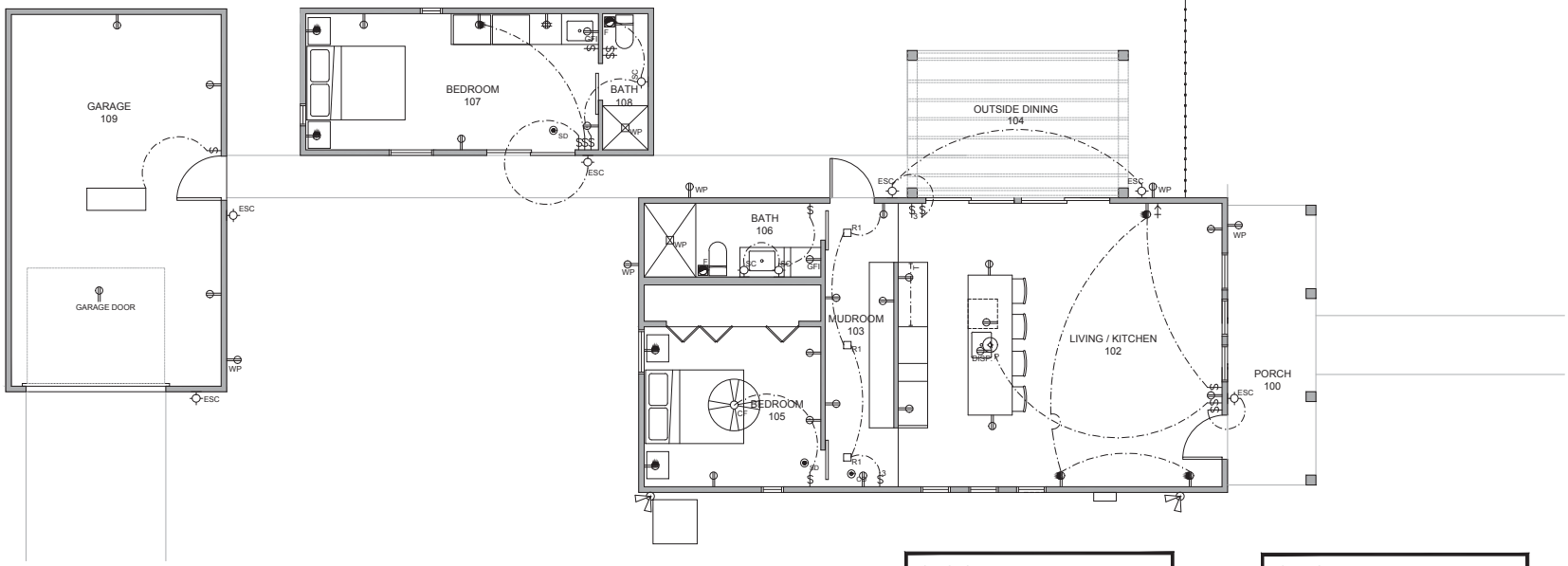
1 FLOOR PLAN
SCALE: ½" = 1'-0"

DRAWING NAME

FLOOR PLAN
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A2.0



1 FLOOR PLAN
SCALE: ⅛" = 1'-0"

LIGHTING LEGEND:

- WP — SHOWER LIGHT
- R1 — RECESSED CAN
- A — SURFACE MOUNT (EA = EXTERIOR SURFACE MOUNT)
- T — TASK LIGHTING
- P / EP — PENDANT (EP = EXTERIOR PENDANT)
- SC / ESC — SCONCE (ESC=EXTERIOR SCONCE)
- FLOOD LIGHT
- CF — CEILING FAN (ECF- EXTERIOR CEILING FAN)
- SURFACE FLUORESCENT FIXTURE
- $ — SWITCH
- $3 — 3-WAY SWITCH
- F — EXHAUST FAN (MIN. 50CFM)
- FW — EXHAUST FAN @ WALL (MIN. 50CFM)
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

NOTE:

1) ALL SMOKE DETECTORS AND CARBON-MONOXIDE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.

2) CONTRACTOR TO PROVIDE LAYOUT FOR THESE DEVICES FOR ARCHITECTS REVIEW PRIOR TO INSTALLATION

POWER LEGEND:

- DUPLEX ELECTRICAL OUTLET
- QUADPLEX ELECTRICAL OUTLET
- WP — DUPLEX ELECTRICAL OUTLET (WATER PROOF)
- GFI — GROUND FAULT INTERUPT
- HALF HOT
- FLOOR PLUG
- EXTERNAL DISCONNECT
- DATA/PHONE OUTLET - ALLOW FOR 2 CONNECTIONS IN SHARED BOX.
- TELEVISION/CABLE CONNECTION
- J — J-BOX

ALL OUTLETS AND DATA LOCATED HORIZONTAL 12" ABOVE FINISH FLOOR

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DRAWING NAME

POWER & LIGHTING PLAN

JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A3.0

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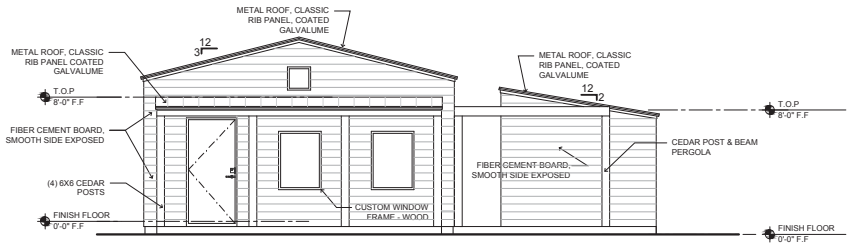
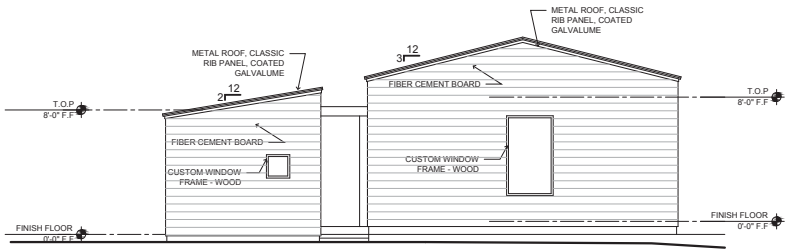
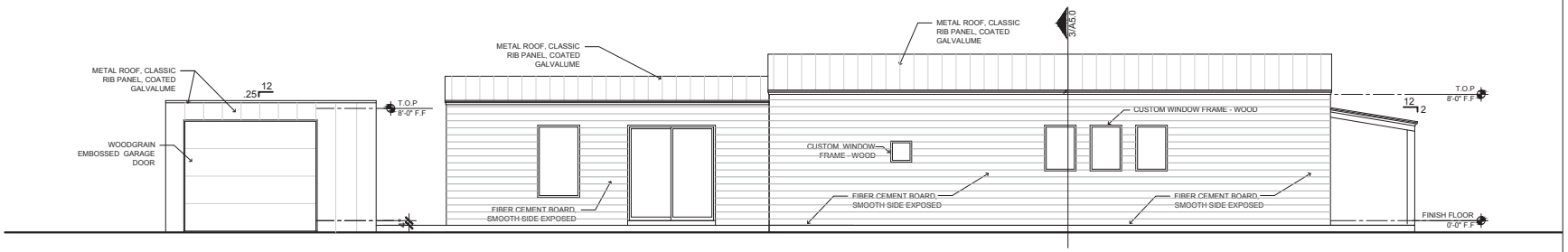


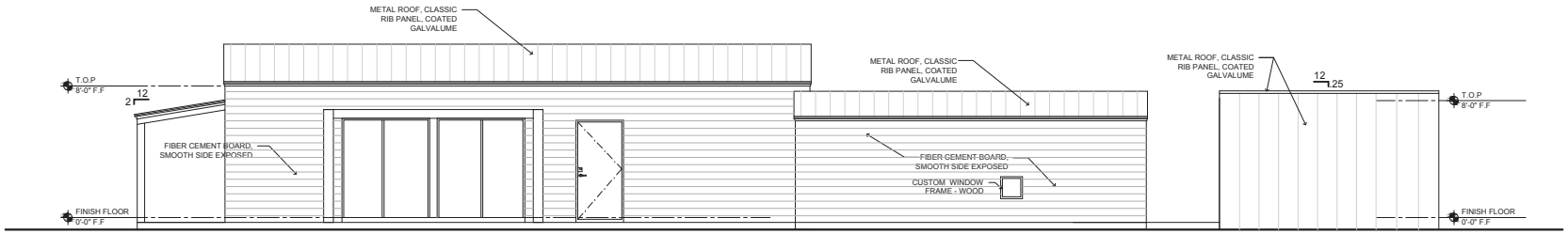
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING NAME

ELEVATIONS
JANUARY 7, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A4.0

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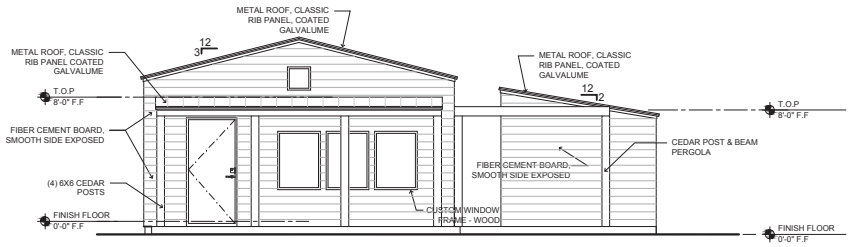
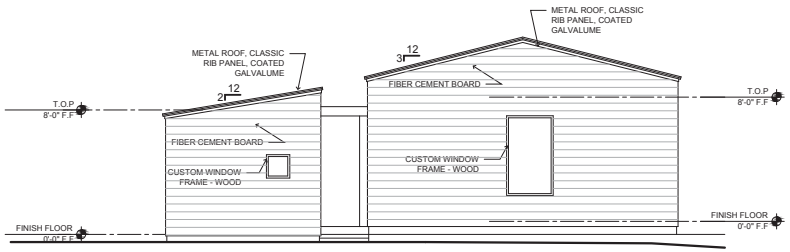
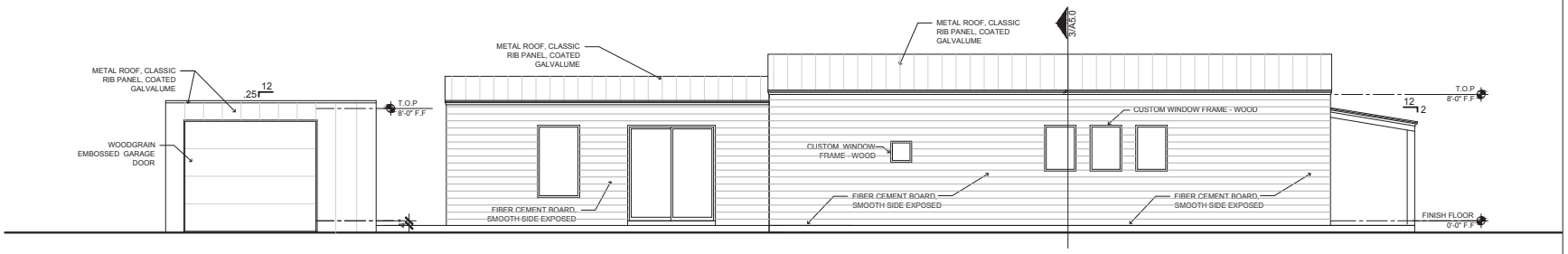


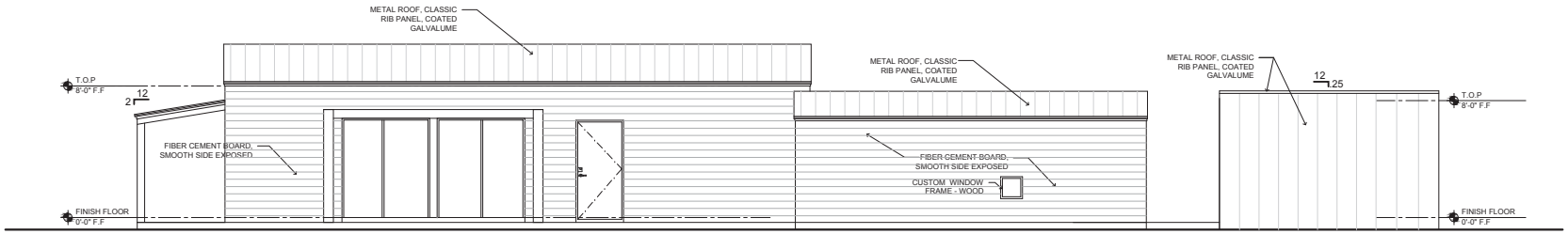
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING NAME

ELEVATIONS
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A4.0

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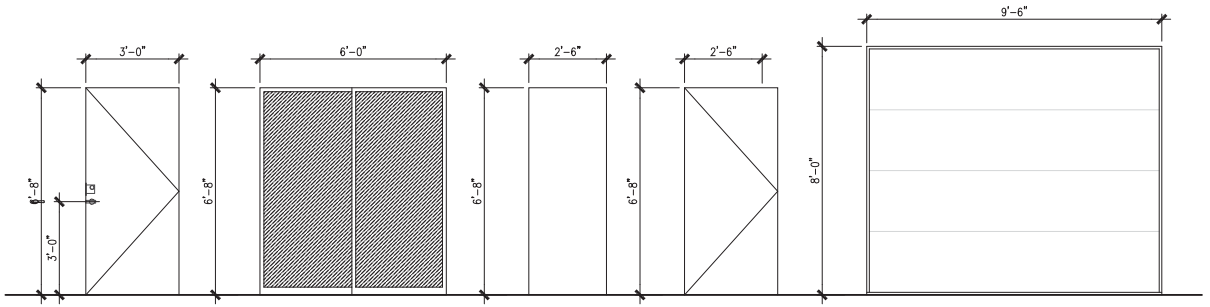
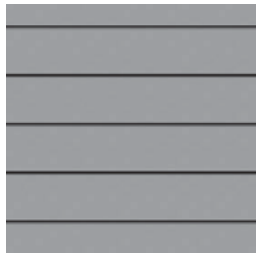


DR NUM	DOOR LOCATION	ROOM LOCATION	DOOR TYPE	FRAME TYPE	DOOR SIZE	HEAD	JAMB	SILL	HDWR SET	NOTES
101A	EXTERIOR	ENTRY	1		SINGLE 3'-0" x 6'-8" x 1 3/4"					
102A	EXTERIOR	KITCHEN	2		DOUBLE 6'-0" x 6'-8" x 1 3/4"					
105A	INTERIOR	BEDROOM	3		SINGLE 2'-6" x 6'-8" x 1 3/4"					
106A	INTERIOR	BATHROOM	3		SINGLE 2'-6" x 6'-8" x 1 3/4"					
107A	EXTERIOR	BEDROOM	2		DOUBLE 6'-0" x 6'-8" x 1 3/4"					
108A	INTERIOR	CLOSET	3		SINGLE 2'-6" x 6'-8" x 1 3/4"					
109A	EXTERIOR	GARAGE	4		SINGLE 3'-0" x 6'-8" x 1 3/4"					
109B	EXTERIOR	GARAGE	5		SINGLE 9'-6" x 8'-0"					

1 DOOR SCHEDULE

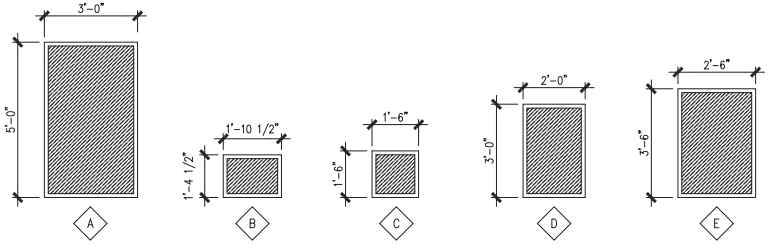


FIBER CEMENT BOARD SMOOTH

METAL GALVALUME METAL ROOF

CEDAR POSTS

3 EXTERIOR MATERIALS



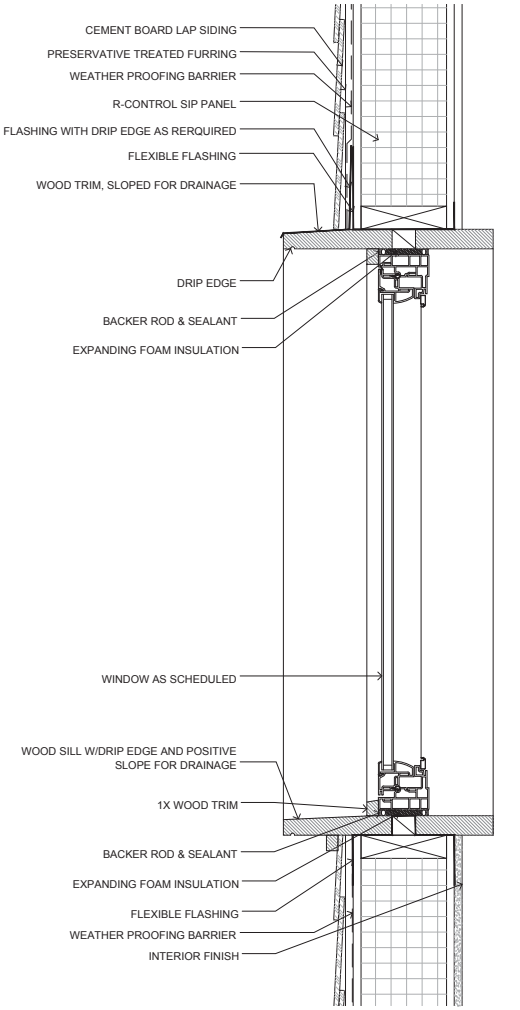
2 WINDOW SCHEDULE

DRAWING NAME

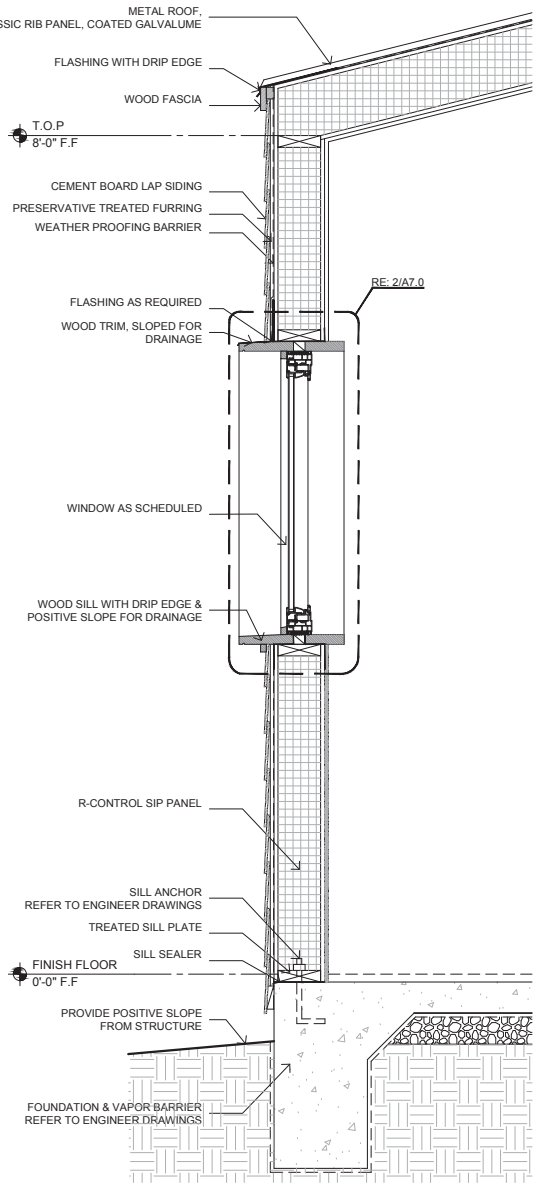
SCHEDULES
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A6.0



2 WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

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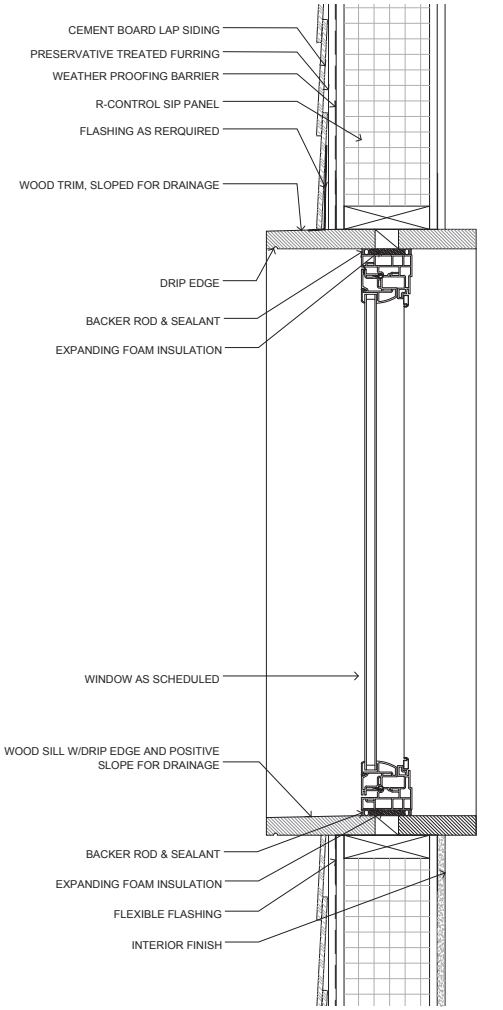
DRAWING NAME

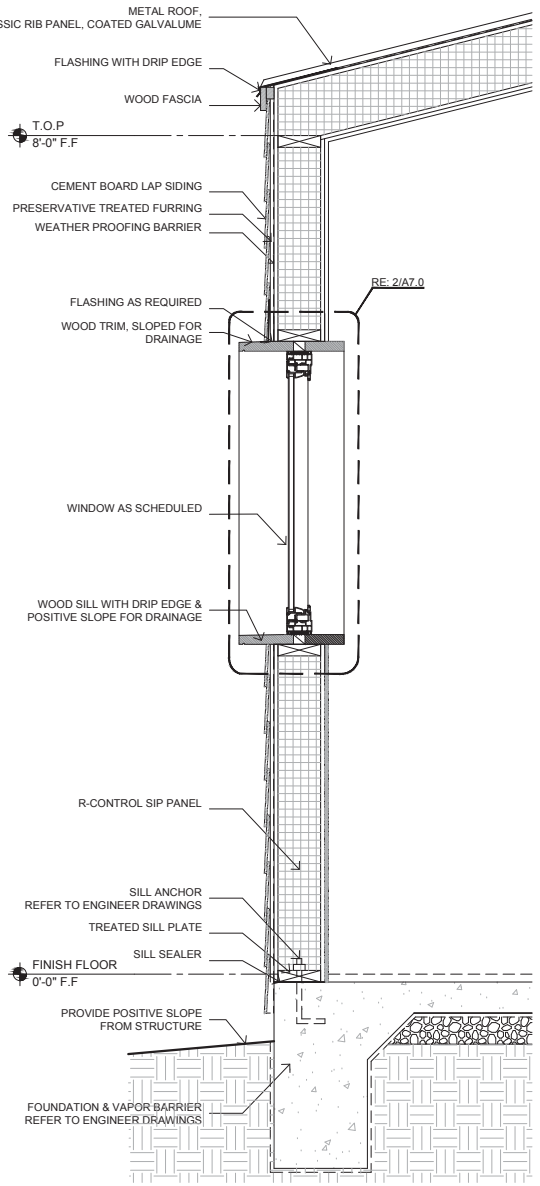
SECTIONS & SCHEDULES
JANUARY 7, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A7.0



2 WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

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DRAWING NAME

SECTIONS & SCHEDULES
JANUARY 4, 2016

DAWSON HOME
SAN ANTONIO, TEXAS

A7.0

REScheck Software Version 4.6.2

Compliance Certificate

Project Verndon Residence - Main Residence

Energy Code:	**2009 IECC**
Location:	**Austin, Texas**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**800 ft2**
Glazing Area	**13%**
Climate Zone:	**2 (1688 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
1008 Dawson St
San Antonio, TX 78202

Owner/Agent:

Designer/Contractor:
Rising Barn

Compliance: Passes using UA trade-off

Compliance: **4.9% Better Than Code** Maximum UA: **1061** Your UA: **1009** Maximum SHGC: **0.30** Your SHGC: **0.22**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Wall 1 (East Side): Structural Insulated Panels	360		14.9	0.069	19
Sliding Door 1: Glass SHGC: 0.22	39			0.350	14
Sliding Door 2: Glass SHGC: 0.22	39			0.350	14
Wall 2 (North Side): Structural Insulated Panels	210		14.9	0.069	13
Window 5: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.28	16			0.550	9
Wall 3 (West Side): Structural Insulated Panels	360		14.9	0.069	23
Window 6: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Window 7: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Window 8: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Wall 4 (South Side): Structural Insulated Panels	210		14.9	0.069	11
Window 3: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Window 4: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Window 9: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Window 10: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	3			0.550	2

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Door 3: Solid	23			0.500	12
Ceiling 1: Structural Insulated Panels (SIPs)	990		37.0	0.028	28
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0'	800		56.4	1.042	834

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.6.2 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title

Signature

Date

RES*check* Software Version 4.6.2

Inspection Checklist

Energy Code: 2009 IECC

Requirements: 0.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [FO2][1]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1 [FO3][1]	Slab edge insulation depth/length.	_____ ft	_____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.8 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:_____	SHGC:_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.4 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.1 [FR12][1]	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-_____ R-_____	R-_____ R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FR13][1]	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.3 [FR15][3]	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR18][2]	Circulating service hot water pipes are insulated to R-2.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1][1]	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.2, 402.4.2.1 [FI17][1]	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FI4][1]	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	14.90
Below-Grade Wall	0.00
Floor	56.40
Ceiling / Roof	37.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.55	0.28
Door	0.35	0.22

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ **Date:**_____

Comments

REScheck Software Version 4.6.2

Compliance Certificate

Project Verndon Residence - One Bedroom Apartment

Energy Code:	**2009 IECC**
Location:	**Austin, Texas**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**240 ft2**
Glazing Area	**10%**
Climate Zone:	**2 (1688 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
1008 Dawson Str
San Antonio, TX 78202

Owner/Agent:

Designer/Contractor:
Rising Barn

Compliance: Passes using UA trade-off

Compliance: **6.3% Better Than Code** Maximum UA: **334** Your UA: **313** Maximum SHGC: **0.30** Your SHGC: **0.21**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Wall 1: Structural Insulated Panels	174		14.9	0.069	12
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	2			0.550	1
Wall 2: Structural Insulated Panels	81		14.9	0.069	5
Window 2: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	2			0.550	1
Wall 3: Structural Insulated Panels	216		14.9	0.069	12
Window 3: Vinyl/Fiberglass Frame:Double Pane with Low-E SHGC: 0.19	9			0.550	5
Door 1: Glass SHGC: 0.22	40			0.350	14
Wall 4: Structural Insulated Panels	81		14.9	0.069	6
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0'	240		56.4	1.042	250
Ceiling 1: Structural Insulated Panels (SIPs)	252		37.0	0.028	7

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.6.2 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title	Signature	Date

RES*check* Software Version 4.6.2

Inspection Checklist

Energy Code: 2009 IECC

Requirements: 0.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [FO2][1]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1 [FO3][1]	Slab edge insulation depth/length.	_____ ft	_____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.8 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:_____	SHGC:_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.4 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.1 [FR12][1]	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-_____ R-_____	R-_____ R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FR13][1]	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.3 [FR15][3]	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR18][2]	Circulating service hot water pipes are insulated to R-2.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1][1]	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.2, 402.4.2.1 [FI17][1]	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FI4][1]	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	14.90
Below-Grade Wall	0.00
Floor	56.40
Ceiling / Roof	37.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.55	0.19
Door	0.35	0.22

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ **Date:**_____

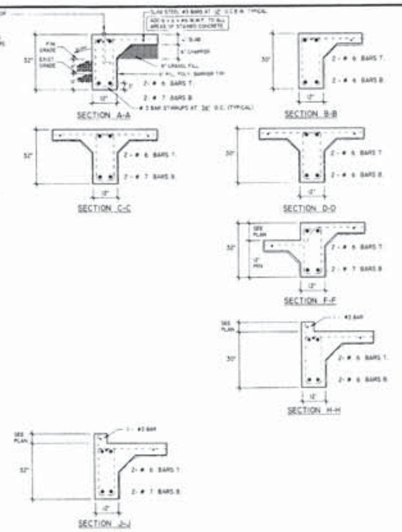
Comments

NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.

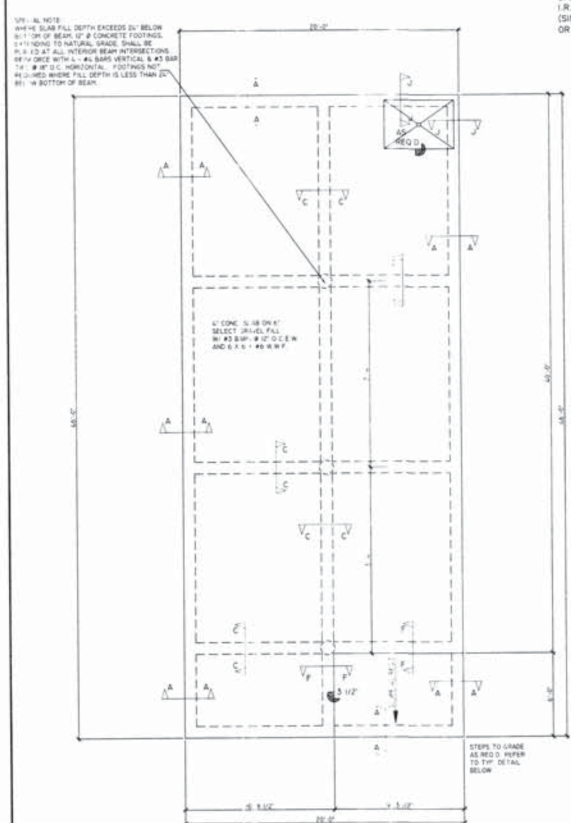
NOTE: FRAMING DESIGN, PREPARED BY OTHERS, MUST BE VERIFIED FOR COMPLIANCE W/ THIS PLAN. ALL CONCENTRATED LOADS SHOULD BE PROVIDED TO FOUNDATION ENGINEER FOR APPROVAL. PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS FOUNDATION DESIGN IS BASED UPON CONVENTIONAL FRAMING BEING UTILIZED. NOTIFY ENGINEER IF PREFABRICATED TRUSSES TO BE UTILIZED.

NOTE:
REFER TO DEEP BEAM DETAIL BELOW FOR ADDITIONAL REINFORCEMENT REQUIRED FOR BEAM DEPTHS IN EXCESS OF 36".

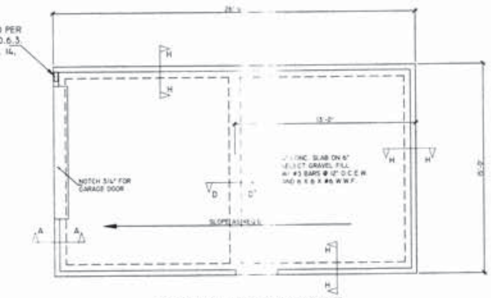
NOTE:
SITE SHALL BE STRIPPED OF ALL VEGETATION & DELITERIOUS MATERIAL. ALL FILL SHALL BE SELECT GRAVEL AS PER GENERAL NOTES.



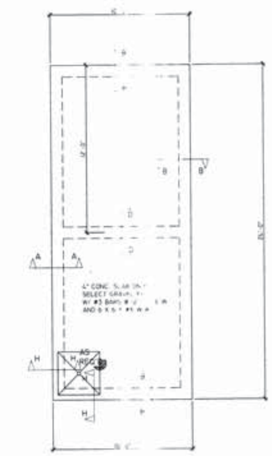
NOTE:
SPECIAL ANCHORAGE REQ'D PER I.R.C. 2015 SECTION R602.10.6.3 (SIMPSON P.H.D. 5, S.T.H.D. 14, OR EQUAL)



MAIN RESIDENCE



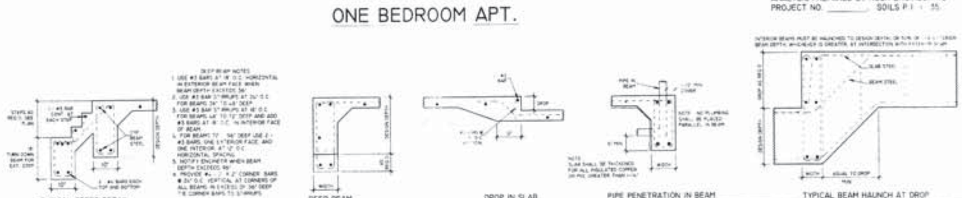
DETACHED GARAGE



ONE BEDROOM APT.

GENERAL NOTES

THIS FOUNDATION HAS BEEN DESIGNED TO SOILS CONDITIONS BASED ON A SOILS ANALYSIS PREPARED BY ROCK ENGINEERING PROJECT NO. ______ SOILS P.I. = 35



NOTE:
ALL FLOORING IS TO BE STAINED CONCRETE. EXTREME CARE SHOULD BE TAKEN IN PLACEMENT AND CURING OF CONCRETE IT IS INEVITABLE, HOWEVER, THAT SOME CONCRETE SHRINKAGE CRACKING WILL OCCUR & WILL RESULT IN UNSIGHTLY BLEMISHES. ALL AREAS TO RECEIVE STAINED CONCRETE SHALL HAVE 6 x 6 x #6 W.W.F. PLACED IN ADDITION TO ALL OTHER REINFORCING. IN ORDER TO FURTHER REDUCE SHRINKAGE CRACKING, "FLY ASH" SHOULD NOT BE USED IN CONCRETE DESIGN.

FOUNDATION PLAN

galbraith Engineering CONSULTANTS INC.

SUBDIVISION: DIGNOWITY HILL
LOT: -- BLOCK: --
ADDRESS: 1008 DAWSON ST

DATE	REVISIONS	CLIENT: RISING BARN	DATE: 10/1/15
		P.I. = 35*	SCALE: 1/4" = 1'-0"
JOB NO. 51609601		DRAWN BY: MB	SHEET 1 OF 1

*(SOILS DATA PROVIDED BY CLIENT)