

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-022
ADDRESS: 7038 SYMPHONY LANE
LEGAL DESCRIPTION: NCB 7650 BLK LOT 46 & 47 MOORE SUBD
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Abel Villarreal /VILLARREAL ABEL HECTOR & ALEXANDRA ALMA
OWNER: Abel Villarreal /VILLARREAL ABEL HECTOR & ALEXANDRA ALMA
TYPE OF WORK: Construction of a 1-story rear accessory structure
APPLICATION RECEIVED: January 10, 2024
60-DAY REVIEW: March 10, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2,400-square-foot rear accessory structure.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)

This section is intended to supplement the Historic Design Guidelines, Chapter 4, Guidelines for New Construction for various project types.

Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM

i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.

ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS

i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—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.

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.

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 principal 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

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.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially

cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The primary structure located at 7038 Symphony Lane is a 1-story, single-family residence constructed in the Ranch style circa 1990. The house features a side gable composition shingle roof and limestone cladding with decorative wood sided gable ends. The property features a number of outbuildings and backs onto the San Antonio River. The property is contributing to the Mission Historic District.
- b. CASE HISTORY – In March 2023, the applicant received a Certificate of Appropriateness for the relocation of an existing barn to a location further south on the property and the installation of limestone skirting around the structure. On January 10, 2024, OHP staff reviewed a permit for new construction on the property. The plans

submitted with the permit did not match the plans approved by OHP staff in March 2023. The applicant submitted an application on January 10th and photos showed that the foundation for the new construction had already been poured. OHP staff issued a Stop Work Order on January 12, 2024, and work has not continued. The applicant is requesting approval for the construction of a rear accessory structure.

- c. **CONTEXT & DEVELOPMENT PATTERN** – The property at 7038 Symphony Lane currently features several structures including the primary structure, a rear addition, and a carport structure. The property previously featured a barn structure that was deconstructed in order to be moved to a location further south on the property, equidistant from the San Antonio River. The immediate, surrounding context features houses of various styles and construction periods, properties here often feature several outbuildings.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from the south property line will be 36'-8" and the setback from the west property line will be 20'-5." The structure will be oriented facing north toward the side of the primary structure, matching the orientation of the previously existing barn structure. Staff finds the proposal generally appropriate.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. The applicant has proposed for the new rear accessory structure to feature one story in height and the total roof height will be 18'-6." Staff finds this to be appropriate and consistent with the Guidelines.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The rear accessory structure will have a foundation height of 2'-10." Staff finds the proposed foundation height generally appropriate for the context of the lot.
- g. **ROOF FORM** – The applicant has proposed a low-sloped shed roof sloped to the south. Guideline 1.A.i from the Mission Historic District Design Manual states that historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate. Additionally, Guideline 1.A.iii from the Mission Historic District Design Manual states that contemporary flat roof or shed roof forms may be considered on a case-by-case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms Staff finds the proposed roof form generally appropriate for the accessory structure.
- h. **LOT COVERAGE** – The applicant has noted a total building footprint of 2,400 square feet and a total of approximately 2,856 square feet of slab area, including a ramp. The total square footage for the lot is 72,832 according to the Bexar County Appraisal District. Guideline 2.D.i for New Construction states that 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. Staff finds the proposal consistent with the Guidelines.
- i. **MATERIALS** – The applicant has proposed to install a metal roof, horizontal hardie siding, and limestone cladding for skirting. Guideline 3.A.i for New Construction states that new construction should feature 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. The fiber cement board siding should feature a reveal of no more than 6 inches and a smooth texture. A faux wood grain finish is not permitted. The metal roof should meet staff's standard standing seam metal roof specifications. Staff finds the proposal generally appropriate but finds that the applicant should submit final material specifications to staff for review and approval.
- j. **WINDOW MATERIALS** – The applicant has not specified window materials at this time but has proposed to install casement windows on the north and south elevations (the elevations are mislabeled in the plans). Staff finds that windows should be installed that adhere to the adopted policy guide for windows. Windows should feature traditional operations with sashes of equal size. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. One-over-one windows should feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Wood or aluminum-clad wood windows would be most appropriate; however, an alternative window material may be proposed, provided that the window meets the remaining specifications.

- k. **DOOR MATERIALS** – The applicant has proposed to install metal pedestrian doors and wood paneled pedestrian doors, in addition to two types of barn doors of varying sizes. Staff finds that the applicant should submit final material specifications for the doors to staff for review.
- l. **WINDOW & DOOR OPENINGS** –The applicant has proposed fenestration patterns that are generally appropriate for an accessory structure. Guideline 2.C.i for New Construction states that 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. The applicant has proposed to install casement windows, pedestrian doors, and barn doors. Staff finds the proposal generally appropriate.
- m. **ARCHITECTURAL DETAILS** – Guideline 1.B.i from the Mission Historic District Manual states that the integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements. The applicant has proposed to install a front gable porch roof on the north elevation facing the primary structure and a ramp on the east elevation. Staff finds the proposal generally appropriate.
- n. **WALKWAY** – The photos submitted with the application show the installation of a raised walkway. Staff finds that the applicant should submit an updated site plan showing the configuration and dimensions of the proposed walkway to staff for review.
- o. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

Staff recommends approval based on findings a through o with the following stipulations:

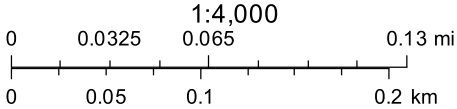
- i. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. The fiber cement board siding should feature a reveal of no more than 6 inches and a smooth texture. A faux wood grain finish is not permitted.
- ii. That the applicant installs 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 a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration. A low-profile ridge cap is permitted due to the immediate context area. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iii. That the applicant submits final material specifications for the proposed windows that meet staff's standard window specifications to staff for review prior to the issuance of a Certificate of Appropriateness based on finding j. Windows should feature traditional operations with sashes of equal size. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. One-over-one windows must feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Wood or aluminum-clad wood windows would be most appropriate; however, an alternative window material may be proposed, provided that the window meet the remaining specifications.
- iv. That the applicant submits final door specifications to staff for review prior to the issuance of a Certificate of Appropriateness based on finding k.
- v. That the applicant submits an updated site plan showing the configuration and dimensions for the proposed walkway based on finding n.

City of San Antonio One Stop



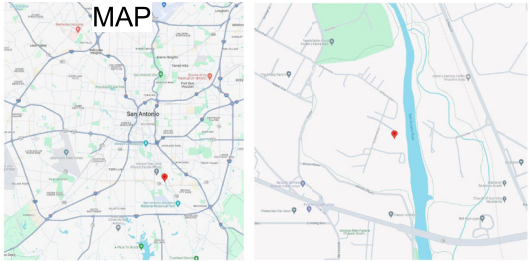
February 2, 2024

— User drawn lines



GENERAL LOCATION MAP LOCATION MAP

ZONNING MAP



BUILDING AREA
BUILDING SIZE 2,400 SF

IMPORTANT:
EXISTING FOUNDATION SHOULD HAVE
AN ENGINEER LETTER.
EXISTING FOUNDATION IS BUILT ON
A FLOOD ZONE. ALL CODES RELATING
FLOOD ZONES MUST BE FOLLOWED.

SINGLE HOME

7038 SYMPHONY LN,
SAN ANTONIO, TX
78214

NCB 7650 BLK
LOT 46 & 47 MOORE
SUBD

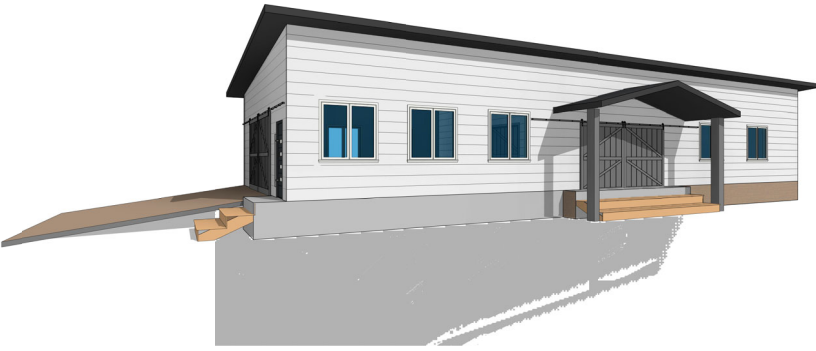
INDEX OF DRAWINGS

A100	COVER PAGE	Approver
A101	SITE PLAN	Approver
A102	ARCHITECTURAL FLOOR PLAN	Approver
A102.2	ROOF PLAN	Approver
A103	ELEVATIONS NORTH & SOUTH	Approver
A103.1	ELEVATIONS EAST & WEST	Approver
A104	SECTIONS	Approver
A105	ELECTRICAL FLOOR PLAN	Approver
A106	SCHEDULES & QUANTITIES	Approver
A108	THERMAL ENVELOPE & DETAILS	Approver

REFERENCE SYMBOLS

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

MATERIALS LEGEND



CONSTRUCTION DRAWINGS ORGANIZATION

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

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

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

CONSULTANT DRAWINGS ORGANIZATION:

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

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

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

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

PROJECT GENERAL NOTES

- 1.- THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE. THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS.
- 2.- CONTRACTOR SHALL HOLD ALL REQUIRED LICENSES IN THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
- 3.- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
- 4.- WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS, ELABORATE ON THE PLANS WITH A LETTER TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS.
- 5.- CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND/OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.
- 6.- ENGINEER, THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, OR DELAYS.
- 7.- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) EHT DETSH SAH EH TANT STANRAH DHA SEERGA REDDIB EHT DIA A GUTTBILB YB AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
- 8.- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

- 9.- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
- 10.- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
- 11.- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
- 12.- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS.
- 13.- THE VARIOUS TRADE INSTITUTES (A.I.A., A.S.C., ETC.) WHERE APPLICABLE, ALL MATERIALS SHALL BE USED UNLESS NOTED OTHERWISE.
- 14.- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
- 15.- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
- 16.- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
- 17.- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
- 18.- PROVIDE ELECTRICAL REQUIRED FOR BURGULAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.

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

LIST OF ABBREVIATIONS

- F.F. - FINISHED FLOOR
- F.F. - FIRE EXTINGUISHER
- REC. - REFERENCE
- FIN. - FINISH
- FLR. - FLOOR
- FLASH. - FLASHING
- FR.FRM. - FRAME
- FR.FRM. - FIRE RETARDANT TREATMENT
- FTG. - FOOTING
- FURN. - FURNISHED
- FURRS. - FURRING
- GA. - GAUGE
- G.C. - GENERAL CONTRACTOR
- GL. - GALVANIZED IRON
- GL. - GLASS
- GYP. BD. - GYPSUM BOARD
- H.M. - HOLLOW METAL
- HR. - HOUR
- INSUL. - INSULATION, INSULATED
- JAN. - JANITOR
- JOINT. - JOINT
- MECH. - MECHANICAL
- MGR. - MANAGER
- MIN. - MINIMUM
- MNT. - MOUNT
- MTL. - METAL
- MFR. - MANUFACTURER
- NO. - NUMBER
- O.C. - ON CENTER
- PNT. - PAINT
- P.C. - PORTLAND CEMENT
- PLAS LAM. - PLASTIC LAMINATE
- PLYWD. - PLYWOOD
- PMEL. - PREMOLDED EXPANSION
- JOINT. - JOINT
- P.P.T. - PRESERVATIVE PRESSURE TREATMENT

- PT. - PAINT
- RC.P. - REFLECTED CEILING PLAN
- REC. - REFERENCE
- RECP. - RECEPTION
- REINF. - REINFORCING
- RESIL. - RESILIENT
- RET. - RETAINING
- REQD. - REQUIRED
- SAT. - SUSPENDED ACOUSTICAL TILE
- SCHED. - SCHEDULE
- SC WD. - SOLID CORE WOOD
- SECT. - SECTION
- SECTY. - SECRETARY
- SHT. - SHEET
- SGB. - SUSPENDED GYPSUM BOARD
- STL. - STEEL
- STN. - STAIN
- STO.STR. - STORAGE
- STRUCT. - STRUCTURAL
- SUSP. - SUSPENDED
- TELE. - TELEPHONE
- TEMP. - TEMPERED
- T.G. - TOP OF GRADE
- TLWC. - TOP OF LIGHTWEIGHT CONCRETE
- T.V. - TELEVISION
- T.W. - TOP OF WALL
- TYP. - TYPICAL
- U.L. - UNDERWRITERS LABORATORIES
- U.N.O. - UNLESS NOTED OTHERWISE
- VERT. - VERTICAL
- VEST. - VESTIBULE
- VCT. - VINYL COMPOSITION TILE
- VWC. - VINYL WALL COVERING
- WI. - WITH
- WD. - WOOD



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Name:
Address:
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e-mail:

MEP Consultant:

Name:
Address:
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e-mail:

LANDSCAPE Consultant:

Name:
Address:
Phone:
e-mail:

CIVIL Consultant:

Name:
Address:
Phone:
e-mail:

VILLARREAL ABEL

GARGE & LIVING
AREA

7038 SYMPHONY LN,
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COVER PAGE

A100

Project number	01
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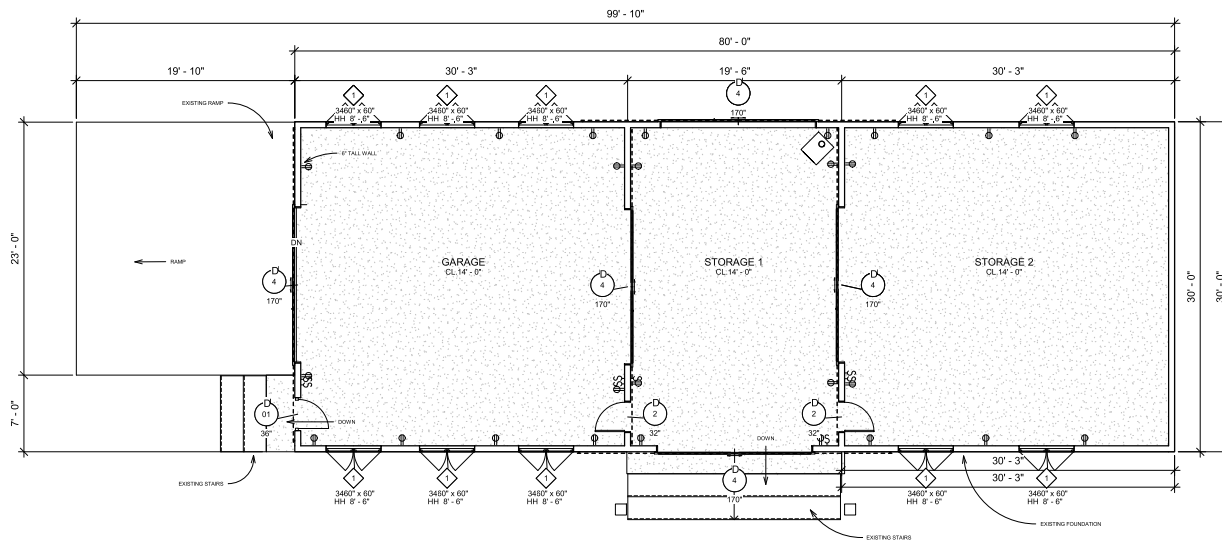
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A101

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① SITE PLAN
3/64" = 1'-0"



① FLOOR LEVEL
3/16" = 1'-0"

Structural Consultant:
Name:
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MEP Consultant:
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LANDSCAPE Consultant:
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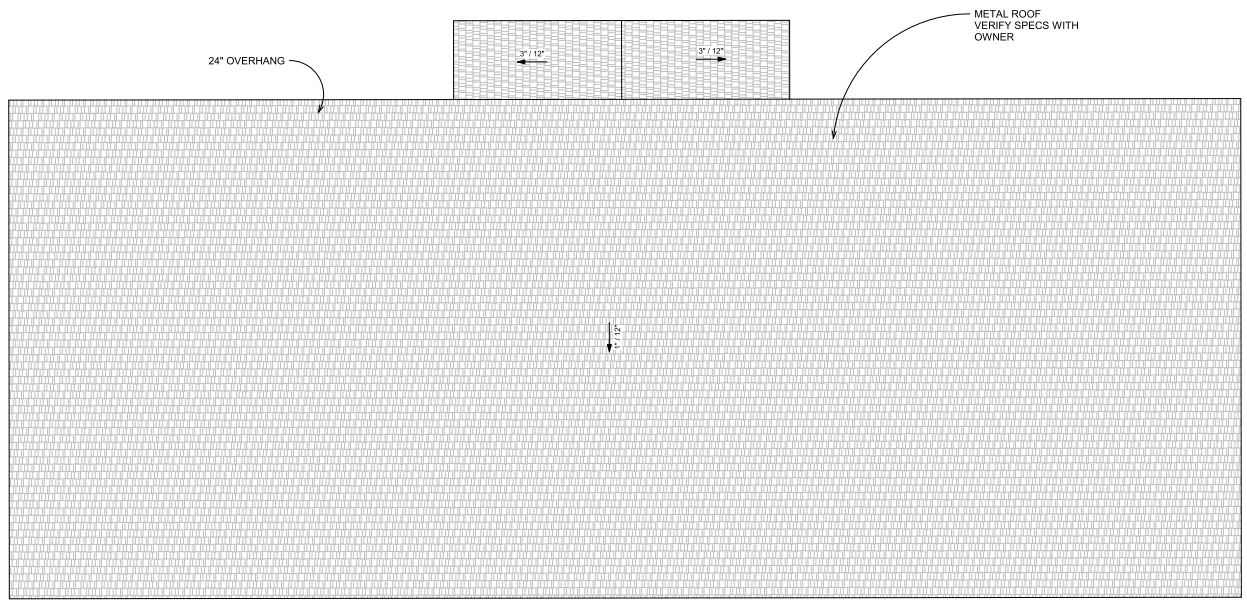
**GARGE & LIVING
AREA**

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**ARCHITECTURAL
FLOOR PLAN**

A102

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ROOF PLAN

① **ROOF LEVEL**
1/4" = 1'-0"

A102.2

Project number	01
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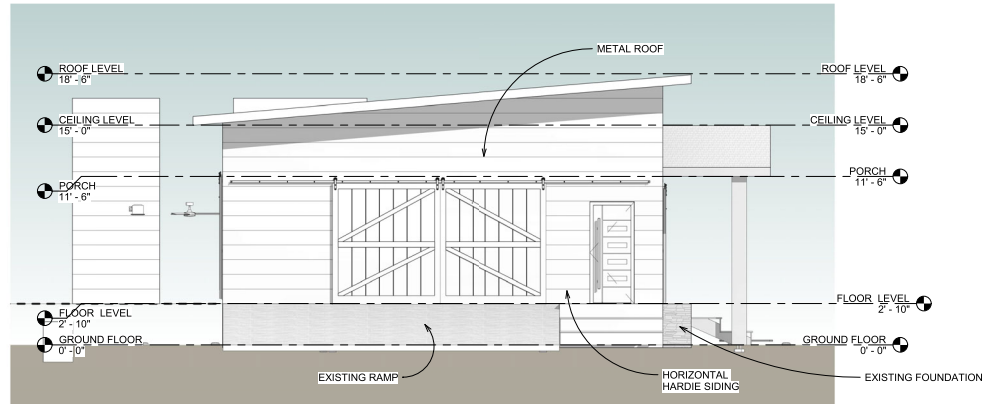
GARGE & LIVING AREA

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SAN ANTONIO, TX 78214

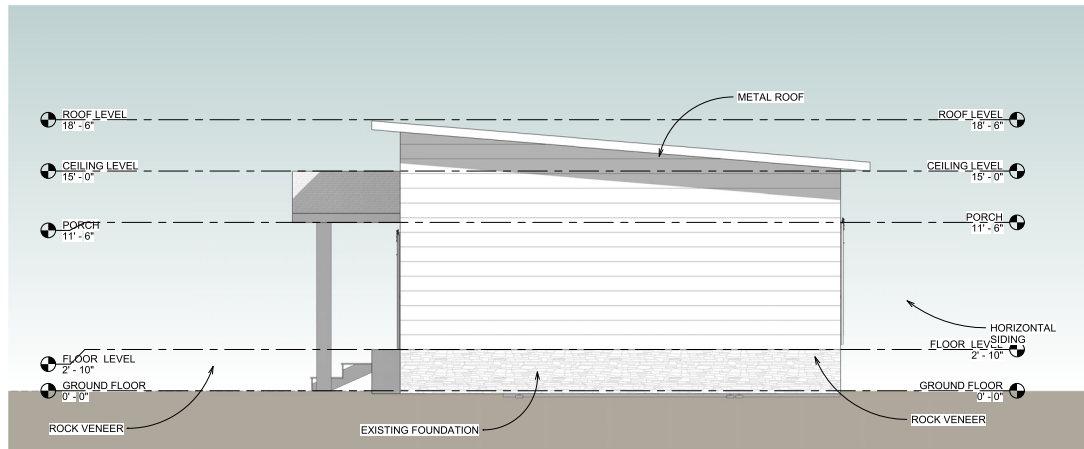
**ELEVATIONS
NORTH & SOUTH**

A103

Project number	01
Date	JUL 2023
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① North
1/4" = 1'-0"



② South
1/4" = 1'-0"



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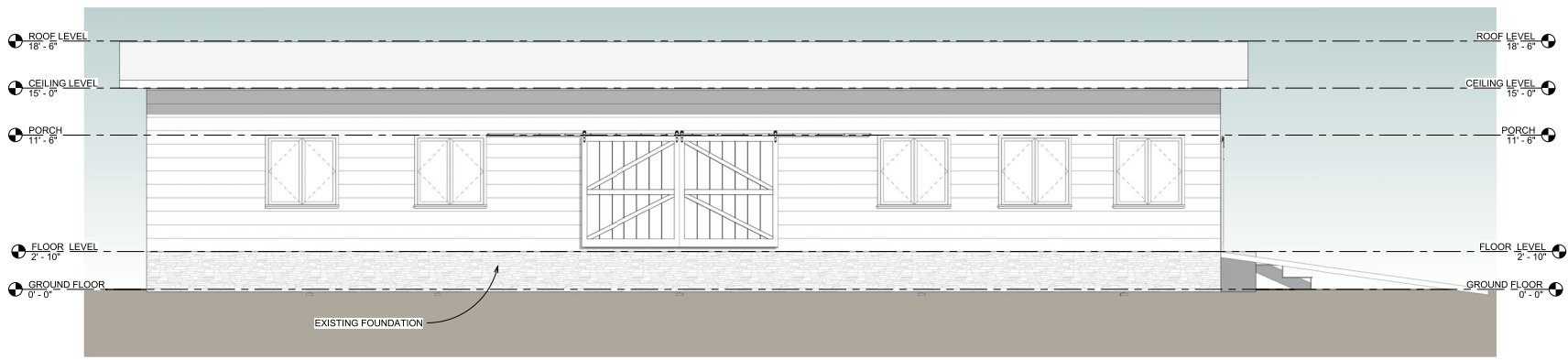
GARGE & LIVING AREA

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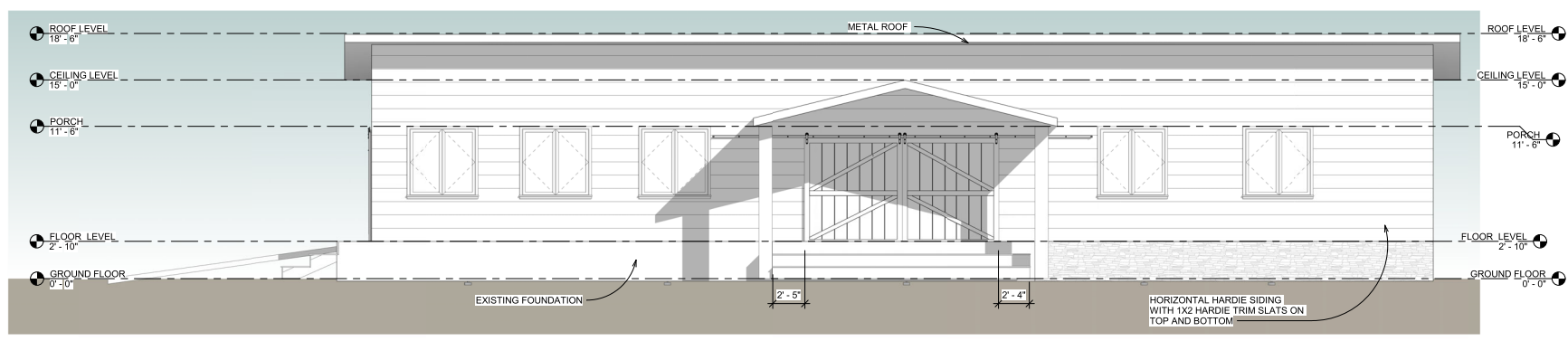
ELEVATIONS
EAST & WEST

A103.1

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① East
1/4" = 1'-0"



② West
1/4" = 1'-0"

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MEP Consultant:
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e-mail:

LANDSCAPE Consultant:
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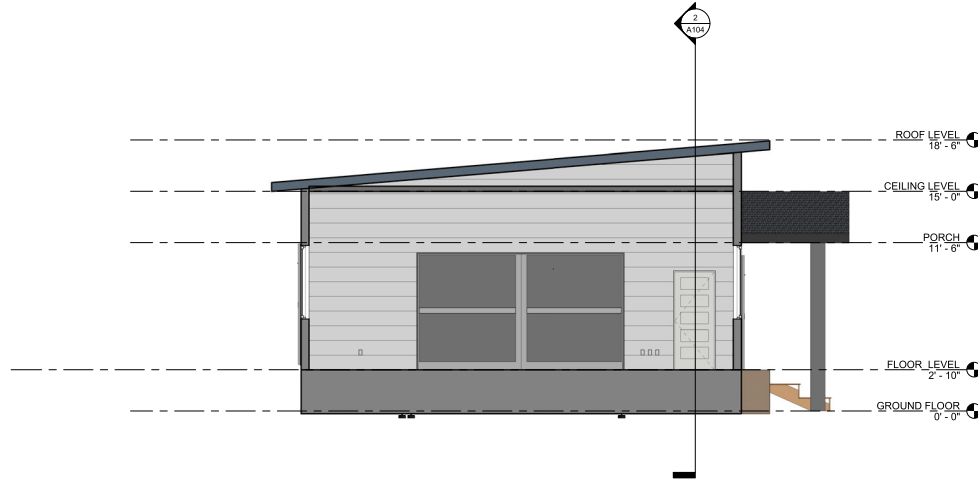
GARGE & LIVING AREA

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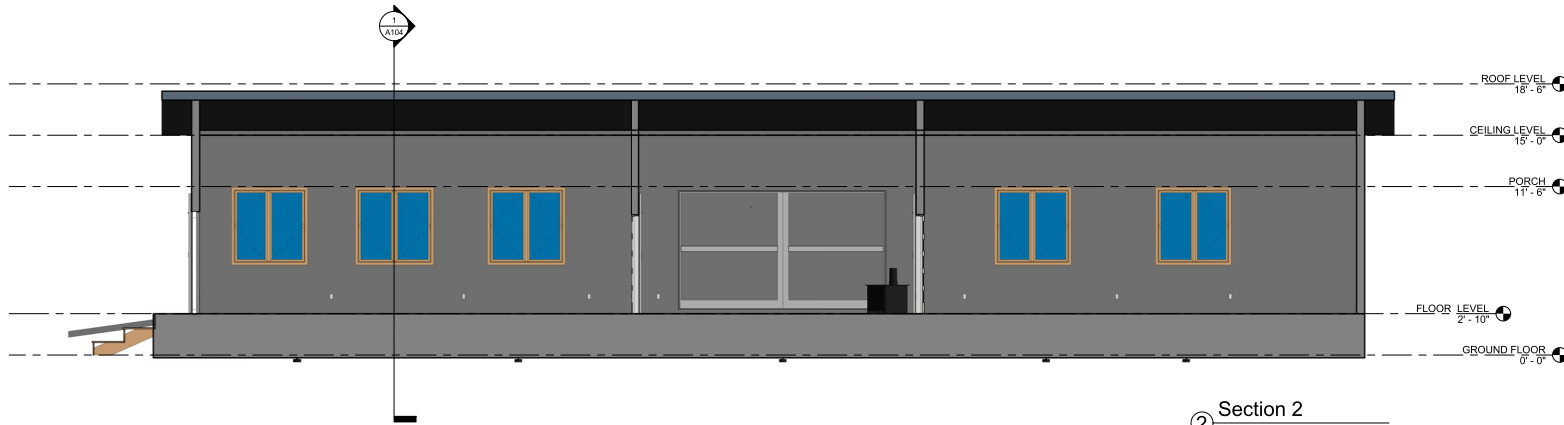
SECTIONS

A104

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Date	JUL 2023
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






























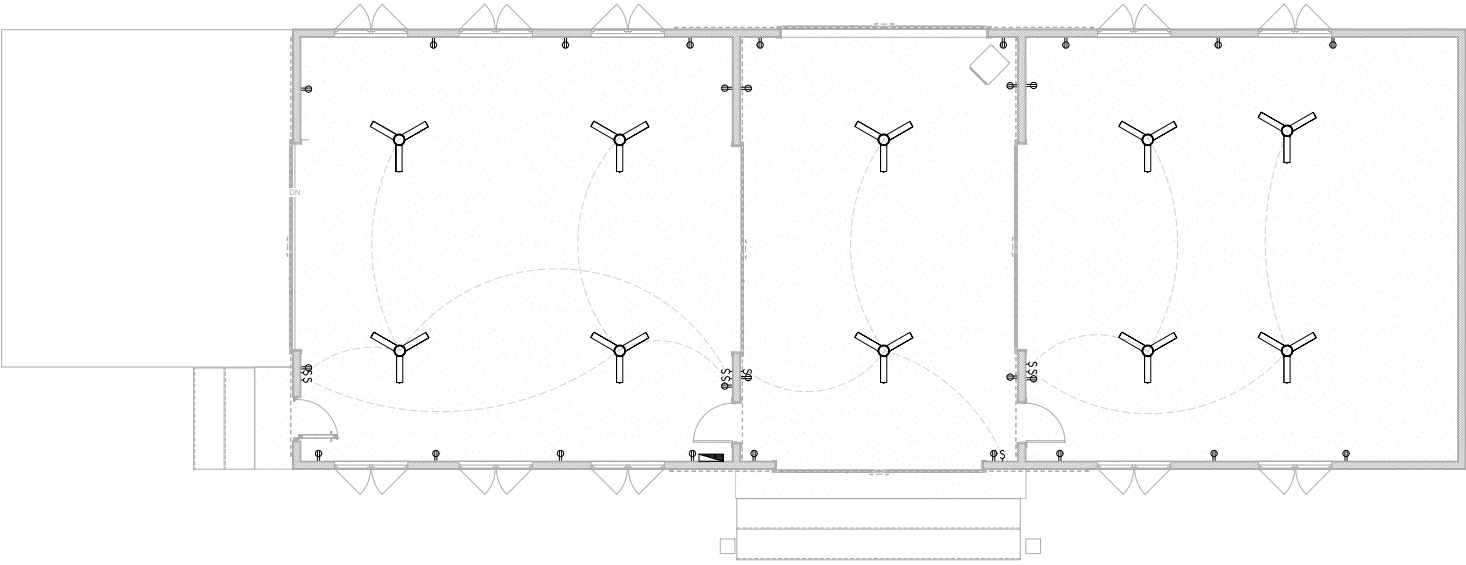
① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

ELECTRICAL LEGEND

	SINGLE LIGHT SWITCH		110 V SINGLE OUTLET (APPLIANCE)		SMOKE DETECTOR
	DOUBLE LIGHT SWITCH		110 V DUPLEX OUTLET		SMOKE AND CARBON MONOXIDE DETECTOR
	2 WAY LIGHTING SWITCH		110 V SINGLE OUTLET GFI		CEILING MOTOR OUTLET
	2 WAY DOUBLE LIGHTING SWITCH		220 V SINGLE OUTLET APPLIANCES GFI		ELECTRICAL POWER PANEL
	2 WAY TRIPLE LIGHTING SWITCH		DUPLEX OUTLET (EXTERIOR WP)		HVAC CONDENSOR
	3 WAY DOUBLE LIGHTING SWITCH		TV OUTLET		DOORBELL
	LED DOWNLIGHT 8"		FAN WITH LAMP 52"		
	LED DOWNLIGHT 8" WATERPROOF		FAN WITH LAMP 62"		
	DINING PENDANT LIGHT		EXHAUST FAN		
	ISLAND PENDANT LIGHT		AIR DIFUSER		
	VANITY WALL MOUNTED LAMP		INTAKE HOOD		
	EXT WALL MOUNTED LAMP				



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e-mail:

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Name:
Address:
Phone:
e-mail:

LANDSCAPE Consultant:

Name:
Address:
Phone:
e-mail:

CIVIL Consultant:

Name:
Address:
Phone:
e-mail:

VILLARREAL ABEL

GARGE & LIVING
AREA

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ELECTRICAL
FLOOR PLAN

A105

① ELECTRICAL FLOOR PLAN
1/4" = 1'-0"

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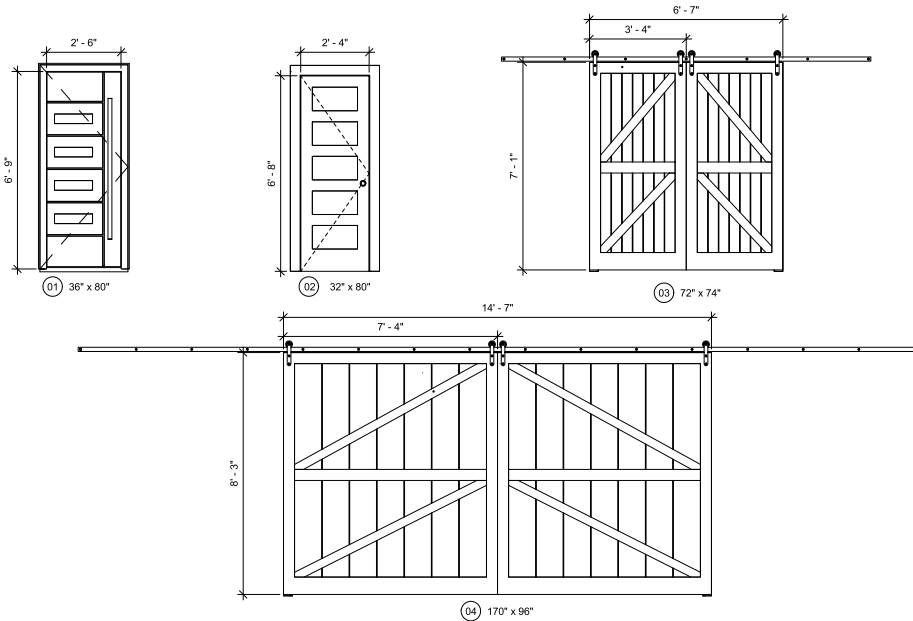
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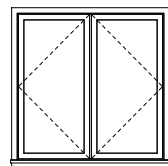
SCHEDULES & QUANTITIES

A106

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Doors Plan
1/2" = 1'-0"



(1) 3460" x 60"

Windows Plan
1/2" = 1'-0"

Door Schedule					
Model	Count	Type	Width	Height	Description
01	1	36X80	3' - 0"	7' - 0"	Metal entrance Door
2	2	32 x 80"	2' - 8"	6' - 8"	5 Panels Wood Door
4	5	Interior_double_slider_barn_door_20939	14' - 2"	8' - 1"	
Total		8			

Window Schedule					
Model	Count	Type	Width	Height	Description
1	10	60" x 60"	5' - 0"	5' - 0"	
Total		10			

THERMAL ENVELOPE LEGEND

----- INDICATES WEATHER BARRIER
ACCORDING IECC R402.4
[Pattern] INDICATES THERMAL INSULATION



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CIVIL Consultant:
Name:
Address:
Phone:
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GARGE & LIVING AREA

7038 SYMPHONY LN,
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THERMAL ENVELOPE & DETAILS

A108

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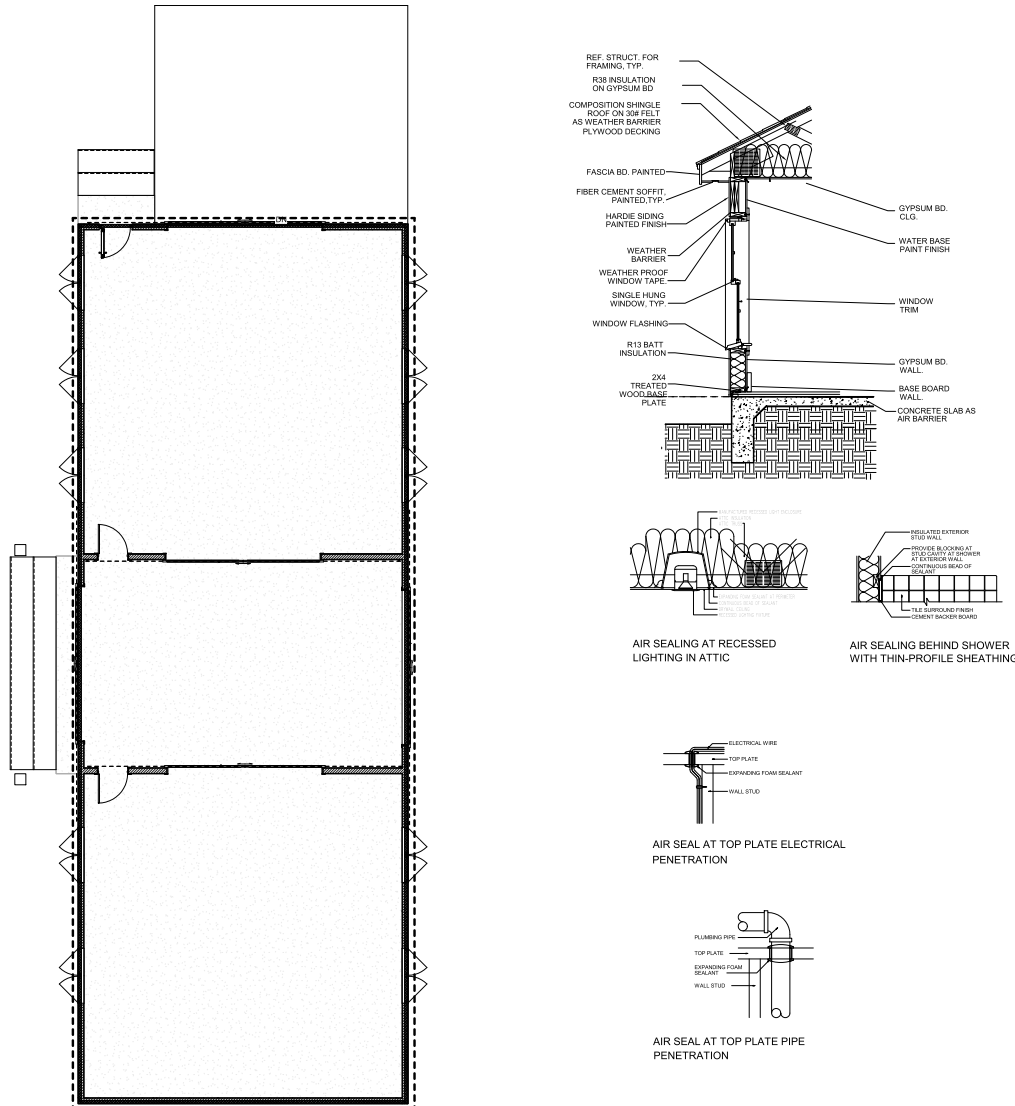
R402.4.1 Building thermal envelope.
The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation.
The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1

AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/soffit	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance R-value of not less than 8.3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the joints of windows and doors, shall be sealed.	---
Trim/joints	Trim joints shall include the air barrier.	Trim joints shall be insulated.
Floors, including conditioned floors and floors above garages	The air barrier shall be installed on any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of exterior decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing, and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	---
Narrow cavities	---	Boths to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	---
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	---	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, directed boxes shall be installed.	---
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the roof/floor, wall covering or ceiling penetrated by the boot.	---
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	---



Details

3/8" = 1'-0"













