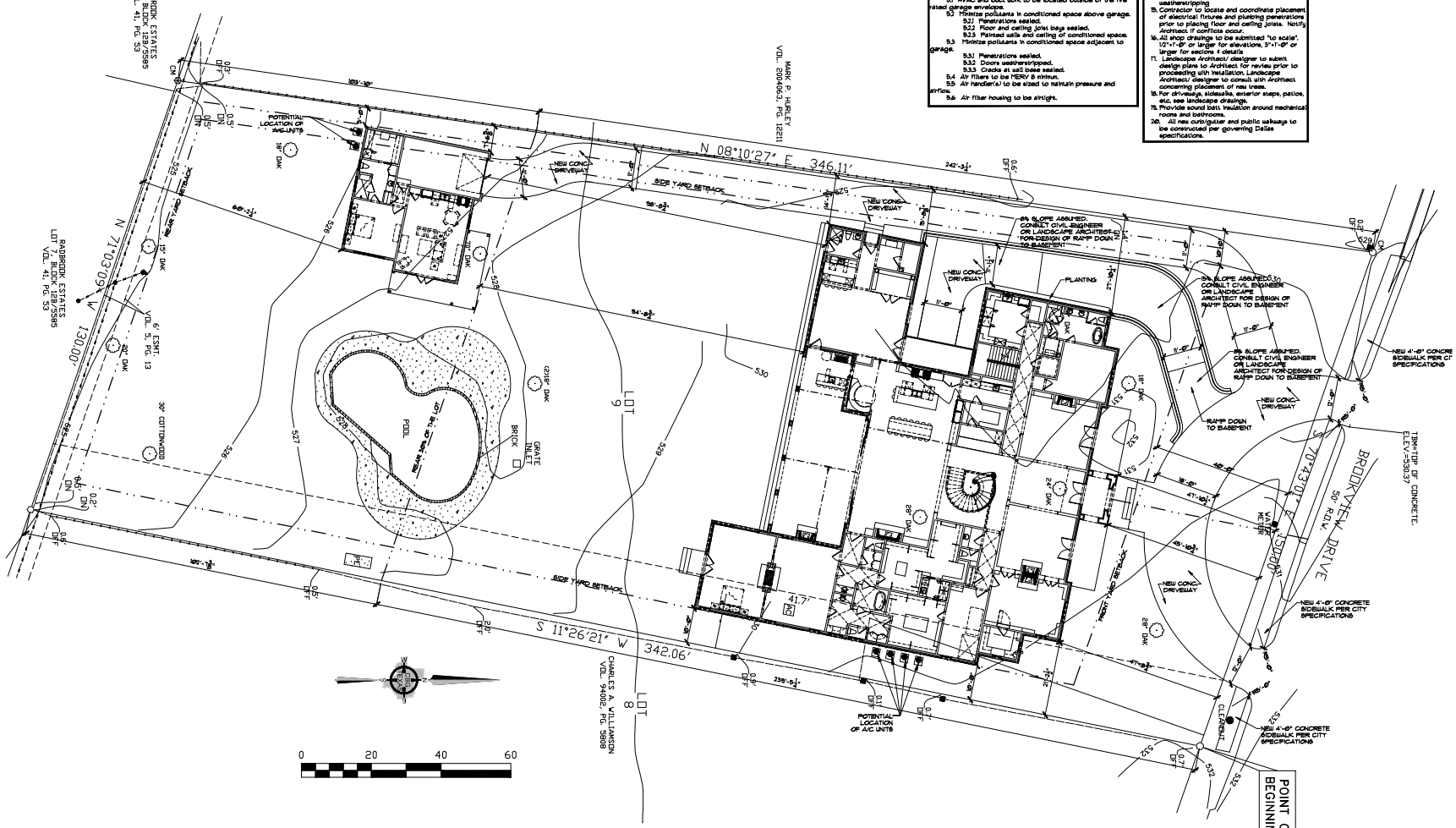


1 SITE PLAN
SCALE: 3/32" = 1'-0"

**Dallas Green Building Program Notes - New Construction**

All new construction to comply with the City of Dallas Prescriptive Checklist (rev. 09/10/2014).

1 Storm Water:
1.1 70% of the non-roof area to have vegetative landscaping, permeable paving, or sloped for water runoff to a permanent filtration feature.

2 Water Usage:
2.1 Utilize drip irrigation in all planting beds.
2.2 must comply with three of the following five categories:
2.2.1 Lavatory faucets to have a flow rate of 2.2 GPM maximum.
2.2.2 Shower heads to have a flow rate of 2.0 GPM maximum.
2.2.3 Toilets to have an average flush rate of 1.3 GPF maximum, or be dual flush complying with ASME PTC.19.14, or be certified and labeled as complying with US EPA Water Sense.
2.2.4 Dishwasher to be Energy Star labeled and use 6 gal. per cycle maximum.
2.2.5 Clothes washers to be Energy Star labeled and have a modified energy factor of 2.8 minimum and water factor of 5 maximum.

3 Energy Efficiency:
3.1 The home must demonstrate energy efficiency by one of the these two methods:
3.1.1 Meet the performance requirements of Energy Star for Homes to achieve a HERS rating of 75.
3.1.2 Achieve energy efficiency 15% above the requirements of the Dallas 3.1.3 Energy Conservation Code (IECC 2009) using the IC3 calculation.

4 Heat Island Mitigation:
4.1 must install one of the following four options:
4.2.1 Roofing materials shall be Energy Star qualified on slope greater 2:12.
4.2.2 A vegetative roof subject to approval by the Building Official.
4.2.3 A radiant barrier installed according to the manufacturer's instructions.
4.2.4 A foam encapsulated attic of minimum R-22 installed according to the manufacturer's instructions.

5 Indoor Air Quality:
5.1 HVAC and duct work to be located outside of the fire rated garage envelope.
5.2 Minimize pollutants in conditioned space above garage.
5.2.1 Penetrations sealed.
5.2.2 Floor and ceiling joist bays sealed.
5.2.3 Painted walls and ceiling of conditioned space.
5.3 Minimize pollutants in conditioned space adjacent to garage.
5.3.1 Penetrations sealed.
5.3.2 Doors weatherstripped.
5.3.3 Cracks at wall base sealed.
5.4 Air filters to be MERV 8 minimum.
5.5 Air handler(s) to be sized to maintain pressure and airflow.
5.6 Air filter housing to be airtight.

**GENERAL NOTES and SPECIFICATIONS**

1. Construction: Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.
6. Final grading for drainage of water away from the building and off of the site shall be the responsibility of the owner, owner's general contractor and owner's landscape installer.
7. Verify window glazing options with Architect and Owner. All windows to be operable unless noted otherwise by the following abbreviations: (s/) stationary. Windows requiring safety glass shall be the responsibility of the Contractor and the window distributor. Special hardware may be required on remote egress windows.
8. Contractor shall furnish Architect with shop drawings of the following prior to fabrication:
a. mech. supply/return & location of registers
b. windows
c. decorative forged iron (railing, stair rail, etc.)
d. cabinetry
e. millwork
f. cast and cut stone
g. interior and exterior doors
9. Location of HVAC units and water heaters, determined by others.
10. Vent clothes dryers to outside.
11. Run all roof vents behind front ridge.
12. There are to be no anodized aluminum thresholds on any exterior doors. All metal thresholds on exterior doors shall be "PEMKO 145 S" interlocking thresholds with water return in mill finish extruded bronze (brass) or equal. Submit samples to Architect for approval.
13. Weather stripping on exterior doors shall be mill finish bronze to match threshold.
14. If manufactured, prehung doors are used, they are to be sent to site without thresholds or weatherstripping.
15. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing floor and ceiling joists. Notify Architect if conflicts occur.
16. All shop drawings to be submitted "to scale". 1/2"=1'-0" or larger for elevations, 3"=1'-0" or larger for sections & details
17. Landscape Architect/ designer to submit design plans to Architect for review prior to proceeding with installation. Landscape Architect/ designer to consult with Architect concerning placement of new trees.
18. For driveways, sidewalks, exterior steps, patios, etc. see landscape drawings.
19. Provide sound batt insulation around mechanical rooms and bathrooms.
20. All new curb/gutter and public walkways to be constructed per governing Dallas specifications.

**PROPERTY ADDRESS**

3012 BROOKVIEW DRIVE
DALLAS, TEXAS

**ZONING RESTRICTIONS**

| | |
|---|---|
| FRONT YARD SETBACK: | 40'-0" |
| SIDE YARD SETBACK: | 10'-0" |
| REAR YARD SETBACK: | 10'-0" |
| MAXIMUM BUILDING HEIGHT: | 36'-0" |

**LOT COVERAGE**

| | |
|---|---|
| LOT AREA: | 47,919 SQ. FT. |
| 40% ALLOWABLE: | 19,168 SQ. FT. |
| PROPOSED COVERAGE: | 11,186 SQ. FT. |

**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the James L. Farquhar Survey, Abstract No. 459, City of Dallas, Dallas County, Texas, and being a portion of Lots 8 and 9, Block 12/5585, Rainbrook Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 13, Map Records, Dallas County, Texas.

**SQUARE FOOTAGE CALCULATIONS**

| | |
|---|---|
| 1ST FLOOR A/C: | 8,299 SQ. FT. |
| 2ND FLOOR A/C: | 4,212 SQ. FT. |
| BASEMENT A/C: | 5,323 SQ.FT. |
| COVERED PORCHES/BALCONIES: | 1,183 SQ. FT. |
| GARAGE & STORAGE: | 4,181 SQ. FT. |
| N-LAU SUITE A/C: | 987 SQ. FT. |
| N-LAU SUITE COVERED PORCH: | 233 SQ. FT. |
| N-LAU SUITE GARAGE: | 356 SQ. FT. |
| TOTAL A/C: | 18,781 SQ. FT. |
| TOTAL COVERED: | 29,818 SQ. FT. |

Revisions

A NEW RESIDENCE FOR:
MATT AND AMANDA CREASON
DALLAS, TEXAS

RICHARD DRUMMOND DAVIS
A R C H I T E C T
2324 Farrington Street, Suite 400, Dallas, Texas 75207 214-521-0763

Date: 01-15-2024
Job Address: 3012 BROOKVIEW
Drawn by: N.G.
Checked by: R.D.D.
Sheet Number: A1.1

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