



1ST FLOOR AC 2,555 SQ. FT.  
2nd FLOOR AC 1,569 SQ. FT.  
TOTAL AC 4,124 SQ. FT.

GARAGE / MECH. 757 SQ. FT.  
COVERED TERRACE 274 SQ. FT.  
COVERED PORCH 237 SQ. FT.  
TOTAL UNDER ROOF 5392 SQ. FT.

1. ALL LAVATORY FAUCETS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
  2. ALL SHOWER HEADS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
  3. BUILDER TO PROVIDE ENERGY STAR QUALIFIED COMPOSITION SHINGLES ON ROOF.
  4. ALL PENETRATIONS AND CRACKS ALONG WALL BASE MUST BE SEALED AT INTERIOR CONDITION SPACES ADJACENT TO ATTACHED GARAGE(S).
  5. BUILDER TO PROVIDE ENERGY STAR DISHWASHER USING 6.0 GALLONS OR LESS PER CYCLE.
  6. ALL INTERIOR DOORS AT CONDITION SPACES ADJACENT TO ATTIC AND ATTACHED GARAGE(S) MUST HAVE WEATHER STRIPPING INSTALLED ALONG HEADER, JAMBS, AND SILLS.
  7. ALL SURFACES BETWEEN CONDITIONED SPACE AND ATTACHED GARAGE MUST BE TIGHTLY SEALED.
  8. 70% OF NON-ROOF AREA TO BE COVERED WITH VEGETATIVE LANDSCAPE (GRASS, TREES, ETC.) OR PERMEABLE PAVING.
  9. BUILDER MUST INSTALL DRIP IRRIGATION EMITTERS FOR ALL BEDDING AREAS OF AN APPROVED LANDSCAPE PLAN.
  10. AIR GAP FOR DISHWASHER.
  11. AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE AND AIR FLOW
  12. AIR FILTER HOUSING MUST BE AIRTIGHT
  13. ALL AIR FILTERS TO BE INSTALLED MUST HAVE A MINIMUM REPORTING VALUE 2MERV) EQUAL TO GREATER THAN 8.
  14. ALL AIR HANDLERS MUST BE SIZED TO MAINTAIN PROPER AIR PRESSURE AND FLO IN.
  15. ALL AIR HANDLER EQUIPMENT AND DUCTWORK MUST BE LOCATED OUTSIDE THE FIRE-RATED ENVELOPE OF THE GARAGE.
  16. MAXIMUM LAMP WATTAGE FOR INCANDESCENT BULBS IS 100 WATTS; COMPACT FLUORESCENTS IS 32 WATTS.
- \* SEE ROOF PLAN SHEET FOR ALL NOTES PERTAINING TO THE ENERGY STAR ROOFING

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

2ND FLOOR PLAN 1

PROJECT  
**WILLIAMSTOWN RD.  
Residence**

ADDRESS  
**5905 Williamstown Rd  
Dallas TX 75230**

All ideas, designs, arrangements and plans indicated or represented by these drawings and specifications are the property and copyright of DUTTON Architects and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of DUTTON Architects. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to the commencement of work.

**DUTTON**  
architects  
1115 Sunset Blvd., Suite 108  
Los Angeles, CA 90012  
Tel: 323.668.2600  
www.duttonarchitects.com

No.	Description	Date
-----	-------------	------

SCALE	DATE
1/4"=1'-0"	11 · 26 · 24

DRAWING TITLE

**2ND FLOOR  
PLAN**

SHEET NUMBER

**A2.20**