



revisions:

**WILLARD RESIDENCE**  
 909 WILLARD STREET  
 HOUSTON TX. 77006

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content: THIRD FLOOR PLAN, DIMENSIONS

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GENERAL NOTES : (UNLESS OTHERWISE SPECIFIED)

- WRITTEN DIMENSIONS AND SPEC.S SHALL PREVAIL OVER SCALED DIMENSIONS AND VISUAL APPEARANCES
- ALL CEILING HEIGHTS ARE 9'
- ALL WINDOW HEADERS ARE 7'-8"
- FRAMER TO PROVIDE BLOCKING FOR FANS, TOWEL BARS, TOWEL RINGS, T.P. HOLDERS, AND WALL CABINETS.
- 5/8" GYPSUM BOARD UNDER STAIRS.
- LOCATE WTR. HTR. IN ATTIC, SET IN MTL. PAN W/ RELIEF LINE TO OUTSIDE.

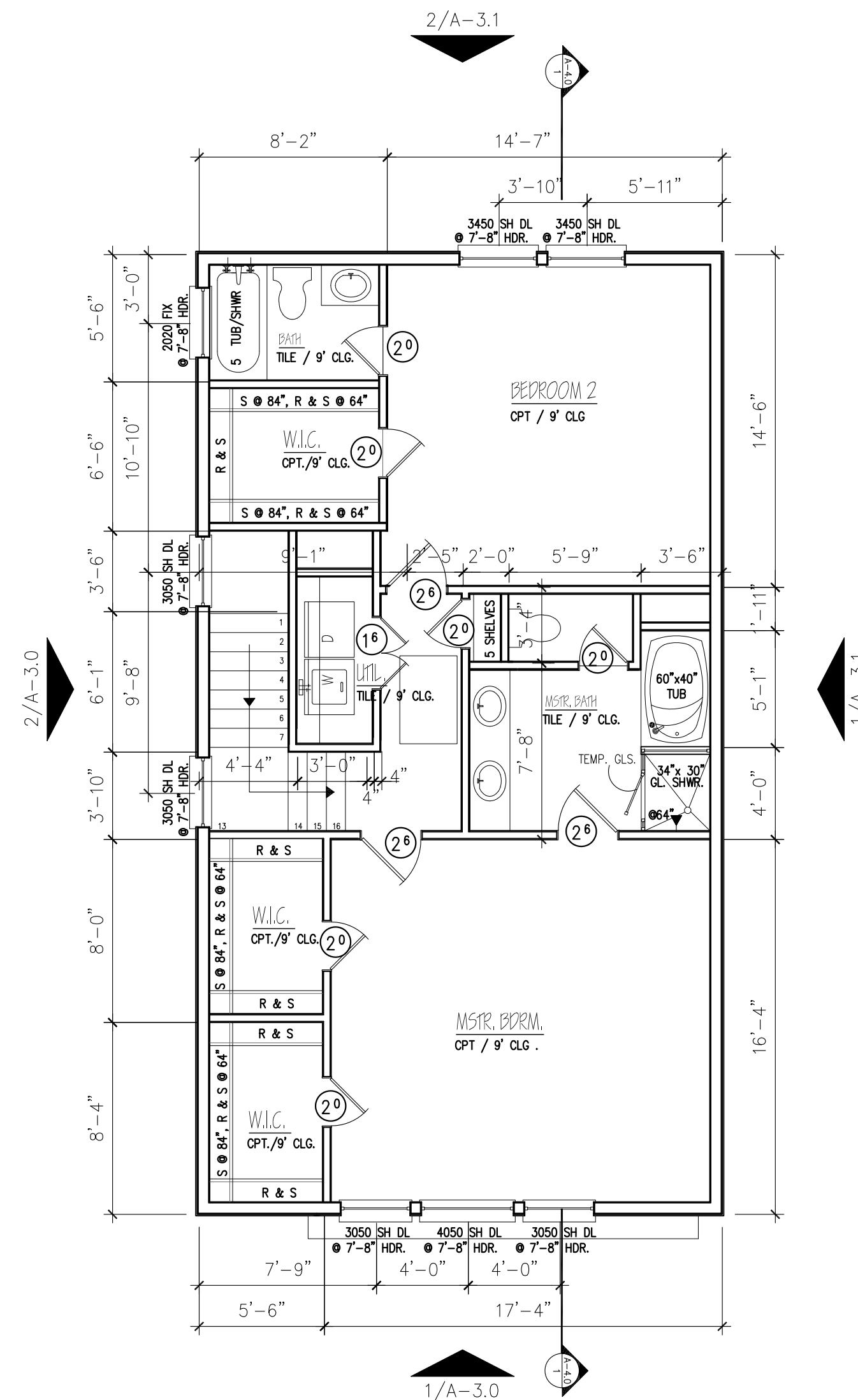
- 5 SHELVES @ PANTRY, & LINEN CLOSETS, W/ TOP SHELF @ 16" DEEP, & BTM. 4 @ 24" DEEP, WHERE POSSIBLE.
- GLAZING PER 1992 CABO "ONE & TWO FAMILY DWELLING CODE", SECTION 208, OR APPLICABLE GOVERNING CODE.
- ALL DROPS TO BE FROM 7'-8" TO 9'-0".
- ALL DOORS ARE 7'-8"

- WINDERS AT THE STAIRS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER PER SECTION R613.2 2006 IRC.
- HANDRAILS AND GUARDRAILS SHALL SUPPORT A MINIMUM OF 200 LB LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP

BUILDER TO VERIFY ALL DIMENSIONS, ENGINEERING AND CODE REQUIREMENTS

BUILDING ENVELOPE COMPLIANCE:

- ALL GLAZING SHALL COMPLY WITH A MAX. U-FACTOR OF .55 AND A MAX. SHGC OF .40.
- ALL WINDOW TO WALL AREA SHALL COMPLY WITH A PREDOMINANT R-VALUE OF R-20.
- ALL WOOD FRAME WALL SHALL COMPLY WITH A PREDOMINANT R-VALUE OF R-13.
- ALL FLOOR SHALL COMPLY WITH A PREDOMINANT R-VALUE OF R-15.
- ALL CRAWL SPACE WALL SHALL COMPLY WITH A PREDOMINANT R-VALUE OF R-6.
- ALL CEILING SHALL COMPLY WITH A PREDOMINANT R-VALUE OF R-30.
- INSULATION TYPE SHALL BE FIBER GLASS BLANKET.
- HVAC EQUIPMENT TYPE SPLIT UNIT SHALL HAVE A SEER OF 14.
- DUCT INSULATION SHALL BE R-8 IN ATTICS AND R-6 OTHERWISE EXCEPT DUCTS LOCATED INSIDE CONDITIONED SPACE.



THIRD FLOOR PLAN

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