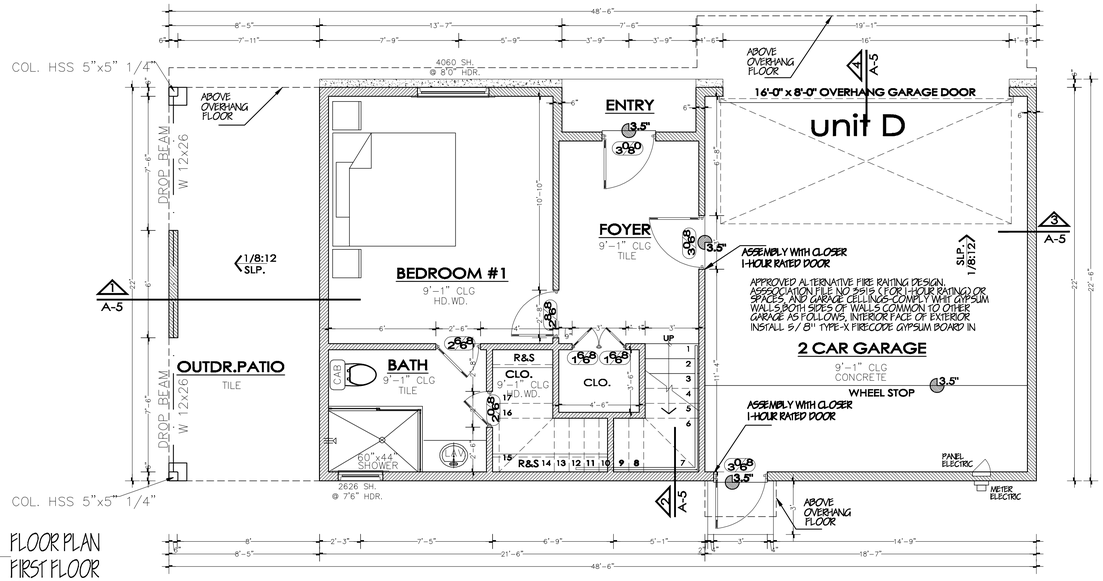
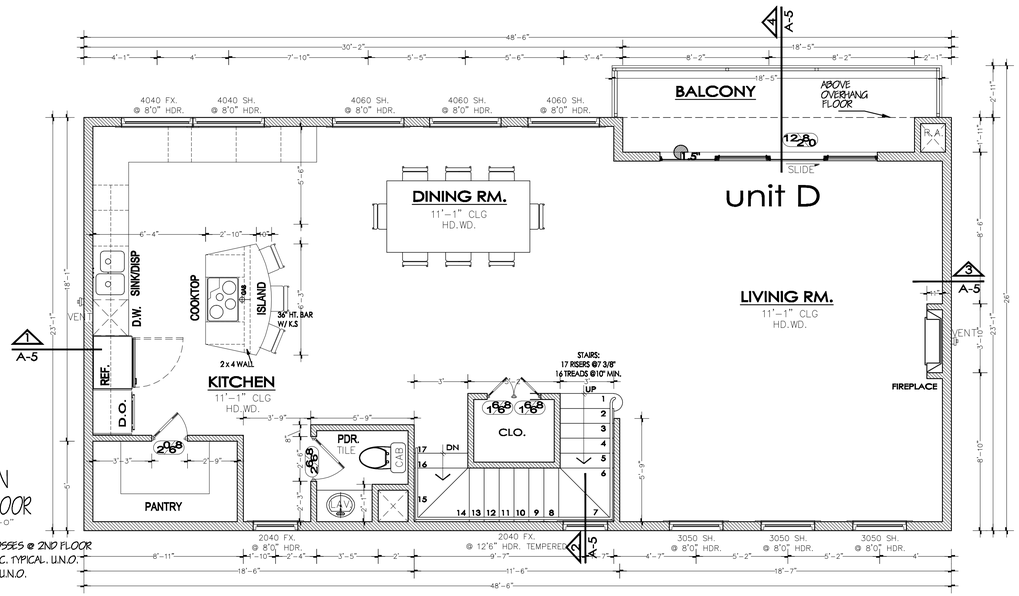



1 FLOOR PLAN FIRST FLOOR
SCALE 1/4"=1'-0"

9'-1" STUD HT. WITH 2x6'S @ 16" O.C. TYPICAL. U.N.O.
PRIMARY FLOOR COVERING: STAINED CONCRETE U.N.O.
FIELD VERIFY ALL TRANSOMS




2 FLOOR PLAN SECOND FLOOR
SCALE 1/4"=1'-0"

SUGGESTED FLOOR SYSTEM: W/ TROSSES @ 2ND FLOOR
11'-1" STUD HT. WITH 2x6'S @ 16" O.C. TYPICAL. U.N.O.
PRIMARY FLOOR COVERING: WOOD U.N.O.
FIELD VERIFY ALL TRANSOMS

## GENERAL NOTES

(THESE NOTES ARE TYPICAL UNLESS INDICATED OTHERWISE)

1. DIMENSION ARE TO FACE OF WOOD FRAMING OR TO FACE OF MANSORY. 2.
2. CEILING HEIGHTS (NOMINAL): 9'-1" 1ST FLOOR; 11'-1" 2ND FLOOR; 9'-1" 3TR FLOOR; 8'-1" ROOF DECK.
3. DOOR HEIGHTS (NOMINAL): 6'-8" 1ST FLOOR; 6'-8" 2ND FLOOR; 6'-8" 3TR FLOOR; 6'-8" ROOF DECK.
4. WINDOW HEAD HEIGHTS: 8' & 7'-6" 1ST FLOOR; 8' & 7'-6" 2ND FLOOR; 8' & 7'-6" 3TR FLOOR.
5. ALL BEDROOM WINDOWS SHALL HAVE SILL AT MAXIMUM 44" ABOVE FINISHED FLOOR CLEAR WINDOW OPENING SHALL BE MINIMUM 24" HIGH AND MINIMUM 20" WIDE, AND SHALL BE MINIMUM 5.7 SQUARE FEET AREA.
6. PROVIDE SAFETY GLASS AT THE FOLLOWING LOCATIONS.
   - A) DOOR LITES EXCEEDING
   - B) DOOR SIDELITES
   - C) SHOWER DOORS AND ENCLOSURES

## DRAFTSTOPPING NOTES

1. PROVIDE DRAFTSTOPPING IN FLOOR/ CELING ASSEMBLIES SEPARATING USEABLE SPACES INTO TWO OR MORE APPROXIMATE AREAS WITH NO AREA GREATER TAN 1000 S.F.
2. PROVIDE DRAFTSTOPPING IN ATTICS AS REQUIERED TO SUBDIVIDE INTO AREAS NOT EXEEDING 3000 S.F.
3. PROVIDE DRAFTSTOPPING PARALLEL TO THE MAIN FRAIMING MEMBERS.
4. COMPLY WITH REQUIREMENTS OF INTERNATIONAL BUILDING CODE.

## FIRE NOTE

1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE SIDE OF STUDS AND JOISTS.
2. INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN THICK, OR 20 MIN. FIRE REATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA (R309.1)
3. UNRATED DISAPPEARING STAIRS IN GARAGE TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4. PROVIDE 5/8' TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

## FURR WALL NOTE

FIRE RESISTIVE CONSTRUCTION. BEFORE INSTALLING SECONDARY (FURR) WALL APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE OF EXTERIOR WALL IN ACORDANCE TO IBC 2006, TABLE 720 1(2), ITEM 15-1.3 OR ITEM 15-1.1.PVC WASTWATER PIPES NOT ALLOWED TO PENETRATE THE TYPE 'X' GYPSUM.
PLUMBING NOTE (RATED WALLS) IN THE INSTANCE NO SECONDARY (FURR) WALL IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS, NO GAS LINE AND/ OR PLUMBING PENETRETIONS ARE ALLOWED PLUMBING PENETRETIONS ARE ALLOWED IN "FI" FIRE-RATED WALLS PLACE IN SIDE-WALLS WHERE APPLICABLE.

## ABBREVIATIONS

| | |
|---|---|
| ABV | ABOVE |
| AT | ARCH TOP |
| CM | WOOD CASEMENT |
| CO | CASED OPENING |
| CT | HALF-CIRCLE WOOD |
| DH | DOUBLE-HUNG WOOD |
| DL | DIVIDED LITE |
| EW | ELLIPTICAL WINDOW |
| EX | EXISTING WINDOW |
| FR | FRENCH |
| G | GLASS |
| GB | GLASS BLOCK |
| HH | HEAD HEIGHT |
| HM | HOLLOW METAL |
| HS | HORIZONTAL SLIDER |
| LV | LOUVER |
| OBS | OBSCURE GLASS |
| O.H | OVERHEAD DOOR |
| PK | POCKETDOOR |
| PR | PAIR |
| QC | QUARTER CIRCLE TOP |
| SD | SLIDER(S) |
| SH | SINGLE-HUNG ALUMINUM |

## UTILITY ROOM NOTES

1. INSTALL 2" FLOOR DRAIN (F.D.) WITH REMOVABLE STRAINER.
2. EXTEND FLOOR DRAIN TO EXTERIOR SLOPE FLOOR TO DRAIN.
3. UNDERCUT UTILITY ROOM DOOR OR INSTALL 12"x12" LOUVER IIN DOOR TO PROVIDE COMBUSTION AIR FOR DRYER.
4. WASHER AND DRYER ARE NOT IN CONTRACT

## AREA SUMARY UNIT D

| | |
|---|---|
| 1 st FLOOR LIVING AREA | 461 |
| 2 nd FLOOR LIVING AREA | 1089 |
| 3 tr FLOOR LIVING AREA | 1120 |
| TOTAL LIVING AREA | 2670 |
| GARAGE | 416 |
| ENTRY PORCH | 22 |
| OUTDOOR PATIO | 185 |
| BALCONY | 85 |
| ROOF DECK | 432 |
| MECHANICAL | 201 |
| TOTAL COVERED | 3526 |
| TOTAL AREA | 4011 |

REVISION:

MAY 20 2015

Inter Vive America inc,
2321 NAOMI ST. HOUSTON TX.77054
TELEPHONE: 713 797 1856

RESIDENCE
ROSEWOOD
1716 ROSEWOOD STREET, HOUSTON TX. 77004
PROJECT EXCLUSIVELY FOR: 1716 ROSEWOOD LLC

NORTH

ADDRESS:
1716 ROSEWOOD ST
HOUSTON TX. 77004
UNIT D

Sheet Title
FLOOR PLAN
1ST FLOOR
2 ND FLOOR

SCALE
1/4" = 1'-0"

Project number:

Sheet number:
A-1