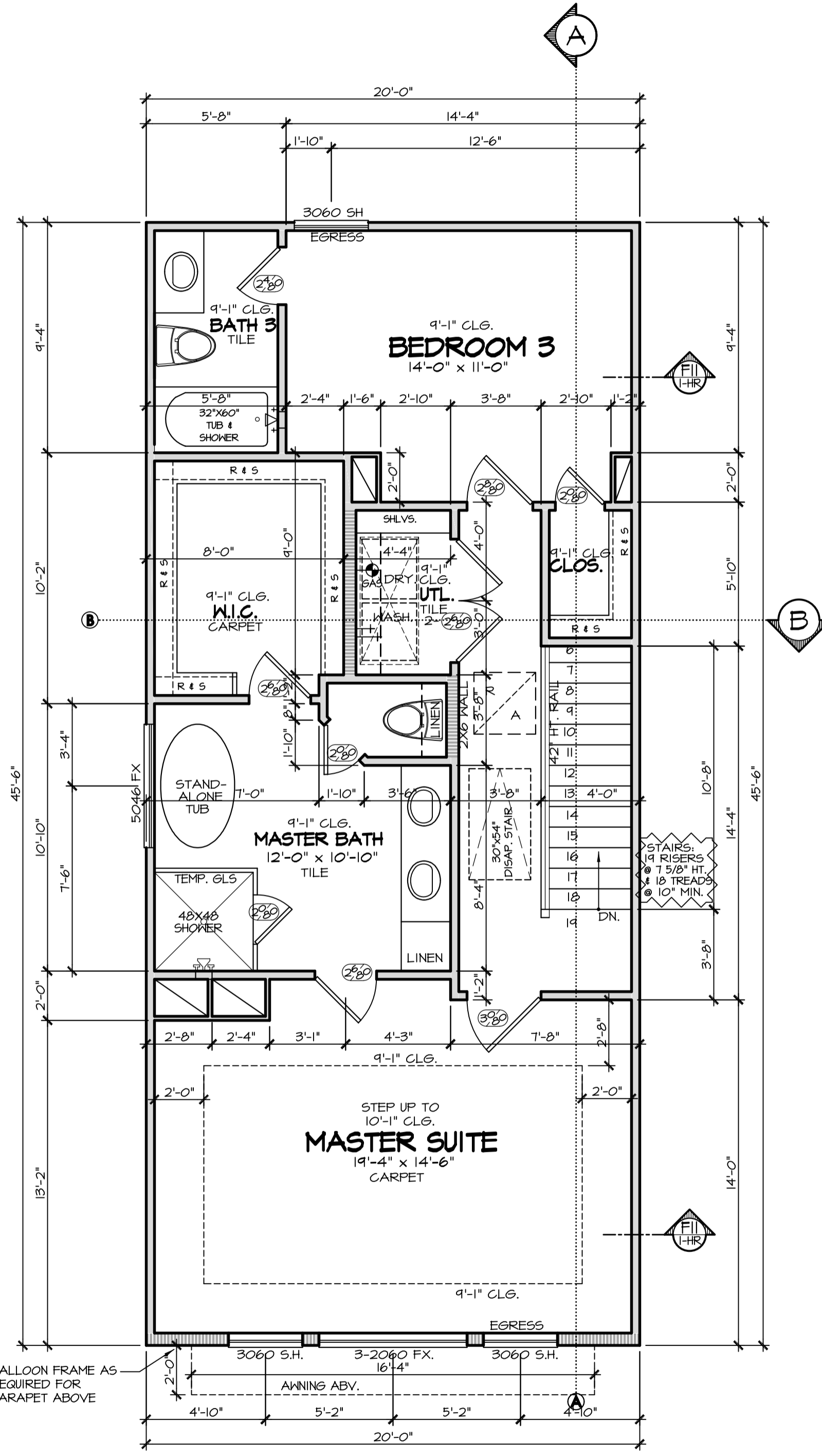


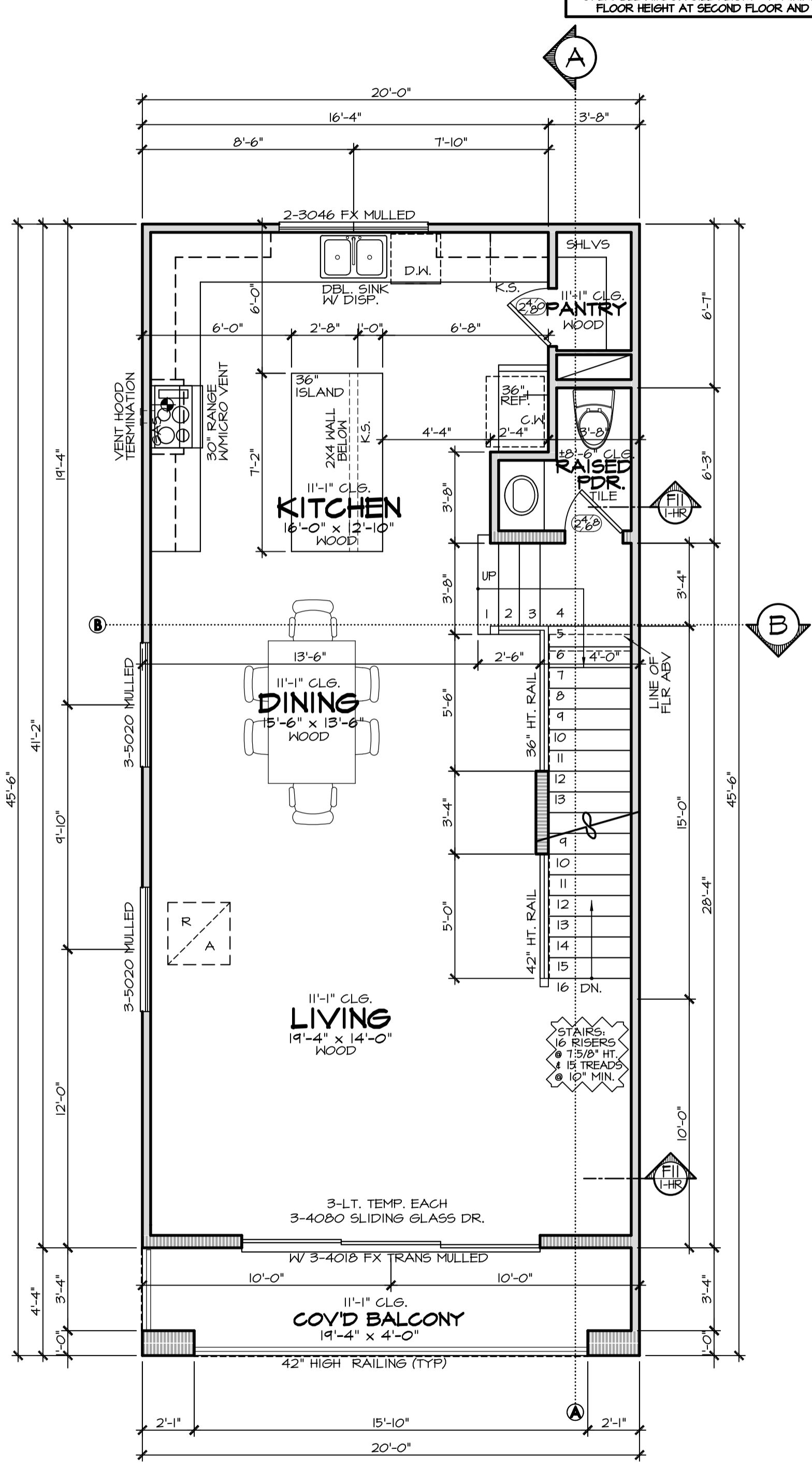
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THIRD FLOOR PLAN

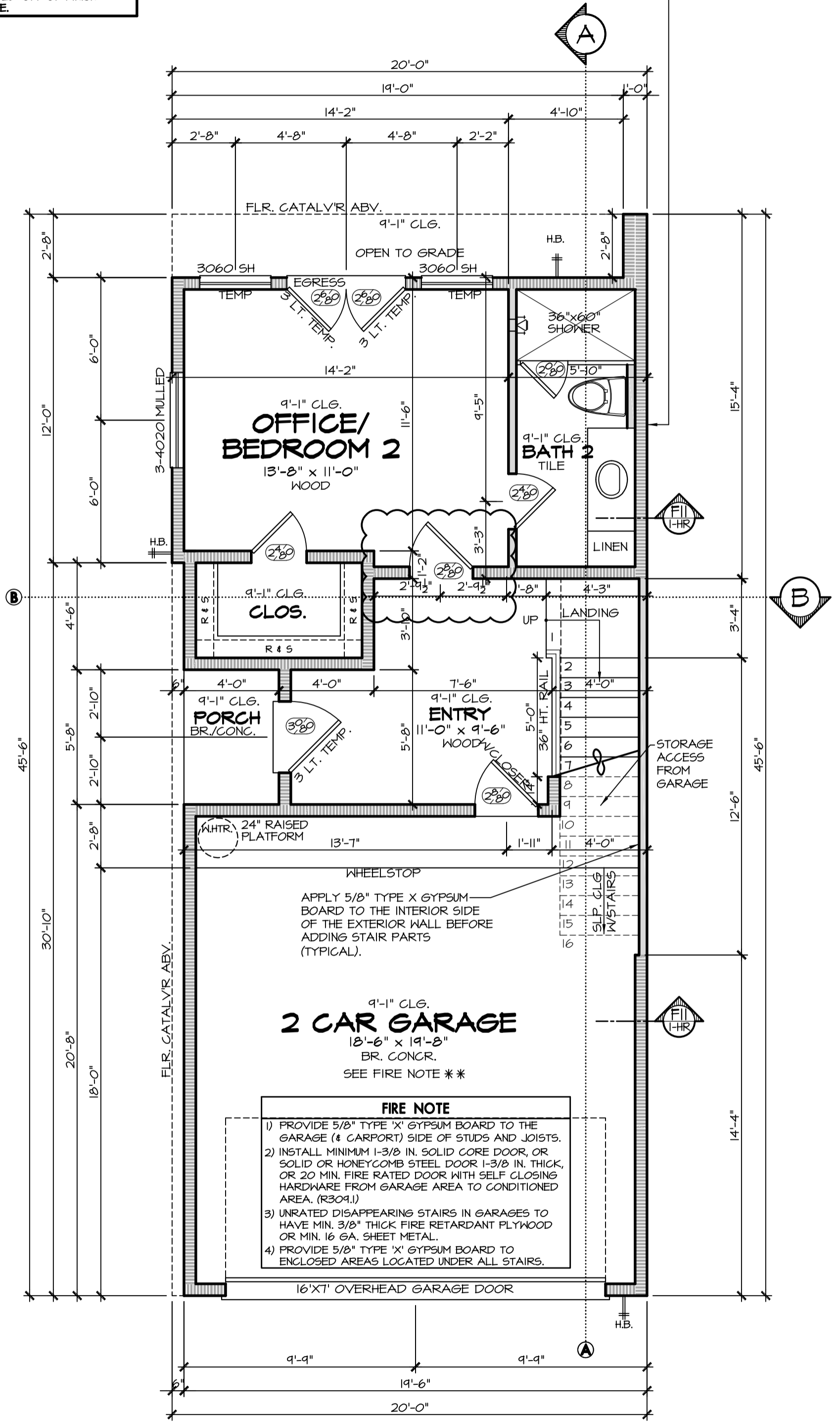
SCALE: 1/4" = 1'-0"
 9" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).
 PRIMARY FLOOR COVERING: CARPET U.N.O.
 SUGGESTED FLOOR SYSTEM: 2X12 FLOOR JOISTS

*BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE.
 PROVIDE METAL PAN W/2" DRAIN TO OUTSIDE IN UTILITY



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 11"-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).
 PRIMARY FLOOR COVERING: WOOD U.N.O.
 SUGGESTED FLOOR SYSTEM: 2X12 FLOOR JOISTS



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 9"-1" STUD HT. WITH 2 X 6'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).
 PRIMARY FLOOR COVERING: WOOD U.N.O.
 FIELD VERIFY ALL TRANSOMS

EGRESS REQUIREMENTS 2012 IRC.
 R301.1 IRC 2012 EMERGENCY ESCAPE AND RESCUE REQUIRED
 BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1128mm) ABOVE THE FLOOR.
 R301.1.1 IRC 2012 MINIMUM OPENING AREA
 ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m2).
 R301.2 IRC 2012 MINIMUM OPENING HEIGHT
 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
 R301.3 IRC 2012 MINIMUM OPENING WIDTH
 THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
 R301.4 IRC 2012 OPERATIONAL CONSTRAINTS
 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
 OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 28" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

SECONDARY FURR WALL REQUIRED
 BEFORE INSTALLING SECONDARY FURR WALL, APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE OF THE EXTERIOR WALL. PVC AND OTHER NON-FERROUS PIPES ARE NOT ALLOWED TO PENETRATE THE TYPE 'X' GYPSUM BOARD.
STAIRWELL AT EXTERIOR FIREWALL
 APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE OF THE EXTERIOR WALL BEFORE INSTALLING STAIR PARTS. TYPICAL ALL STAIR PARTS THAT ARE AGAINST A FIREWALL.



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 Jack Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	PRODUCTION 4:	DATE:
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
PRODUCTION 3:	DATE:	CHECKED:	DATE:

SCHEDULES BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:
 DOOR SCHEDULE: SIZE AS NOTED ON PLANS.
 EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
 INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
 DOOR GLAZING TO BE SAFETY GLASS.
 WINDOW SCHEDULE: SIZE AS NOTED ON PLANS.
 FRAME TYPE:
 GLAZING:
 EXTERIOR TRIM:
 INTERIOR TRIM:
 ROOM FINISH SCHEDULE:
 TILE FLOORS AT ALL NET AREAS. TILE HALLS AT TUB, FULL TILE. HALLS AND FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES. ALL CEILING OPENINGS TO HAVE SPEED CODE RETICULATIONS.
 RE: EMBLEM/OWNER FOR USE OF WOOD CO. RETICULATIONS.
 - O - AS NOTED ON PLANS.
 - R - AS NOTED IN SCHEDULE SPECS. BETWEEN OWNER & BUILDER.

- PLAN NOTES** REFERENCING THE 2015 IRC WITH CITY OF HOUSTON AMENDMENTS
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. PRESTON WOOD & ASSOCIATES, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
 - ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILLED ON THE LAST SHEET OF THESE DRAWINGS.
 - CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
 - ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
 - PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2015 SECT. P2704.1.
 - ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2015 SECT. R308.
 - SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2015 SECTIONS R311.5.6 AND IRC 2015, CITY OF HOUSTON AMENDMENTS, SECTION 1003.3.3.II, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
 - PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVISING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A FULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2015 SECT. R307 AND SECT. M305.1.3.
 - LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2015 SECT. P2202.
 - LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
 - PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
 - ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2015 SECT. R320.1.
 - PROVIDE ADEQUATE FURRING 50 VENT AND SOIL PIPES DO NOT PENETRATE FLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

SYMBOLS

SECTION CUTS	CABINET & WALL ELEVATIONS	FIRE WALL TYPE
(A) SHEET LOCATION	(B) SHEET LOCATION	(F) DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:	4" STUD WALL	CLOSETS:	WALL
	6" STUD WALL		ROD & SHELF
CEILING:	DESIGNATION FOR FURRING DOWN CLG.		DOUBLE ROD & SHELF
	DESIGNATION FOR OPEN FRAMING ABOVE (STAIR VOIDS & OPENINGS).		CABINETS:
			18" ABOVE COUNTERTOP TYP.
			COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

FIRST FLOOR:	426
SECOND FLOOR:	823
THIRD FLOOR:	871
TOTAL LIVING AREA:	2120 S.F.
GARAGE:	345
PORCH:	23
TOTAL SLAB:	844 S.F.
BALCONY:	87

TOTAL COVER: 2625 S.F.

FAISAL PUNJWANI
 RETREAT AT EMIR STREET LOT 10 BLOCK 1
 1805 F EMIR STREET
 HOUSTON, TX 77009

PWA Project Number: **F215-B1.2-L-v1**
 PERMIT SET
 ISSUE DATE: 26 July 2023