

EGRESS REQUIREMENTS 2015 I.R.C.

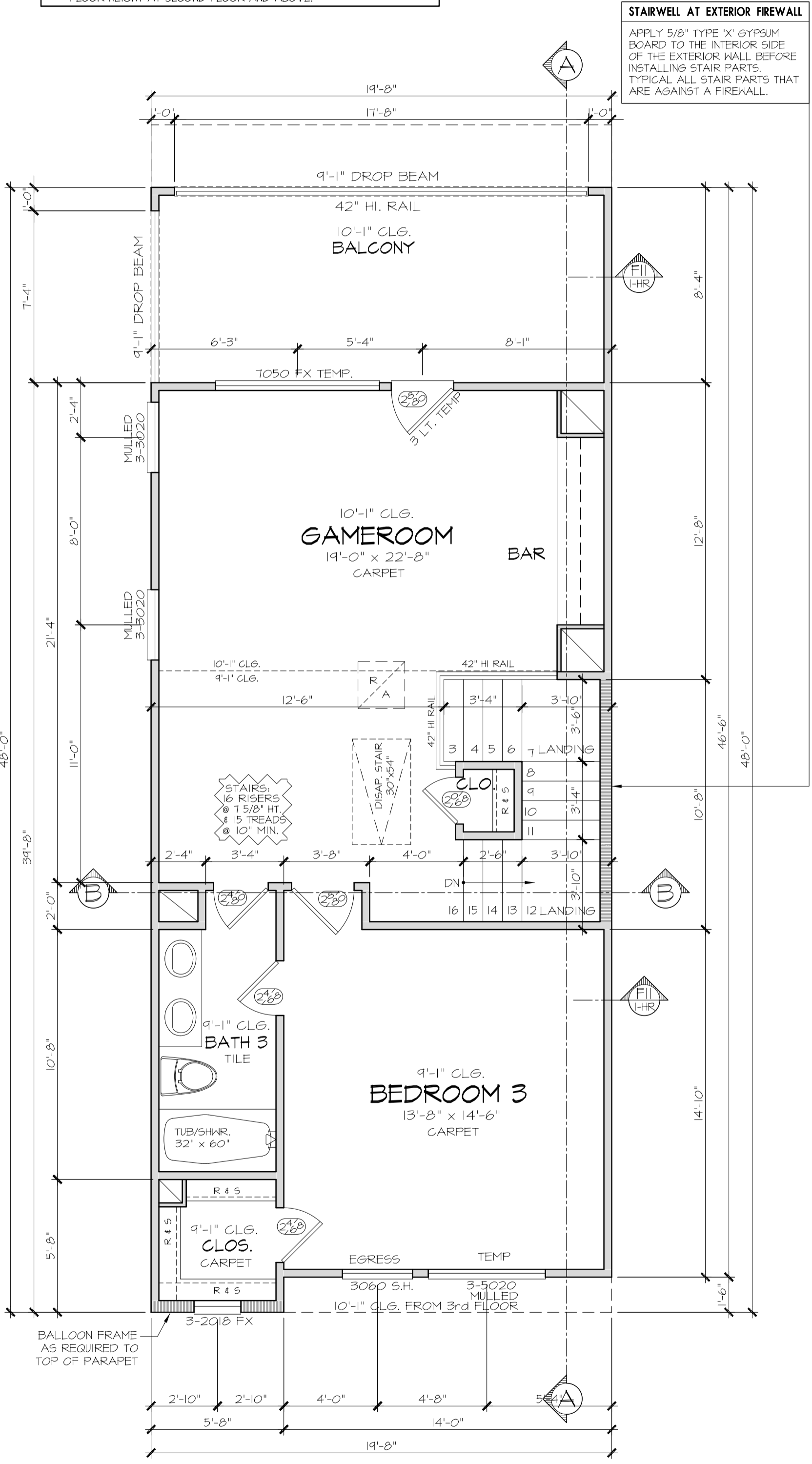
R301.1 IRC 2015 EMERGENCY ESCAPE AND RESCUE REQUIRED BASEMENTS w/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1168mm) ABOVE THE FLOOR.

R301.1.1 IRC 2015 MINIMUM OPENING AREA ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m²).

R301.1.2 IRC 2015 MINIMUM OPENING HEIGHT THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

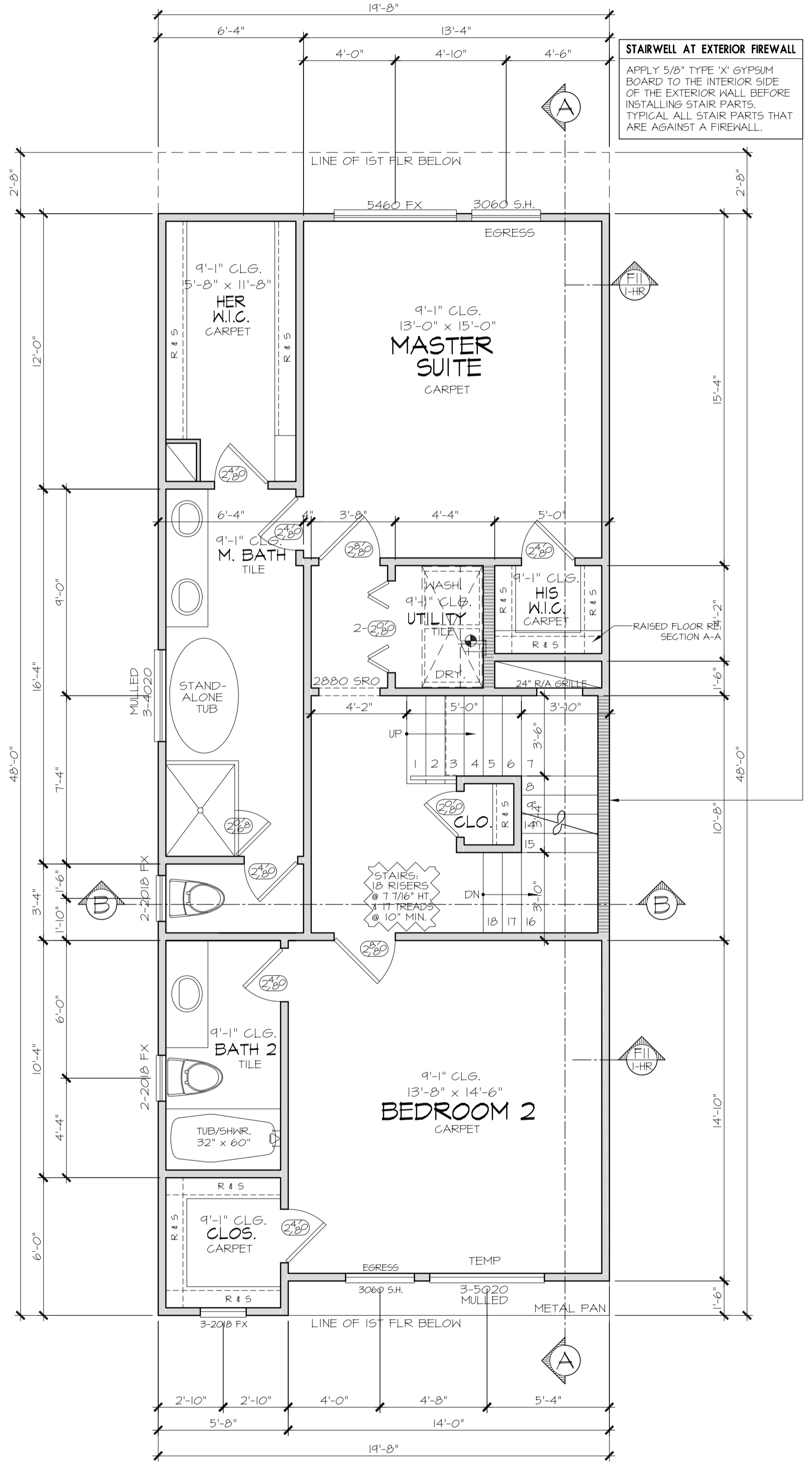
R301.1.3 IRC 2015 MINIMUM OPENING WIDTH THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

R301.1.4 IRC 2015 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 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.



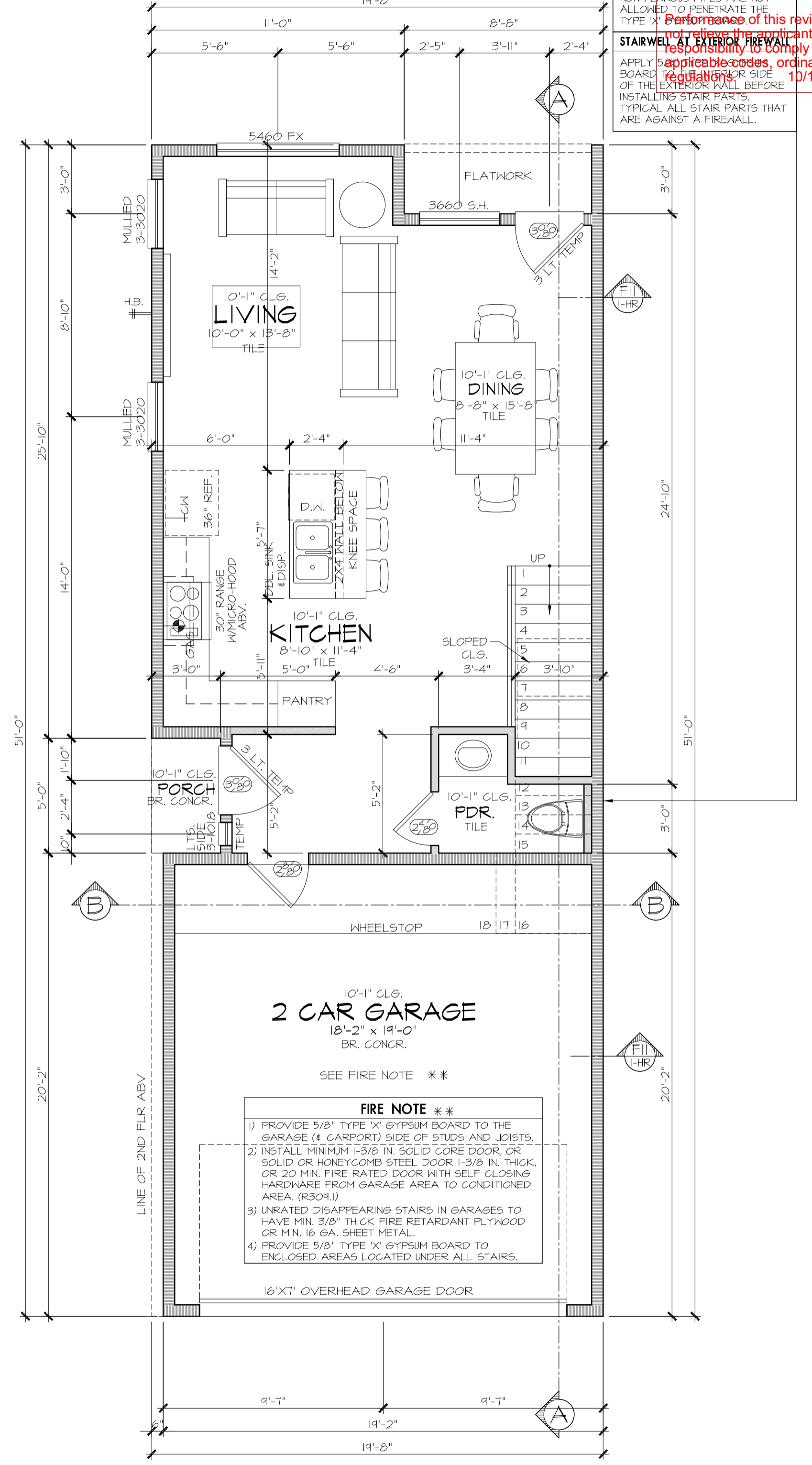
THIRD FLOOR PLAN

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



SECOND 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



FIRST FLOOR PLAN

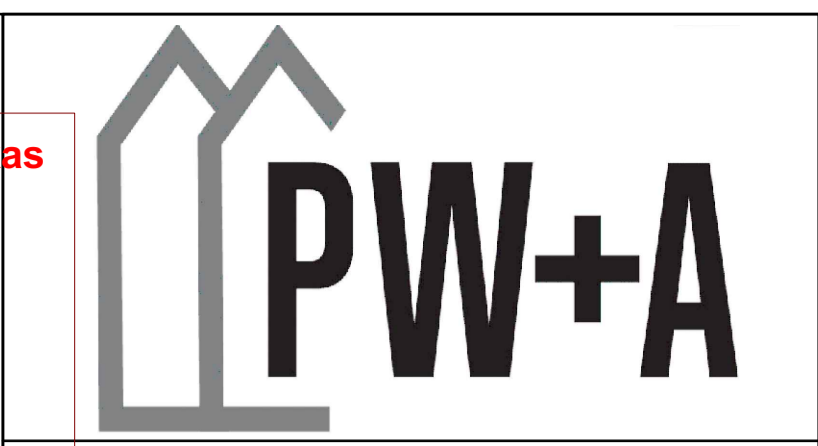
SCALE: 1/4" = 1'-0"
 10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).
 PRIMARY FLOOR COVERING: TILE U.N.O.

City of Houston Texas



SECONDARY FURR

BEFORE INSTALLING (FURR) WALL, APPLY 5/8\"/>



PRESTON WOOD & ASSOCIATES, LLC
 3217 Mercer St., Houston, TX 77027
 phone: 713.522.2724
 www.jackprestonwood.com
 Preston Wood PBD Certification: TX-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNER:	DATE:	PRODUCTION 4:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 1:	DATE:	SENT TO ENGINEER:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 2:	DATE:	CORRECTIONS:	DATE:
XXX	X-X-XX	XXX	X-X-XX
PRODUCTION 3:	DATE:	CHECKED:	DATE:
XXX	X-X-XX	XXX	X-X-XX

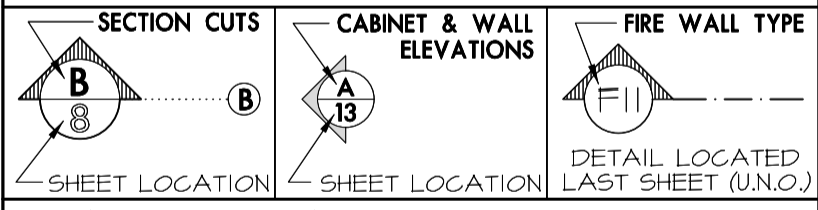
SCHEDULES BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

DOOR SCHEDULE: SIZE AS NOTED ON PLANS.
 EXTERIOR DOORS ARE 1 3/4\"/>

PLAN NOTES

- 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 DETAILED 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 BATHS PER IRC 2015 SECT. P270.4.
- 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 R301.5.6 and IRC 2015, CITY OF HOUSTON AMENDMENTS, SECTION 3.3.11, EXCEPTION 4. PROVIDE CONTINUOUS RAILINGS 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 SERVICING 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. R301 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. P280.3.
- LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
- PROVIDE 24\"/>

SYMBOLS



LINE LEGEND

WALLS:	4\"/>
CEILING:	DESIGNATION FOR FURRED DOWN CLG. DESIGNATION FOR OPEN FRAMING ABOVE (STAIR VOIDS & OPENINGS).
CLOSETS:	WALL ROD & SHELF WALL DOUBLE ROD & SHELF WALL
CABINETS:	UPPER CABINET 18\"/>

SQUARE FOOTAGES

FIRST FLOOR:	575
SECOND FLOOR:	923
THIRD FLOOR:	699
TOTAL LIVING AREA:	2197 S.F.
GARAGE:	378
PORCH:	15
TOTAL SLAB:	968 S.F.
BALCONY:	164
TOTAL COVER:	2754 S.F.

FAISAL PUNJWANI
 RETREAT AT EMIR STREET LOT 15 BLOCK 1
 1805 A EMIR STREET
 HOUSTON, TX 77009

PWA Project Number: F2151-A2.1-L-v3	3 of 10
PERMIT SET	ISSUE DATE: 25 July 2023