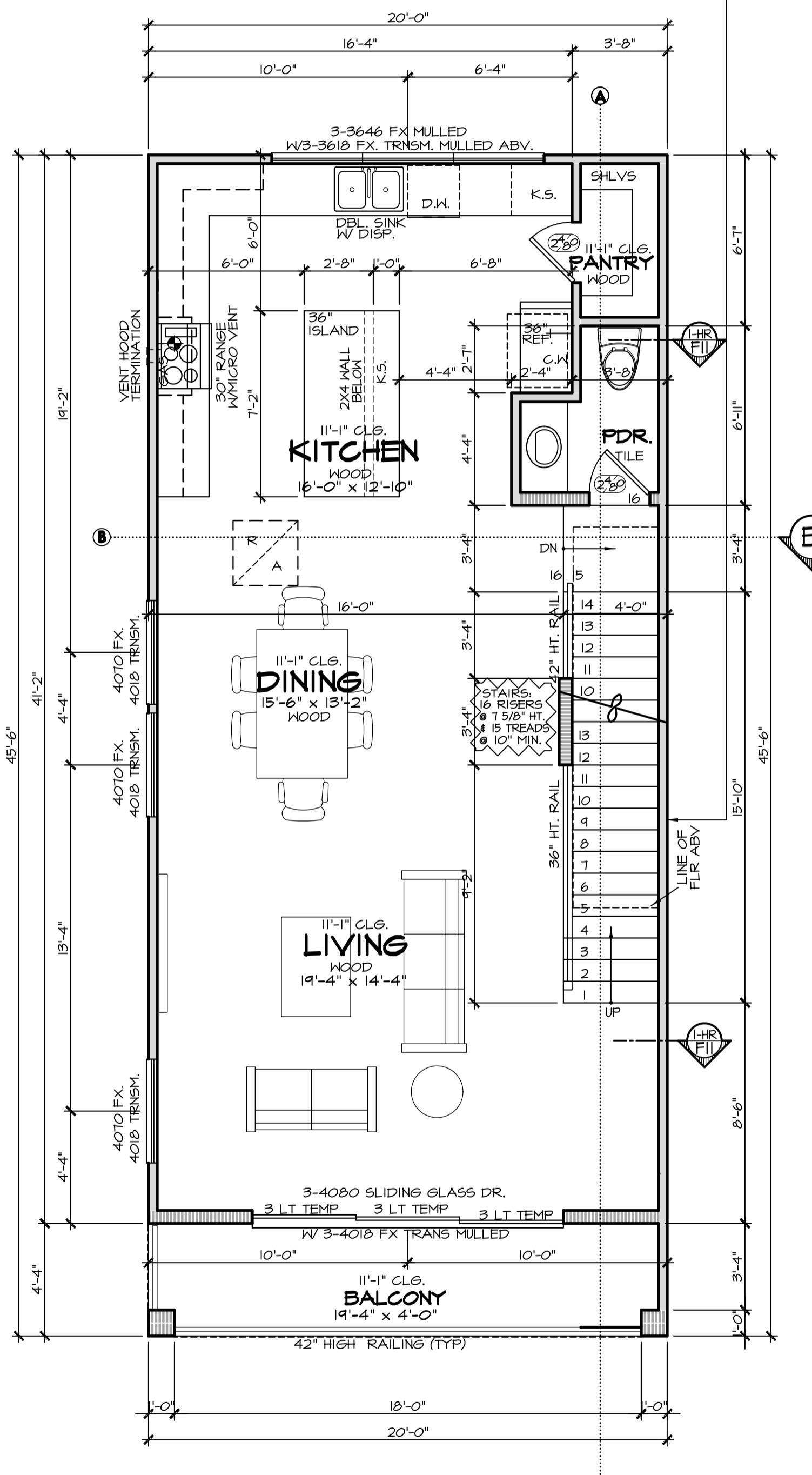


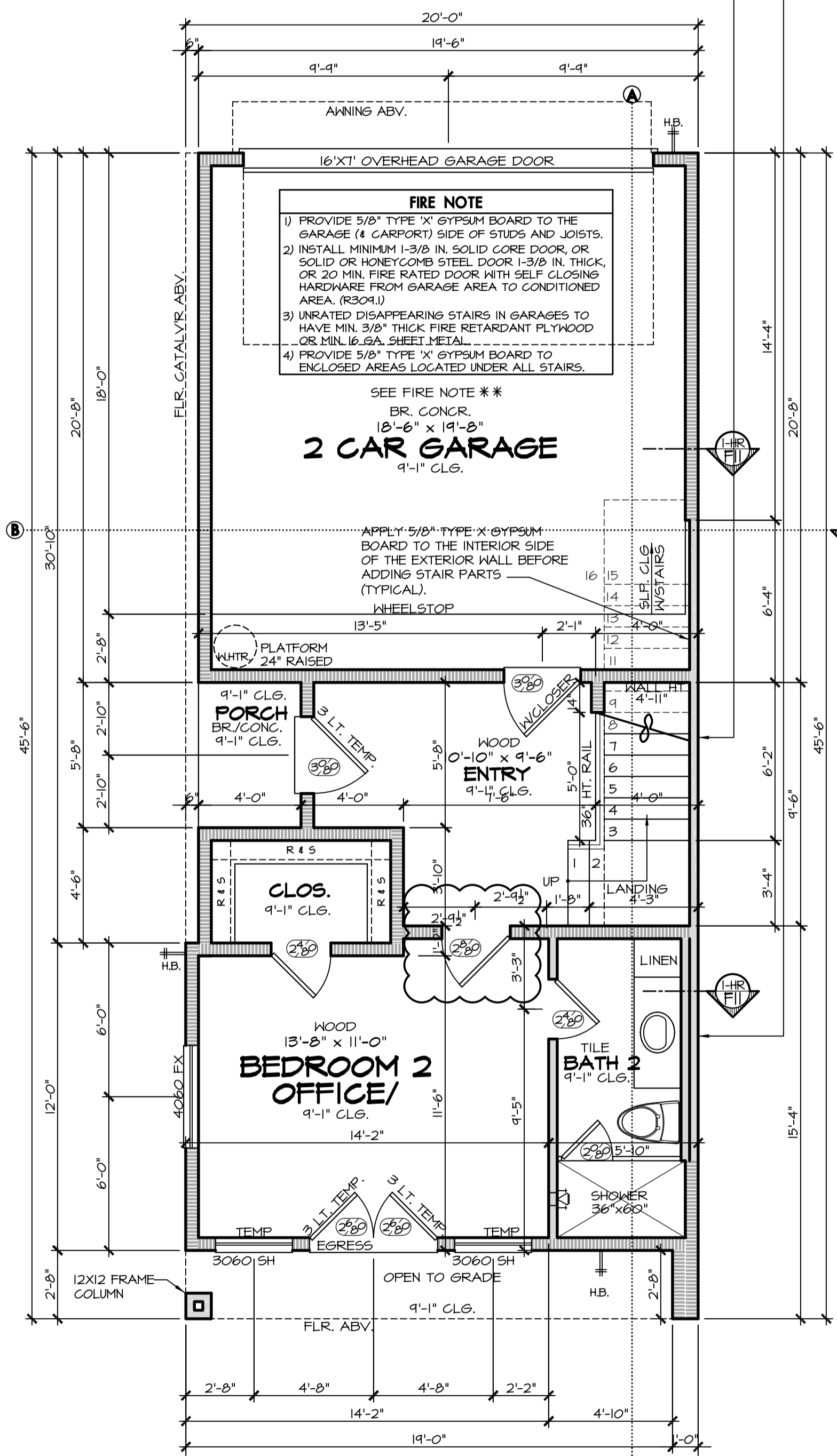
### THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 4" 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 I.R.C.**  
 R301.1 IRC 2012 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 (1120mm) 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 20" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

**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.

**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.

**SECONDARY FURR WALL REQUIRED**  
 BEFORE INSTALLING SECONDARY (FRFR) 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.

**FIRE NOTE**  
 1) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (4 CARPORT) 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 RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R301.1)  
 3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 1/2 GA. SHEET METAL.  
 4) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.  
 SEE FIRE NOTE \*\*  
 BR. CONCR.  
 12'-6" x 19'-8"  
**2 CAR GARAGE**  
 9'-1" CLG.



**PRESTON WOOD & ASSOCIATES, LLC**  
 3217 Mercer St., Houston, TX 77027  
 phone: 713.522.2724  
 www.jackprestonwood.com  
 Jack 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" 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:** \_\_\_\_\_  
**GLAZING COLOR:** \_\_\_\_\_  
**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 CASED OPENINGS TO HAVE SPINDLER RETURNING.  
 RE: EMBROIDERER FOR USE OF WOOD GR. RETURNING.  
 - OR - AS NOTED ON PLANS.  
 - OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

**PLAN NOTES** REFERENCING THE 2015 IRC WITH CITY OF HOUSTON AMENDMENTS  
 1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER 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.).  
 2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAIL ON THE LAST SHEET OF THESE DRAWINGS.  
 3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.  
 4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).  
 5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHUBS PER IRC 2015 SECT. P2704.1.  
 6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2015 SECT. R308.  
 7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2015, SECTIONS R301.5.6 AND IRC 2015, CITY OF HOUSTON AMENDMENTS, SECTION 1003.3.3.II, EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.  
 8) 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. R307 AND SECT. M305.1.3.  
 9) 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. P2808.  
 10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.  
 11) 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.  
 12) 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.  
 13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE FLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

**SYMBOLS**

	<b>SECTION CUTS</b>		<b>CABINET &amp; WALL ELEVATIONS</b>		<b>FIRE WALL TYPE</b>
	<b>SHEET LOCATION</b>		<b>DETAIL LOCATED LAST SHEET (U.N.O.)</b>		

**LINE LEGEND**

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

**SQUARE FOOTAGES**

FIRST FLOOR:	429
SECOND FLOOR:	823
THIRD FLOOR:	868
TOTAL LIVING AREA:	2120 S.F.
GARAGE:	345
PORCH:	23
TOTAL SLAB:	847 S.F.
BALCONY:	87

TOTAL COVER: 2625 S.F.

**FAISAL PUNJWANI**  
 RETREAT AT EMIR STREET LOT 11 BLOCK 1  
 1805 E EMIR STREET  
 HOUSTON, TX 77009

PWA Project Number: **F2151-B2.2-R-v2**  
 3 of 10  
 PERMIT SET ISSUE DATE: 26 July 2023