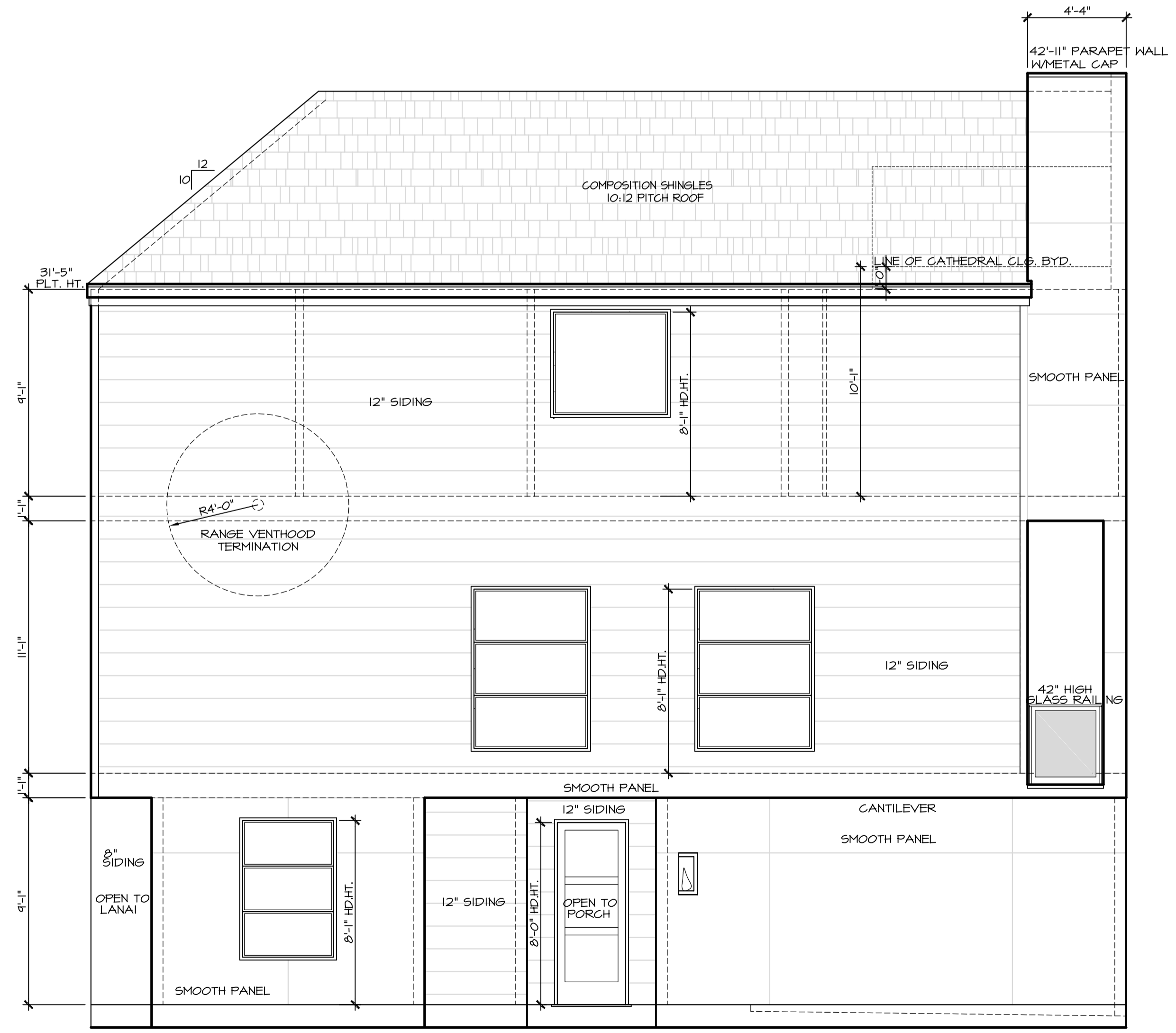
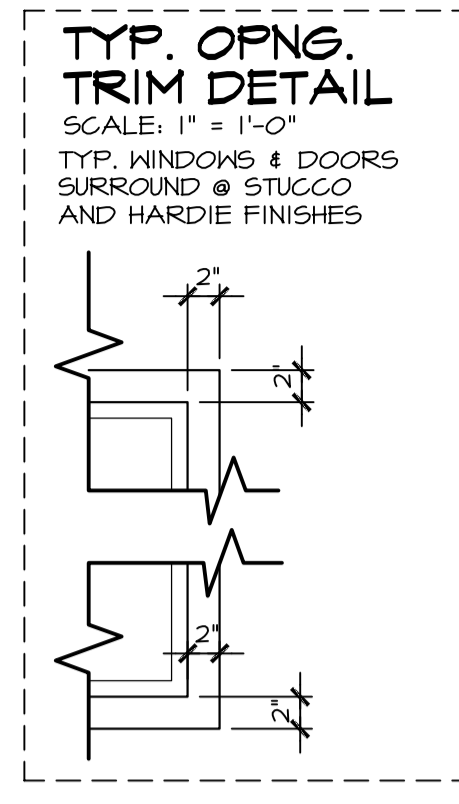
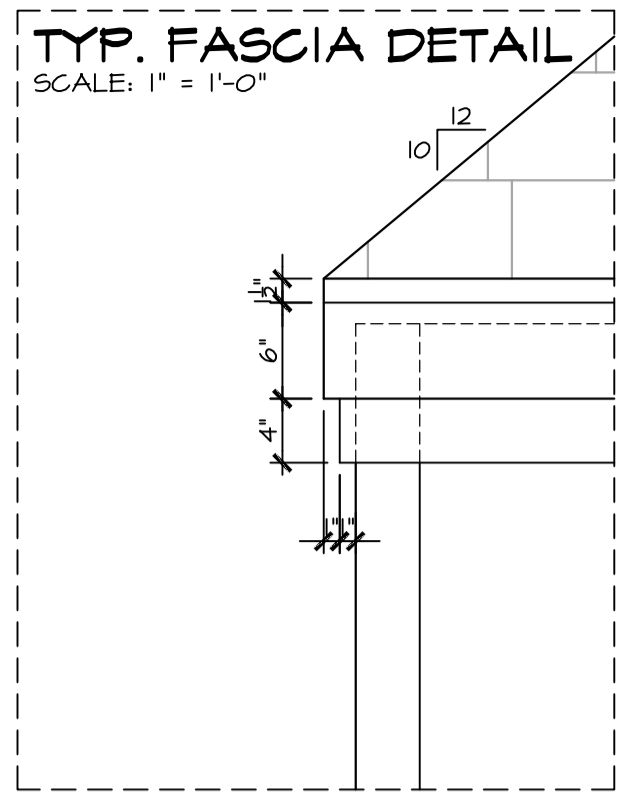
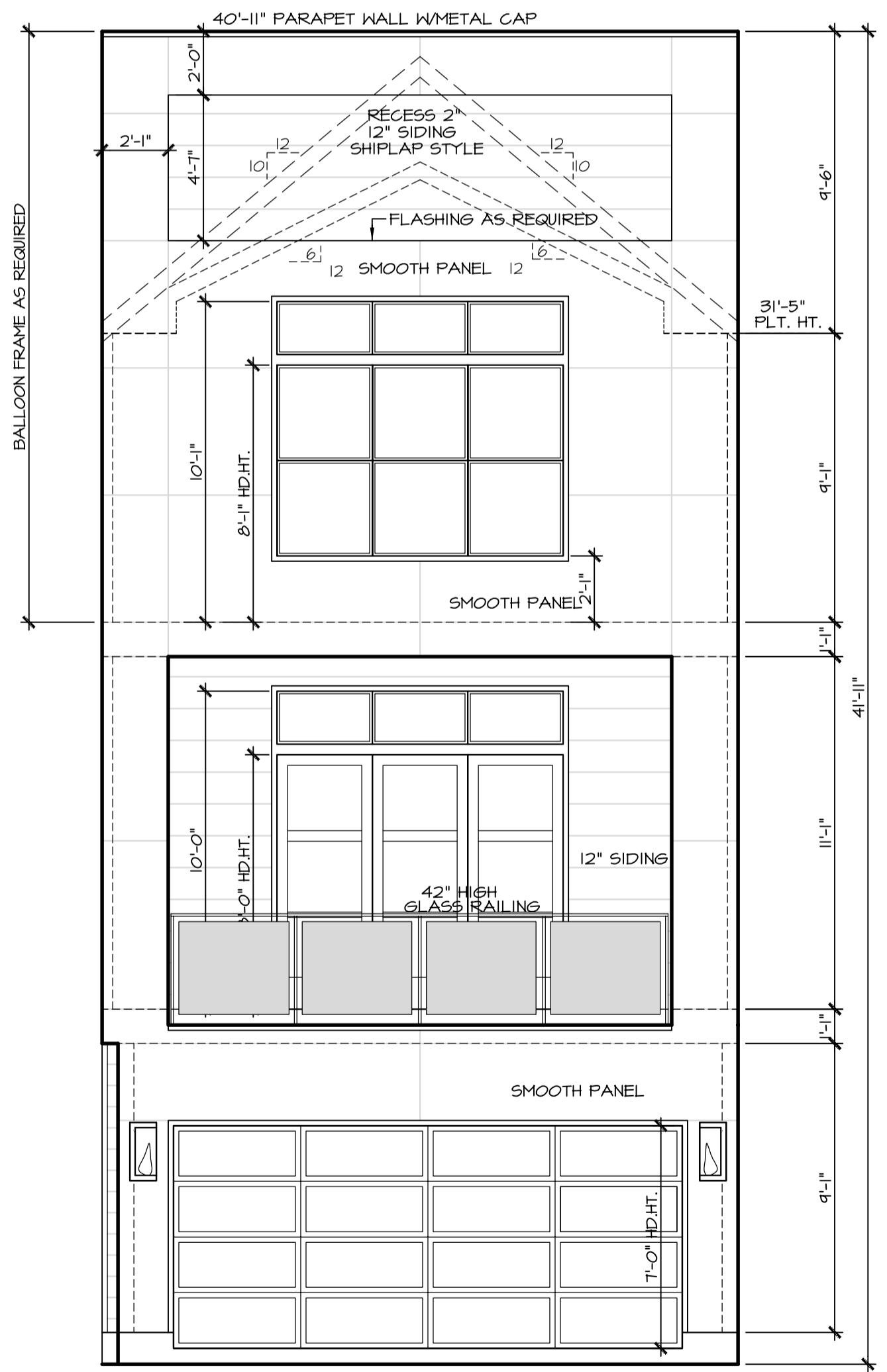


ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PRESTON WOOD & ASSOCIATES, L.L.C. INCORPORATED. NO PART OF THIS DRAWING OR ANY OTHER CONSTRUCTION DOCUMENTS, IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES, SHALL BE CONSIDERED VALID UNLESS THEY ARE APPROVED BY PRESTON WOOD & ASSOCIATES, L.L.C. IN WRITING. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY PRESTON WOOD & ASSOCIATES, L.L.C. IN WRITING. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS.



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
STUCCO CONTROL JOINT PER INDUSTRY/MANUF. STANDARDS
FIELD VERIFY ALL TRANSOMS



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

- ELEVATION NOTES**
- ALL DRAWINGS HERE REFERENCED THE 2015 INTERNATIONAL RESIDENTIAL CODE (IAC) (IAC CITY OF HOUSTON AMENDMENTS) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC) (IBC 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, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
 - ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
 - ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 4" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2015 IRC CITY OF HOUSTON AMENDMENTS, R310.2).
 - ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
 - OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING THE SAME FIRE PROTECTION RATINGS OF NOT LESS THAN 3/4 HOUR. SEE IBC 2015, SECTIONS 714.3.1 AND 714.3.4 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2015, SECTION 715.3, BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
 - PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4):
 - GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
 - GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
 - GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
 - TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 - GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
 - ALL RAILINGS (WOOD, METAL OR PREFAB) TO HAVE 4" MAXIMUM SPACINGS BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2015, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2015 TABLE R301.4 AND ON THE LAST SHEET OF THIS DOCUMENT.
 - INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
 - EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
 - ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL U.O.N.
 - ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2015, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW).
 - CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS OR 3'-0" FROM ANY ROOF LINE (RIDGES). SEE IRC 2015, SECTION R100.6. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
 - PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2". MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2015 CHAPTER 10.
 - ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

PRIMARY EXTERIOR MATERIAL: SMOOTH PANEL
SECONDARY EXTERIOR MATERIAL: 12" SIDING
ROOF MATERIAL: COMPOSITION SHINGLES

ALL DOOR AND WINDOW ASSEMBLIES TO HAVE MATCHING BRICK MOLD OR EQUAL SURROUNDS. MATCH TRANSOMS TO UNITS BELOW. HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.

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 5 BLOCK 1
1805 K EMIR STREET
HOUSTON, TX 77009

PWA Project Number: F2151-B1.1-L-v2	4 of 10
PERMIT SET	ISSUE DATE: 26 July 2023



238 2249
REVIEWED FOR COMPLIANCE
Performance of the review does not release the applicant from its responsibility for compliance with applicable codes and regulations.
City of Houston

COPYRIGHT 2020