

Code	Publisher	Effective Date
2021 International Residential Code (with Houston Amendments)	ICC	January 1, 2024
2021 International Building Code (with Houston Amendments)	ICC	January 1, 2024
2021 International Fire Code (with Houston Amendments)	ICC	January 1, 2024
2021 International Existing Building Code (with Houston Amendments)	ICC	January 1, 2024
2021 Uniform Mechanical Code (with Houston Amendments)	IAPMO	January 1, 2024
2021 Uniform Plumbing Code (with Houston Amendments)	IAPMO	January 1, 2024
2021 Swimming Pool and Spa Code (with Houston Amendments)	ICC	January 1, 2024
2023 National Electrical Code (State Mandated)		
-Administrative Code Provisions (Effective January 1, 2024)	NFPA	September 1, 2023
Sign Code (Chapter 46 of the Houston Building Code)	COH	July 29, 2020
2021 International Energy Conservation Code (with Houston Amendments) - For One and Two-Family Dwellings and Multi-Family 3 stories or less.	ICC	January 1, 2024
2021 International Energy Conservation Code (with Houston Amendments) - For Commercial Structures, including Residential Structures more than 3 stories	ICC	January 1, 2024
ASHRAE 90.1-2019 (with Houston Amendments) - For Commercial Structures, including Residential Structures more than 3 stories	ASHRAE	January 1, 2024
2021 Code Words - various sections interpreted and administrative policies	COH	N/A



WISE DESIGN SERVICES
HOUSTON, TEXAS (281) 924-9944

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PROJECT ADDRESS:
606 E. 43RD ST
HOUSTON, TX 77022
LOT 1, BLOCK 1 OF MARINO PLACE

ISSUE DATE
4-27-2026

REVISION DATE
5-22-2026

PLAN NAME
APEX

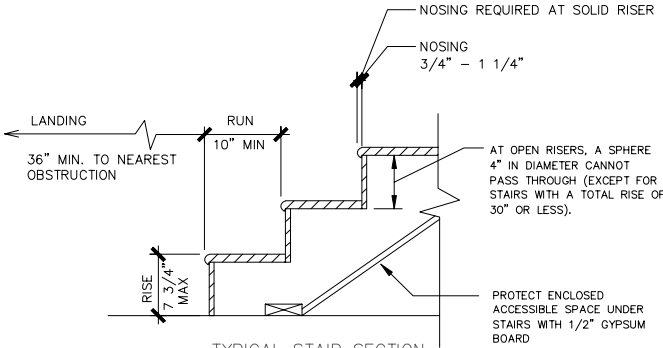
PLAN NUMBER
2758L

COVER SHEET

CITY OF HOUSTON CODE REQUIREMENTS

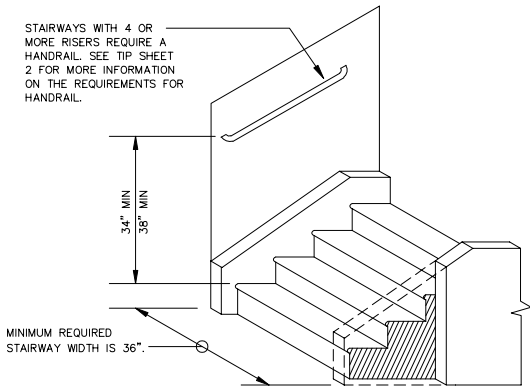
ALL WORK TO COMPLY WITH ALL APPLICABLE CITY OF HOUSTON CURRENT ADOPTED CODES, CURRENT CODE AMENDMENTS, AND CODE INTERPRETATIONS AS DEFINED BY CITY OF HOUSTON CODE DEVELOPMENT.

THE FOLLOWING NOTES HAVE BEEN IDENTIFIED AS NECESSARY, BUT ARE NOT A COMPLETE LIST OF CODE REQUIREMENTS FOR THE CITY OF HOUSTON.

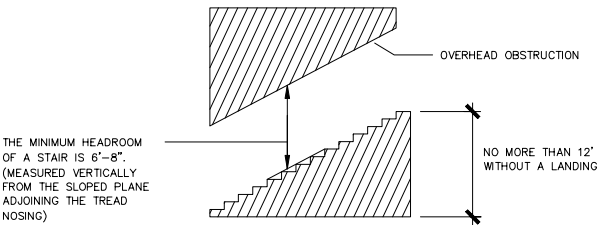


NOTES

1. THESE REGULATIONS APPLY TO STAIRWAYS FOR ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES SUBJECT TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC). REFER TO THE 2021 INTERNATIONAL BUILDING CODE FOR REQUIREMENTS FOR STAIRS IN OTHER CONDITIONS.
2. FOR EXCEPTIONS RELATED TO THE CONSTRUCTION OF CIRCULAR, SPIRAL, OR WINDING STAIRWAYS, SEE R311.7.9.
3. THE LARGEST RISE OR RUN WITHIN ANY FLIGHT OF STAIRS IS NOT TO EXCEED THE SMALLEST BY MORE THAN 3/8".
4. A LANDING EXTENDING THE WIDTH OF THE STAIR AND MEASURING A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL IS REQUIRED AT THE TOP AND BOTTOM OF EVERY STAIRWAY.
5. A FLOOR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
6. HANDRAILS ARE REQUIRED FOR STAIRWAYS WITH FOUR OR MORE RISERS. SEE TIP SHEET 2 FOR ADDITIONAL INFORMATION REGARDING HANDRAILS.
7. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED WITH AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION PER R303.6. LIGHT ACTIVATION MUST BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH LANDING WITHOUT TRAVERSING ANY STEPS. EXTERIOR STAIRWAYS MUST BE CONTROLLED FROM INSIDE THE DWELLING UNIT UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.



TYPICAL STAIR SECTION



R302.5 Dwelling/garage opening/penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

R302.5.3 Other penetrations. Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

TABLE R302.6 DWELLING/GARAGE SEPARATION

1. Separation from the residence and attics require not less than 1/2-inch gypsum board or equivalent applied to the garage side.
2. Separation from all habitable rooms above the garage require not less than 5/8-inch Type X gypsum board or equivalent.
3. Structure(s) supporting floor/ceiling assemblies used for separation required by this section must have not less than 1/2-inch gypsum board or equivalent.
4. Separation of Garages located less than 3 feet from a dwelling unit on the same lot require not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area.
(For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.)

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R311.7 Stairways.

R311.7.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 3/4 inches (121 mm).

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

R311.7.4 Walkline. The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If

winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the minimum depth in the direction of travel shall be not less than 36 inches (914 mm).

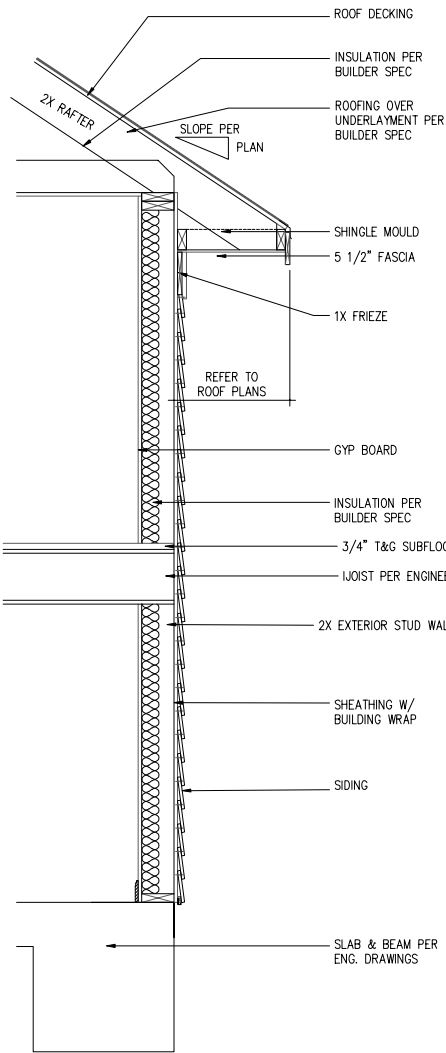
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

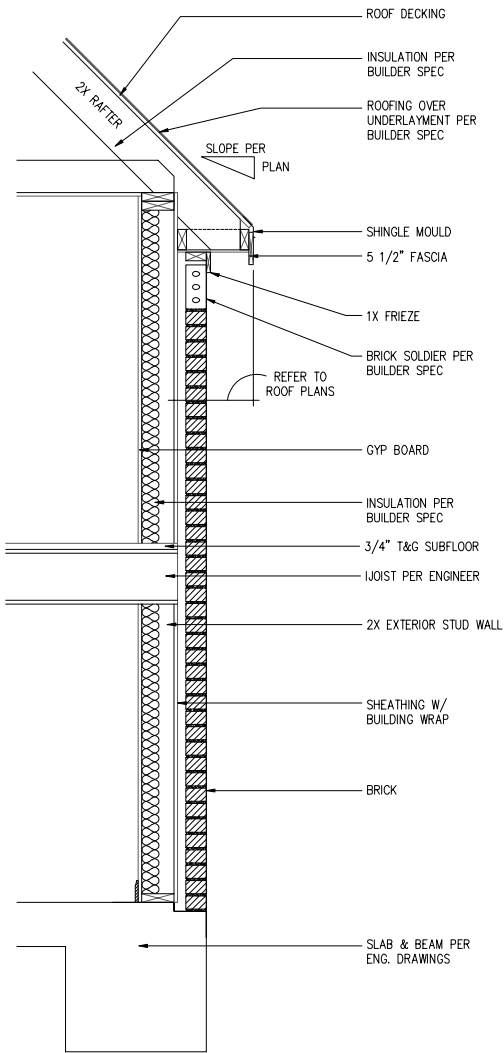
R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.9 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.7.10 Special stairways. Spiral stairways and bulkhead enclosure stairways shall comply with all requirements of Section R311.7 except as specified below.



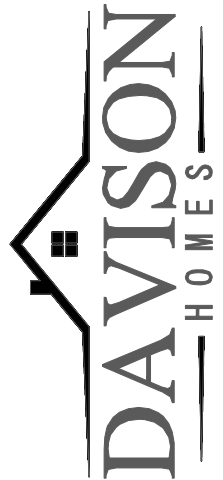
Wall Section at Siding



Wall Section at Brick



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SQUARE FOOTAGES		
FRAME		
Main Floor	964	
Second Floor	1273	
Total Living Area	2237	
Garage	404	
Porch	39	
Back Patio	106	
Total Under Roof	2786	

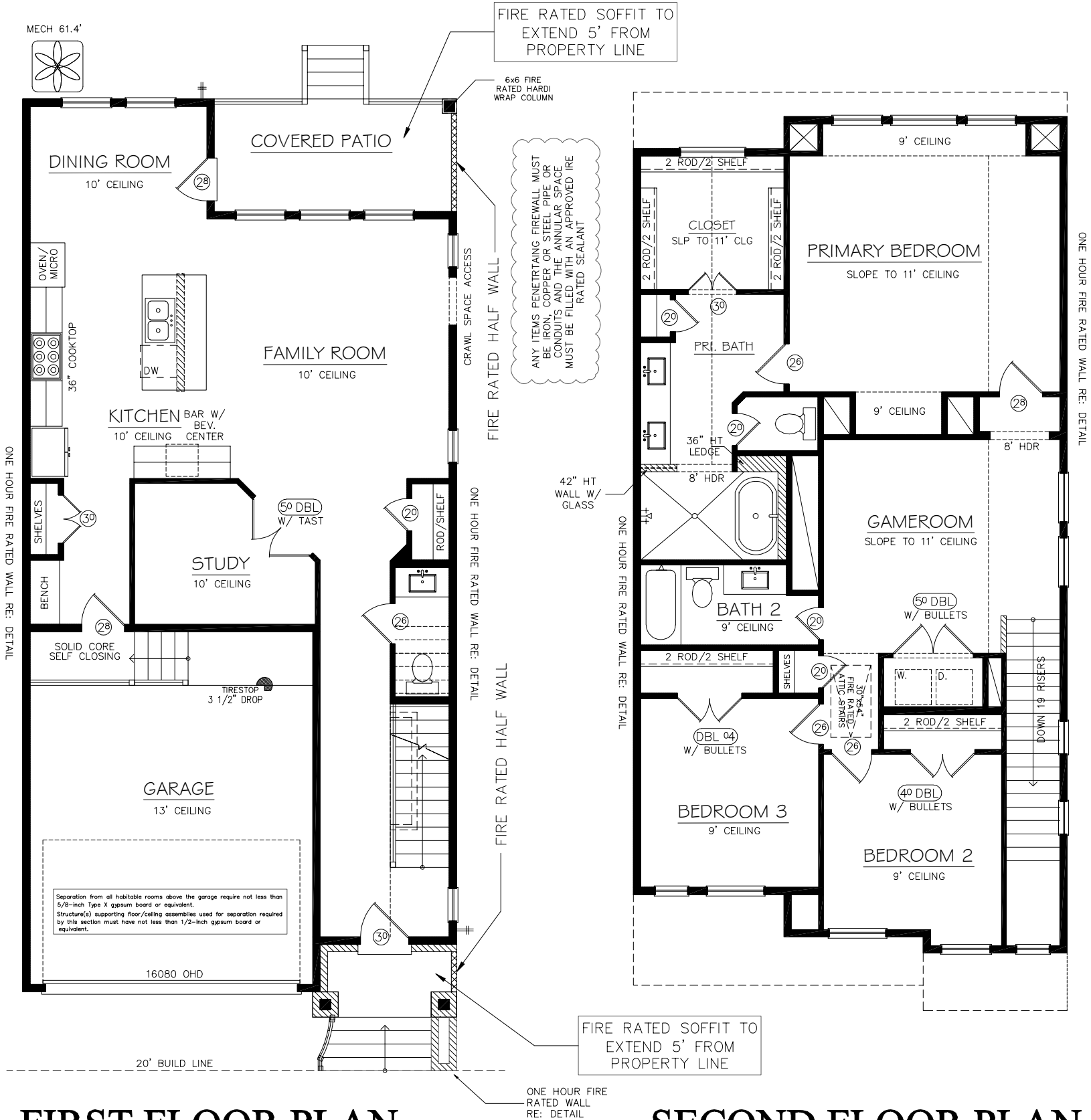
NOTE: 1110 SF CRAWLSPACE

PRESCRIPTIVE METHOD: R-VALUE COMPUTATION
REQUIRED INSULATION AND FENESTRATION VALUES FOR CLIMATE ZONE 2: PER (SECTION R402.1.2 OF THE 2021 IECC) SPECIFY THE FOLLOWING • MAXIMUM FENESTRATION U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS) • MAXIMUM GLAZED FENESTRATION SHGC: 0.25 • MINIMUM CEILING R-VALUE: 49 • MINIMUM WALL R-VALUE: 13 • MINIMUM FLOOR R-VALUE: 13 • MINIMUM DUCT INSULATION R-VALUE: 8 IN ATTICS • MINIMUM DUCT INSULATION R-VALUE: 6 IN OTHER PORTIONS OF HOME
Construction must additionally comply with:
R408.2.2 More efficient HVAC equipment performance. Heating and cooling equipment shall meet one of the following efficiencies: 1. Greater than or equal to 95 AFUE natural gas furnace and 16 SEER air conditioner. 2. Greater than or equal to 10 HSPF/16 SEER air source heat pump. 3. Greater than or equal to 3.5 COP ground source heat pump. For multiple cooling systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the cooling design load. For multiple heating systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the heating design load.

NOTE: ALL
EXTERIOR WALLS TO
BE 2X6 FRAMING

NOTE: ALL DOORS
TO BE 8' TALL
U.O.N.

PER IRC R318 TERMITE TREATMENT SHALL BE PROVIDED BY
APPROVED METHOD 2(a) CHEMICAL TERMITICIDE TREATMENT



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

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ALL STAIRS.
ALL WALLS AND CEILINGS IN GARAGE
AREA.
1. PROVIDE 8" TYPE 'X' GYPSUM BOARD
TO
AUTO-CLOSER
FROM GARAGE AREA TO CONDITIONED
AREA.
3. PROVIDE 8" TYPE 'X' GYPSUM BOARD
TO ENCLOSED AREAS LOCATED UNDER

THE ATTIC SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THEN 30 INCHES IN WITH AND A LOAD CAPACITY OF NOT LESS THEN 350 POUND.

BATHUB & SHOWER FLOORS & WALL ABOVE
BATHUBS W/INSTALLED SHOWER HEADS & IN
SHOWER COMPARTMENTS SHALL BE FINISHED WITH A
NONABSORBENT SURFACE. SUCH WALL SURFACES
SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 6
FEET ABOVE THE FLOOR.

BATHUB & SHOWER FLOORS & WALL ABOVE
BATHUBS W/INSTALLED SHOWER HEADS & IN
SHOWER COMPARTMENTS SHALL BE FINISHED WITH A
NONABSORBENT SURFACE. SUCH WALL SURFACES
SHALL BE FIXED TO A HEIGHT OF NOT LESS THAN 6
FEET ABOVE THE FLOOR.

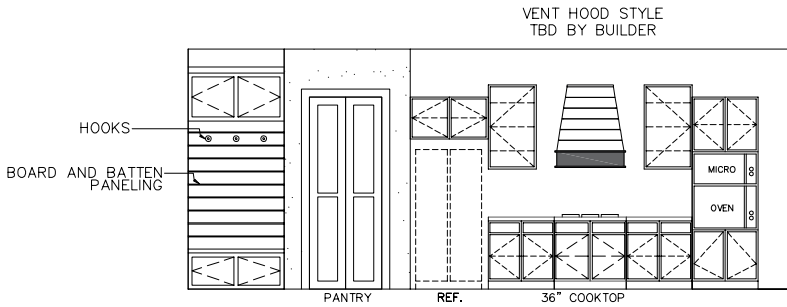
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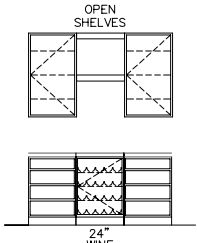
GENERAL NOTES

- 1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.
- 2.) ALL BRICK LEDGES TO BE 5 1/2"
- 3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE
- 4.) ALL SHOWER HEADS TO BE @ 6'-10" A.F.F.
- 6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".
- 7.) HARRIS COUNTY TO HAVE SELF CLOSING HINGES ON GARAGE PEDESTRIAN DOORS.
- NOTES TO FRAMER:
- 1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 91-1/2" A.F.F.(TO BOTTOM OF BLOCK).
- 5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE
- 6.) ALL FINISHED CEILING HEIGHTS TO BE PER PLAN.
- 7.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 8.) TUB/SHOWER COMBO BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE WHEN APPLICABLE IN PLAN
- 9.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 86" A.F.F. (TO BOTTOM OF BLOCKS)
- 10.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)
- 11.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

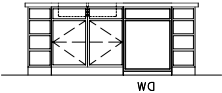
TRIM SCHEDULE	
LIVING	—
DINING	—
	CHAIR RAIL (SEE SPEC'S)
M. BDRM	CROWN (SEE SPEC'S)
1R/1S HGT	72" A.F.F. TO TOP OF SHELF
2R/1S HGT	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	30" x 54" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	SEE SPEC'S
CASING	SEE SPEC'S
	TOILET PAPER HOLDER 25"A.F.F.
	TOWEL RING 55"A.F.F.
	TOWEL BAR 54"A.F.F.
	TOWEL HOOK 65"A.F.F.
TRIM ALL WINDOWS W/ STOOL & 2 1/4" MDF SKIRT	
ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.)	
WORK AREA LEDGE-1X8 DOUBLE OG. W/ CASING BELOW	
PLANT LEDGES TO BE TRIMMED WITH 3/4" MDF AND 2 1/4" SKIRT (SPECIFY AREA OF HOME)	
ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED W/ 2 1/4" MDF CASING W/ MASONITE COVER	



A KITCHEN



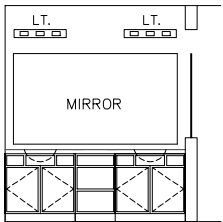
B KITCHEN



C KITCHEN



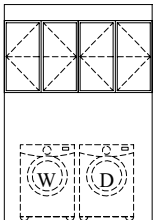
D POWDER BATH



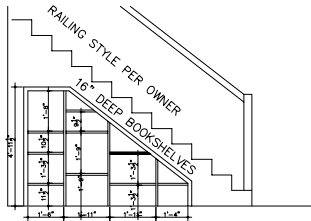
F PRIMARY BATH



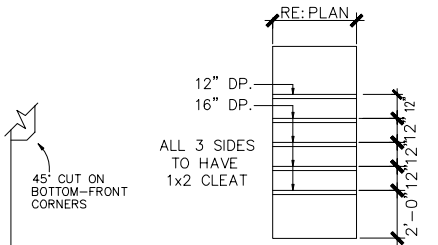
F BATH 2



G UTILITY



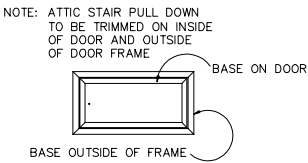
H STAIR SHELVING



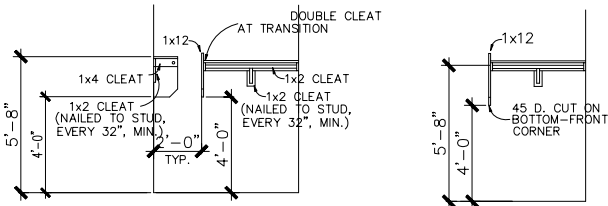
SIDE VIEW
@ BOTTOM

LINEN/PANTRY, TYP.

NOTE: SUPPORT ALL INTERIOR CORNERS AT WALK-IN LINEN/PANTRY WITH 1x2 CLEAT VERTICALLY AT CORNER



ATTIC PULL-DOWN
STAIR TRIM DETAIL, TYP.



ROD & SHELF DETAILS, TYP.

- NOTES:
- 1.) 1x2 CLEAT ONLY ALONG REAR WALL AT ROD/SHELF
- 2.) 1x4 CLEAT ONLY ALONG SIDES AT ROD/SHELF
- 3.) CLEAT SUPPORT FOR SHELF BRACKET TO BE 9" FROM BOTTOM OF REAR WALL CLEAT
- 4.) DOUBLE CLEAT AT ENDS OF ALL INTERIOR SHELVING

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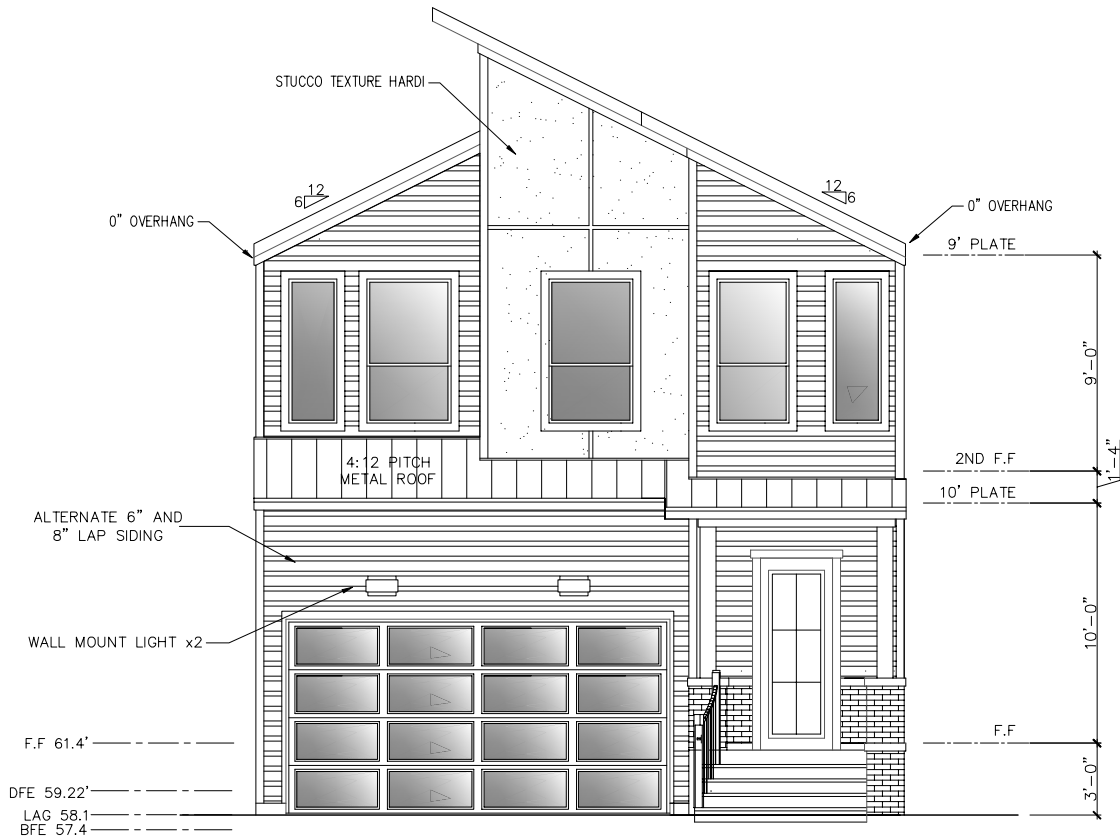
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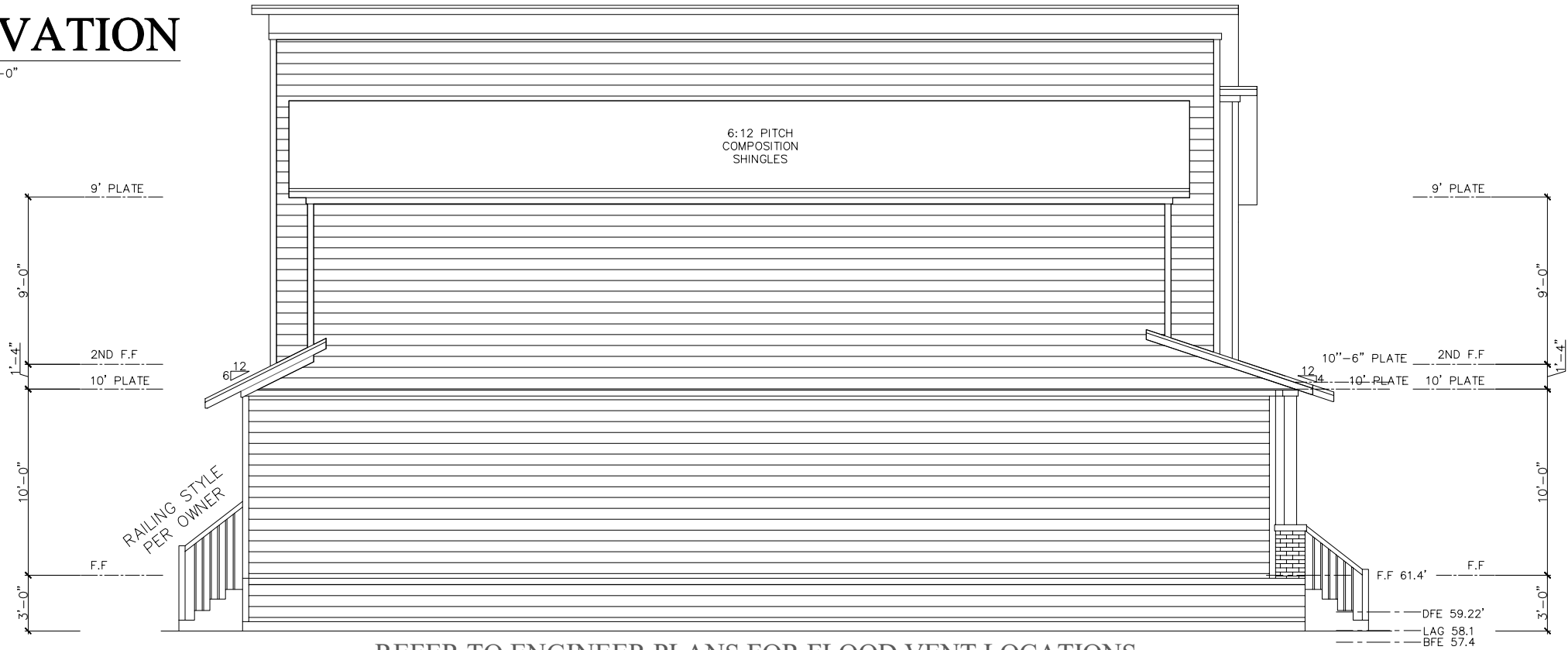
INTERIOR
ELEVATIONS

SHEET A4



FRONT ELEVATION

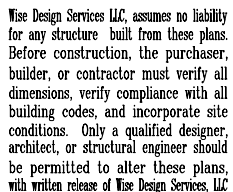
SCALE: 1/8"=1'-0"



REFER TO ENGINEER PLANS FOR FLOOD VENT LOCATIONS

LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



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RIGHT AND
REAR
ELEVATIONS
SHEET A7



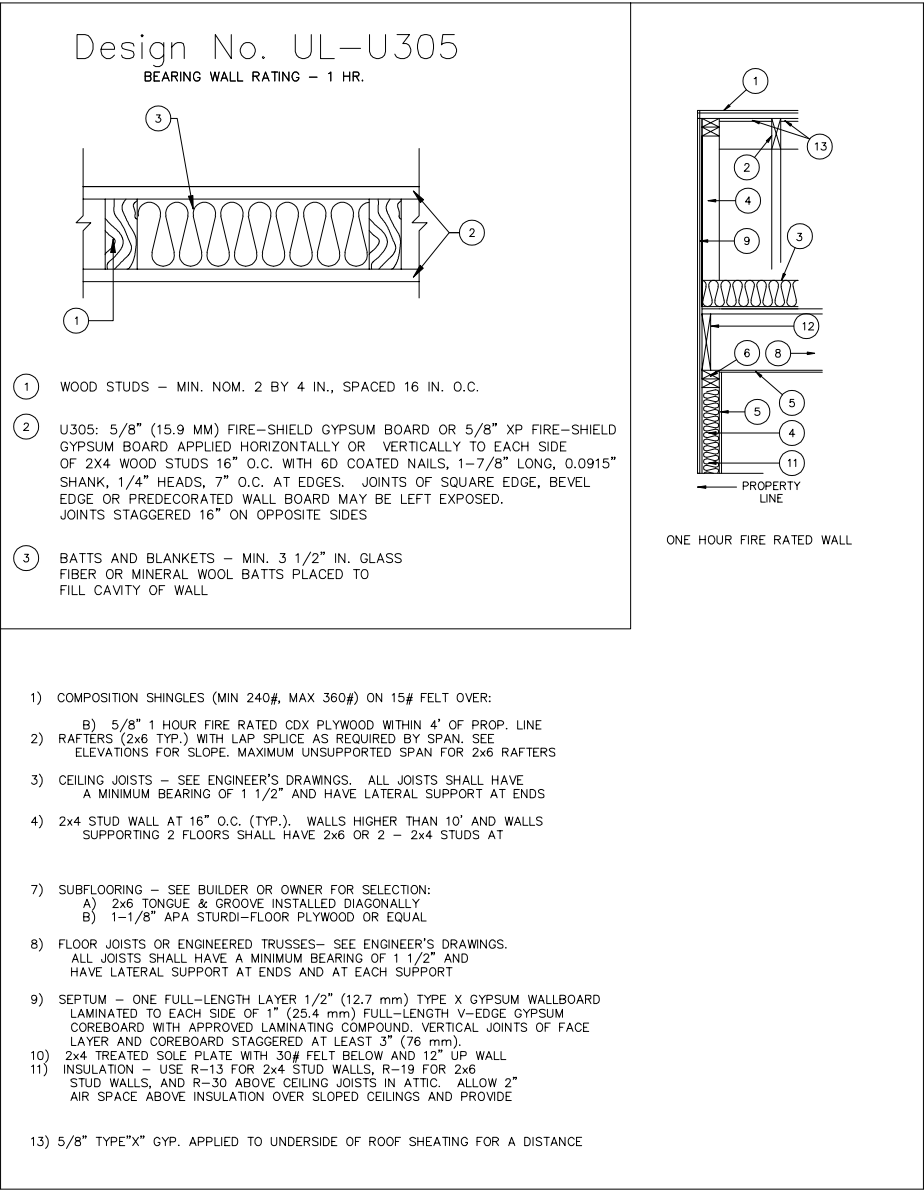
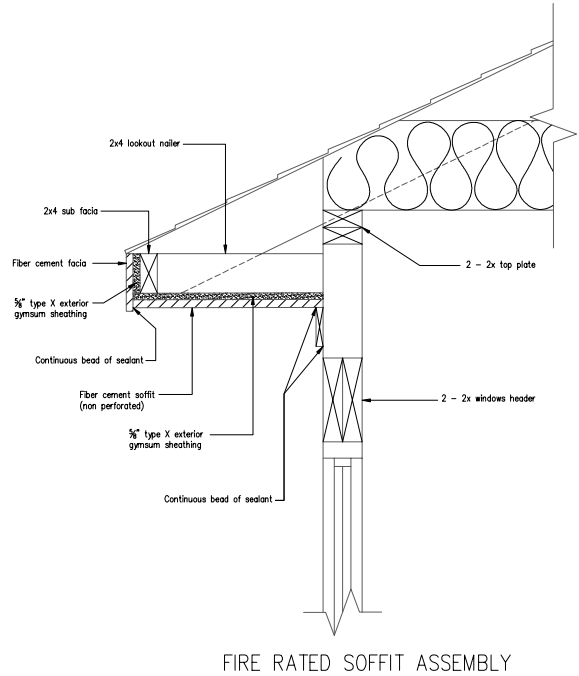
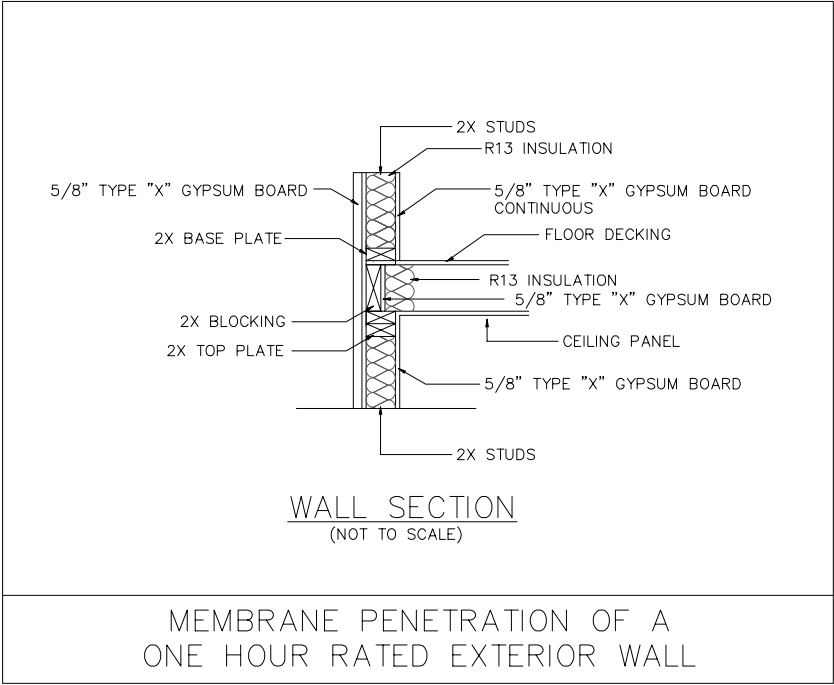
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

FIRST FLOOR: 118 SF OPENINGS / 615 SF TOTAL WALL AREA = 19% OPENINGS
SECOND FLOOR: 48 SF OPENINGS / 515 SF TOTAL WALL AREA = 9% OPENINGS



FIREWALL DETAIL

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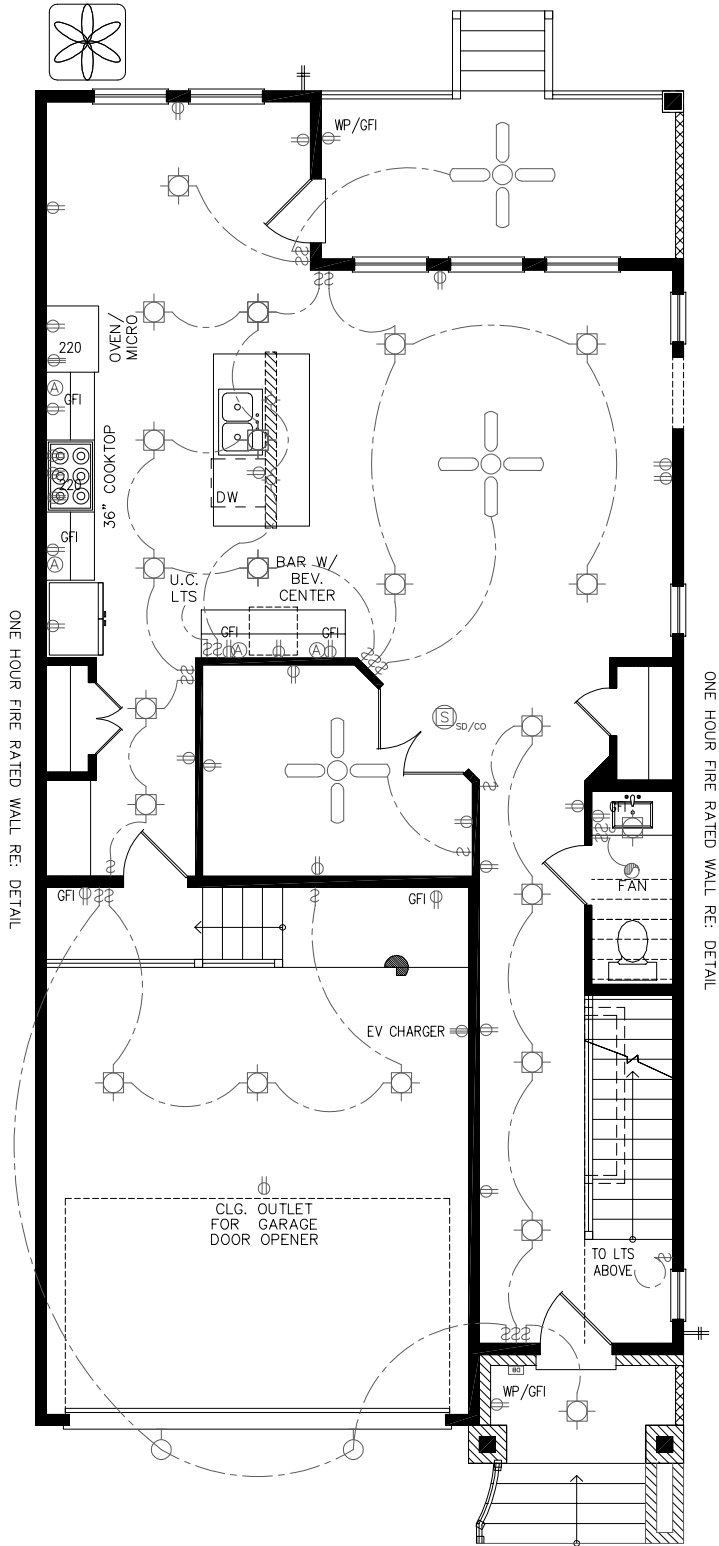
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DETAILS 2

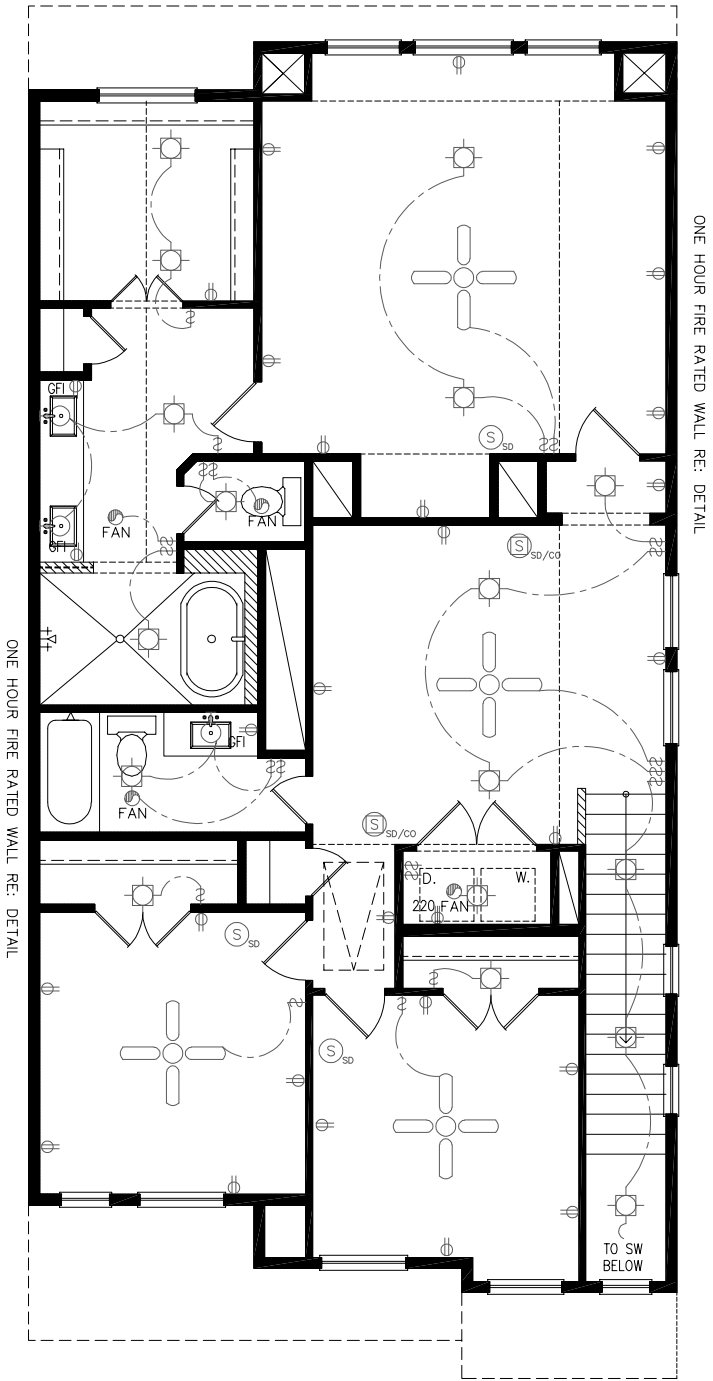
SHEET A5

ELECTRICAL SYMBOL LEGEND	
	3-WAY LIGHT SWITCH
	LIGHT SWITCH
	DOORBELL
	G.F.I. OUTLET
	220V OUTLET
	110V OUTLET
	TV/PHONE/DATA
	CARBON MONOXIDE/SMOKE DETECTOR
	SMOKE DETECTOR
	CEILING FAN WITH LIGHT
	EXHAUST FAN
	ELECTRICAL SUB-PANEL
	ELECTRICAL WIRE
	PENDANT LIGHT
	WALL MOUNTED LIGHT
	HANGING LIGHT
	LED LIGHT
	GAS
	HOSE BIB
	CHIMES
	12" UNDER CABINET FIXTURE
	THERMOSTAT



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

PER IRC R314 ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED, HARD WIRED WITH BATTERY BACKUP

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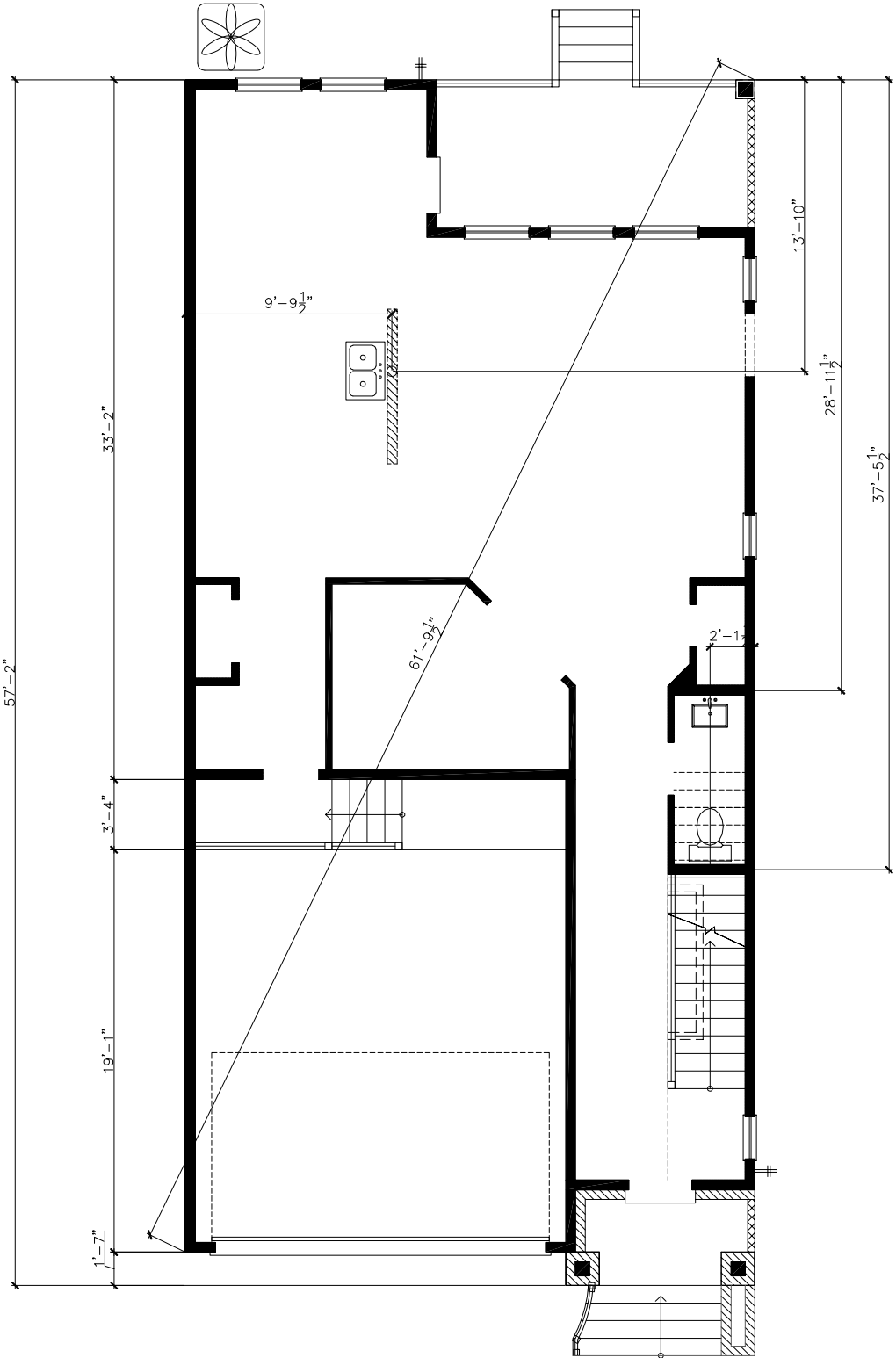
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ELECTRICAL PLAN

SHEET E1

- PLUMBING NOTES:
- 1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
 - 2.) ALL COPPER SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT)
 - 3.) NO EXPOSED COPPER IN SLAB
 - 4.) ALL PIPES MUST BE SEALED AT TOP
 - 5.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
 - 6.) ALL PLUMBING MUST BE MINIMUM 1-1/2" AWAY FROM FORMS
 - 7.) PLUMBING MUST BE PER PLAN
 - 8.) PLACE ALL TRASH IN DESIGNATED AREA
 - 9.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
 - 10.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
 - 11.) WATER HEATER TO BE CENTRALLY LOCATED IN ATTIC TO MINIMIZE THE DISTANCE FROM KITCHEN AND MASTER BATH.



PLUMBING GROUNDS

SCALE: 1/8"=1'-0"

EAST 43RD STREET
(50' R.O.W.)
(VOL. 998, PG. 302)

IMPERVIOUS COVERAGE CALCULATION

BUILDING	1515 SF
PAVING	360 SF
TOTAL	1875 SF
LOT AREA	3100 SF

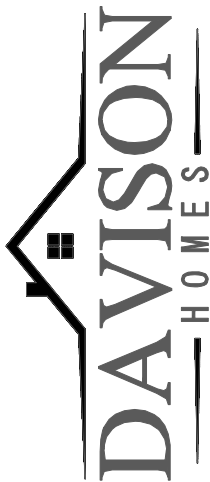
(1875 SF / 3000 SF) X 100 = 60% COVERAGE

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE
NEAREST SANITARY SEWER MANHOLE RIM,
OR 4" ABOVE THE CROWN OF STREET, EXCEPT
ON FLOOD ZONE TO BE VERIFIED WITH
APPLICABLE CODE REQUIREMENTS FOR
FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY
WITH APPLICABLE CODE
REQUIREMENTS FOR
FIN. FLOOR ELEVATION



Wise Design Services LLC, assumes no liability
for any structure built from these plans.
Before construction, the purchaser,
builder, or contractor must verify all
dimensions, verify compliance with all
building codes, and incorporate site
conditions. Only a qualified designer,
architect, or structural engineer should
be permitted to alter these plans,
with written release of Wise Design Services, LLC



PROJECT ADDRESS:
606 E. 43RD ST
HOUSTON, TX 77022
LOT 1, BLOCK 1 OF MARINO PLACE

ISSUE DATE
4-27-2026

REVISION DATE
5-22-2026

PLAN NAME
APEX

PLAN NUMBER
2758L

PLUMBING
PLAN

SHEET P1

