



Floor Plan A – Siding

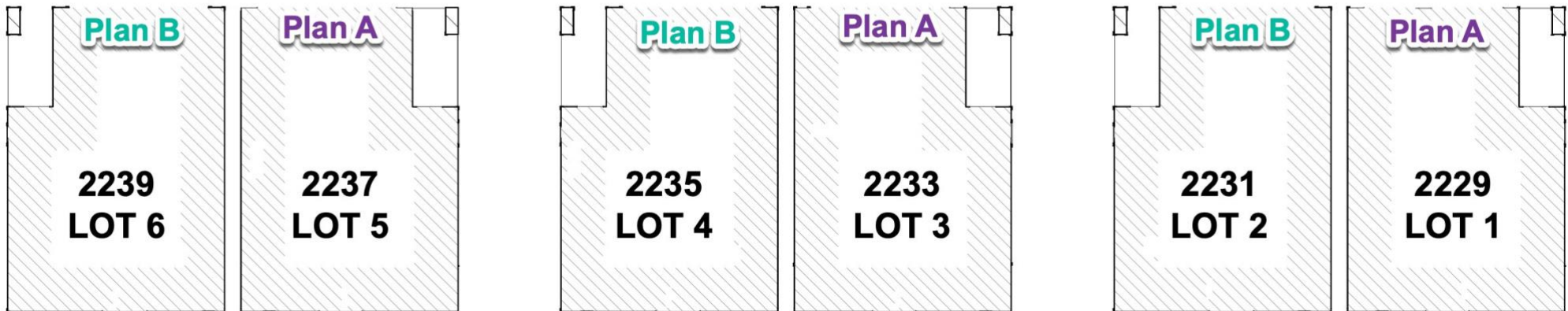
2229, 2233, 2237, 2243, 2247 & 2251 Blalock Road

Houston, TX 77080

Well Homes New Construction | July 1st, 2024



BLALOCK ROAD







First Floor:



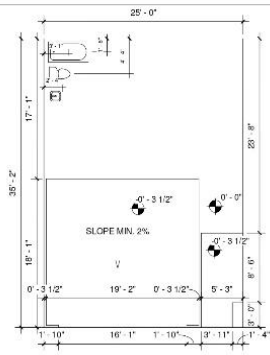
Second Floor:



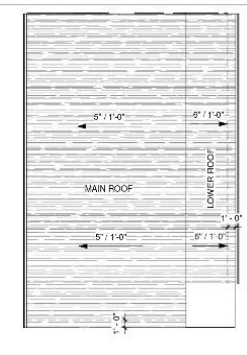
Third Floor

Door Schedule				
Mark	Count	Height	Width	Comments
24	5	<varies>	2'-0"	
26DD	1	6'-8"	4'-8"	DOUBLE BALL CATCH
28	3	6'-8"	2'-4"	
30DD	1			
32	3	6'-8"	2'-8"	
36B	1	8'-0"	3'-0"	TEMPERED GLAZING REQ.
36DD	1	6'-8"	3'-0"	DOUBLE BALL CATCH
36FD	1	8'-0"	3'-0"	TEMPERED GLAZING REQ.
36GD	1	6'-8"	2'-8"	
60DD	1	6'-6"	5'-0"	TEMPERED GLAZING REQ.
GD	1	7'-0"	16'-0"	GARAGE DOOR

Window Schedule					
Type Mark	Count	Width	Height	Sill Height	Comments
B	1	2'-6"	2'-6"	3'-6"	PICTURE
C	1	5'-0"	1'-6"	6'-6"	PICTURE
Level 1:2					
D	2	2'-0"	4'-6"	3'-6"	SINGLE HUNG
E	1	5'-0"	2'-6"	1'-0"	PICTURE-TEMPERED
F	6	2'-0"	6'-0"	2'-0"	PICTURE
F2	1	2'-0"	6'-0"	2'-0"	PICTURE-TEMPERED
Level 2:10					
A	5	3'-0"	6'-0"	2'-0"	SINGLE HUNG-EGRESS
C	1	5'-0"	1'-6"	6'-6"	PICTURE
E	1	5'-0"	2'-6"	4'-0"	PICTURE-TEMPERED
I	1	5'-6"	1'-6"	6'-6"	PICTURE
Level 3:8					



TERMITE TREATMENT
 TERMITE PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:
 A. CHEMICAL TERMITE TREATMENT
 B. TERMITE BATING
 C. PRESSURE-PRESERVATIVE TREATED WOOD
 D. NATURALLY DURABLE TERMITE RESISTANT WOOD

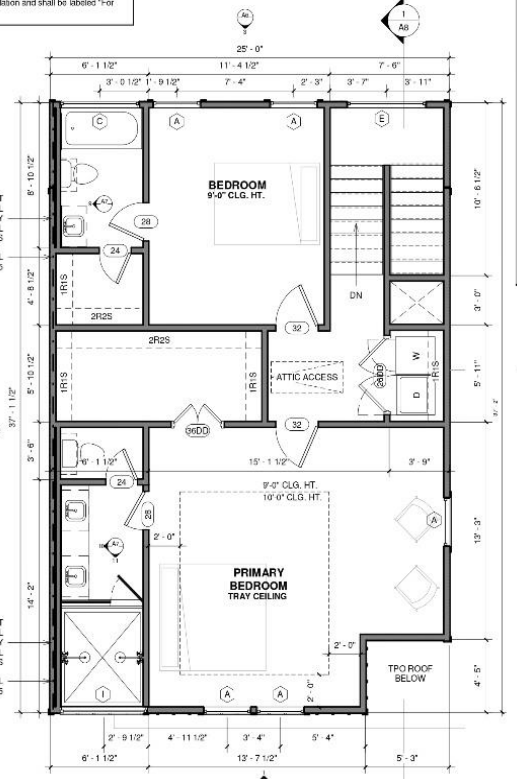
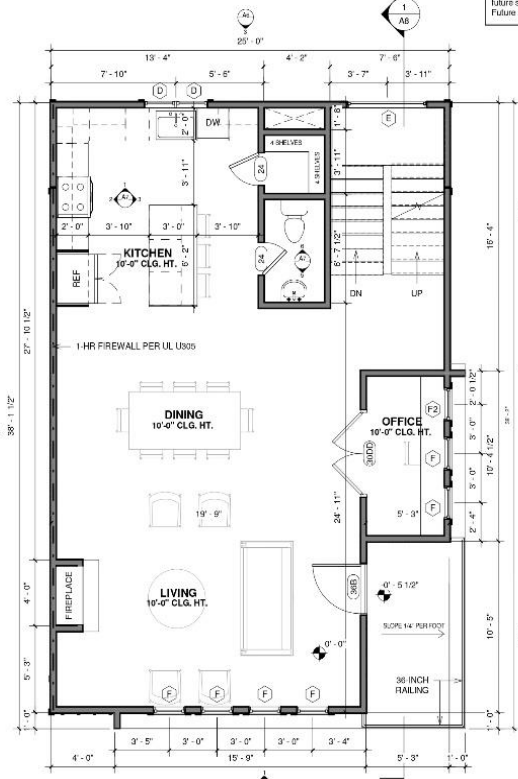
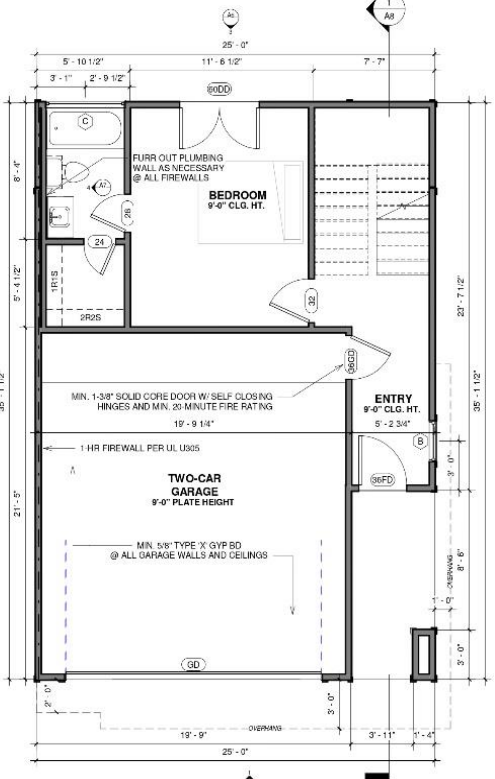


SOLAR NOTE - SEE SHEET A4 FOR COH DETAILS
 New detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) with not less than 600 square feet of roof area oriented between 10 degrees and 20 degrees of true north shall have a SOLAR READY ZONE that complies with the requirements of Appendix U of the Code.
 Conduit not less than 1.25 inches in diameter shall be installed to provide a pathway from the electric panel to the underside of the roof to allow for future installation of solar equipment.
 The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric."

ATTIC VENTILATION CALCULATIONS:
MAIN ROOF
 830 SF / 300 = 2.77 SF
 2.77 SF x 144 = 398 SQ. INCHES (REQ. VENTILATION)
LOWER ROOF
 231 SF / 300 = .77 SF
 .77 SF x 144 = 111 SQ. INCHES (REQ. VENTILATION)

ATTIC ACCESS NOTES:
 Attics containing appliances shall be provided with pull down stair large enough to allow removal of the largest appliance and not less than 22 inches in width with a load capacity of not less than 350 pounds an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 36 inches (914 mm) high and 22 inches (559 mm) 30 inches (762 mm) wide and not more than 20 feet (6096 mm) long - measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

FLOOR PLAN NOTES
BALCONIES/LANDINGS
R111.4.1 THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY R111.4.1 SHALL NOT BE MORE THAN 7/8" LOWER THAN THE TOP OF THE THRESHOLD.
R111.4.3 LANDINGS AT DOORS. THERE SHALL BE A FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.6 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT OR 2%.
 THE EXTERIOR LANDING AT AN EXTERIOR DOOR OTHER THAN THE REQUIRED EXIT DOOR SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
STAIRS
R111.4.3.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
R111.5.1 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 8'-0" MEASURED VERTICALLY FROM THE SLOPED PLAIN ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE IF THE LANDING OR PLATFORM.
R111.5.3.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AS ABOVE AT A POINT TWELVE INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
GUARDRAILS
 PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OR STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
R112.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.
BATH AND SHOWER SPACES
PER R102.2 BATH TUBS AND SHOWER SPACES. BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' (1829mm) ABOVE THE FLOOR.
FIRE BLOCKING
R102.3 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A 1ST STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGED RED STUDS AS FOLLOWS:
 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048mm).
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT JOISTS, DROP CEILINGS AND JOIST CEILINGS.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R102.7.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 FIREBLOCKING MUST ALSO COMPLY WITH 2015 IRC SECTION R102.1.1 FIREBLOCKING MATERIALS.



DRAFT HOUSE DESIGN STUDIO, LLC
 COPYRIGHT © 2022
 DRAFT HOUSE DESIGN STUDIO, LLC
 PLAN A

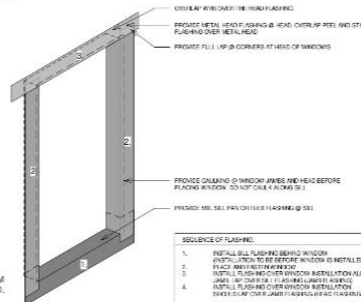
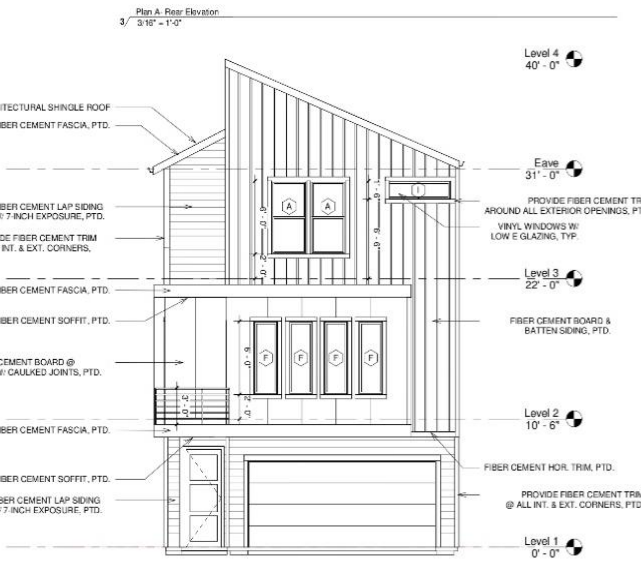
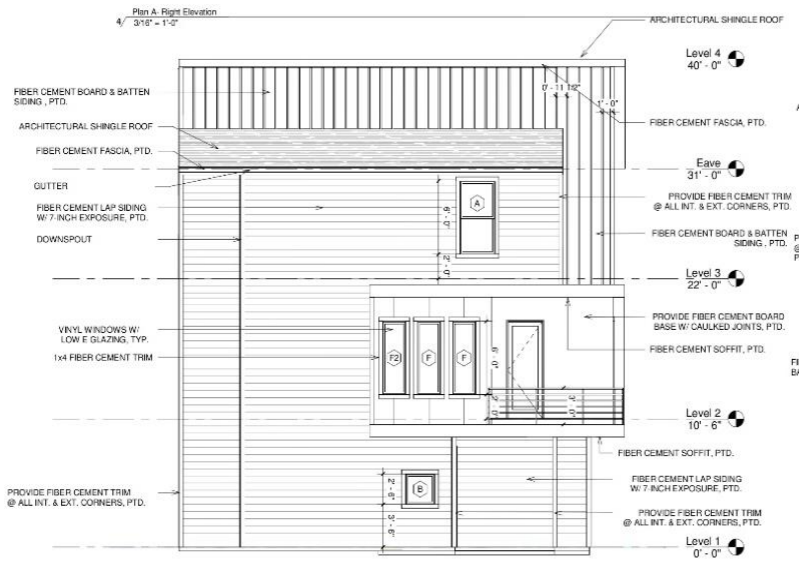
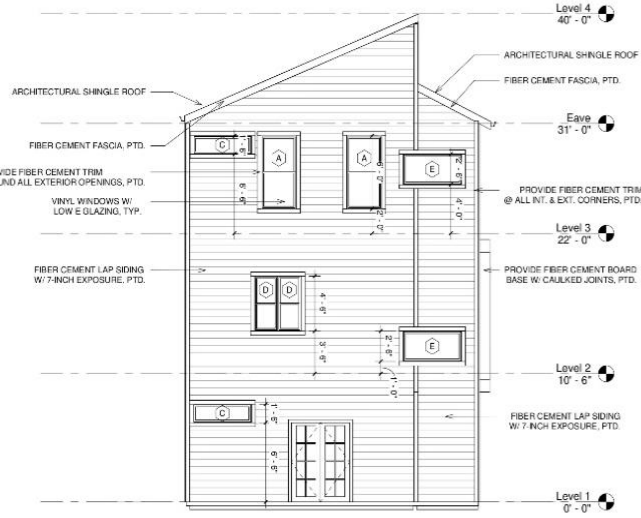
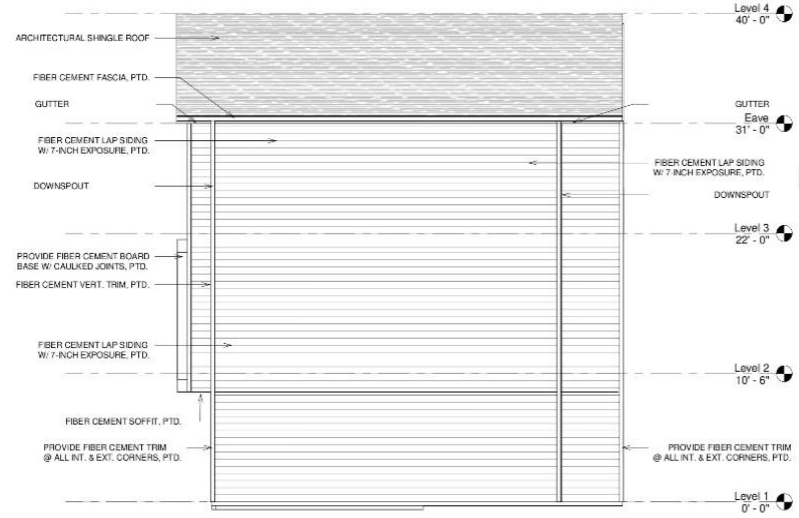
REGISTERED ARCHITECT
 STATE OF TEXAS
 No. 26329
 Benjamin J. Boy

Project number: 2022.1106
 Date: 02/01/2023
 CONSTRUCTION DOCUMENTS
A5
 Plan A - Floor Plans

Plan D - Window Schedule						
Type Mark	Count	Width	Height	Sill Height	Comments	
A	5	3'-0"	6'-0"	2'-0"	SINGLE HUNG- EGRESS	
B	1	2'-6"	2'-6"	3'-6"	PICTURE	
C	2	5'-0"	1'-6"	6'-6"	PICTURE	
D	2	2'-0"	4'-6"	3'-6"	SINGLE HUNG	
E	2	5'-0"	2'-6"	<varies>	PICTURE- TEMPERED	
F	6	2'-0"	6'-0"	2'-0"	PICTURE	
F2	1	2'-0"	6'-0"	2'-0"	PICTURE- TEMPERED	
I	1	5'-6"	1'-6"	6'-6"	PICTURE	

- Tempered Glazing Notes:**
- 2006 HAZARDOUS LOCATIONS:**
 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQ. SAFETY GLAZING MATERIALS:
- GLAZING IN SWINGING DOORS
 - GLAZING IN FIRED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN BULKING AND BIFOLD CLOSET DOOR ASSEMBLIES.
 - GLAZING IN STORM DOORS
 - GLAZING IN UNFRAMED SWINGING DOORS
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
 - GLAZING IN AN INDIVIDUAL OR FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 64" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 80" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL OTHER THAN IN THOSE LOCATIONS DESCRIBED IN THE PRECEDING ITEMS 5 & 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 SQUARE FEET
 - EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLR
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLR
 - ONE OF MORE WALKING SURFACE WITHIN 30" HORIZONTALLY OF THE PLAN OF THE GLAZING
 - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPA WHERE ALL THE FOLLOWING CONDITIONS ARE PRESENT:
 - THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60" ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING, AND
 - THE GLAZING IS WITHIN 80" HORIZONTALLY OF THE WATERS EDGE OF A SWIMMING POOL.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 80" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

- Window Notes:**
- R 303.1 HABITABLE ROOMS:**
 ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
- R 310.1.1 MINIMUM OPENING AREA:**
 ALL EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
- REQUIREMENTS FOR WINDOWS USED AS MEANS OF EGRESS:**
 MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES.
 MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
 MAXIMUM SILL HEIGHT FOR WINDOWS USED AS MEANS OF EGRESS IS 36 INCHES.



- SEQUENCE OF FLASHING:**
- INSTALL SILL FLASHING BEHIND WINDOW
 - INSTALL SILL CASSETT BEHIND WINDOW METALHEAD
 - PLACE METAL HEAD CASSETT
 - INSTALL FLASHING OVER WINDOW METALHEAD
 - INSTALL FLASHING OVER WINDOW METALHEAD
 - INSTALL FLASHING OVER WINDOW METALHEAD
 - INSTALL FLASHING OVER WINDOW METALHEAD

PLAN ORIENTATION:
 PLANS SHOWN ARE FOR 2229, 2233, 2237 BALBLOCK ROAD

DRAFT HOUSE DESIGN STUDIO, LLC
 COPYRIGHT © 2022
 DRAFT HOUSE DESIGN STUDIO, LLC
 Neuen Manor Parkis Regist No. 25
 Pura Real Estate LLC
 2229, 2233, 2237 Balblock Road
 Houston, TX 77008

Project number: 2020.1041
 Date: 02/16/2023
 CONSTRUCTION DOCUMENTS
A6
 Plan A - Ext. Elevations

