



**Floor Plan B - Bricks Exterior Elevations**

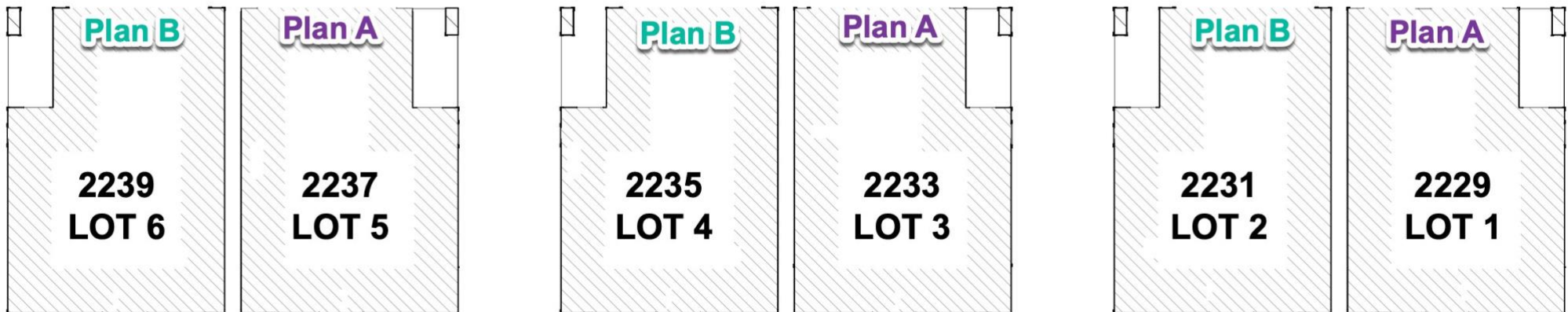
**2231, 2235, 2239, 2241, 2245 & 2249 Blalock Road**

**Houston, TX 77080**

**Well Homes New Construction | July 1st, 2024**



# BLALOCK ROAD









**First Floor:**



**Second Floor:**

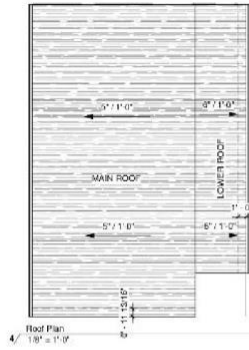
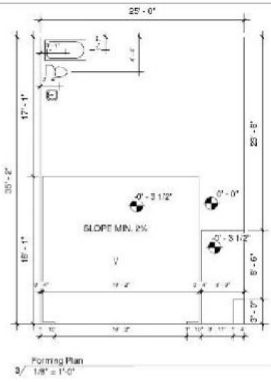


**Third Floor:**



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

Window Schedule					
Type Mark	Count	Width	Height	Sill Height	Comments
C	1	5'-0"	1'-8"	6'-8"	PICTURE
F	1	2'-0"	6'-0"	1'-0"	PICTURE
Level 1:2					
E	1	6'-0"	2'-8"	2'-8"	SINGLE HUNG
F	7	2'-0"	6'-0"	2'-0"	PICTURE
F2	1	2'-0"	6'-0"	2'-0"	PICTURE-TEMPERED
Level 2:3					
A	3	3'-0"	6'-0"	2'-0"	SINGLE HUNG-EGRESS
C	1	5'-0"	1'-8"	6'-8"	PICTURE
F	1	2'-0"	6'-0"	2'-0"	SINGLE HUNG
G	2	3'-0"	6'-0"	2'-0"	PICTURE
J	1	3'-0"	1'-8"	6'-8"	PICTURE-TEMPERED
S	1	6'-0"	1'-8"	6'-8"	
Level 3:3					



**PLAN ORIENTATION:**

**ATTIC VENTILATION CALCULATIONS:**

MAIN ROOF  
 $200 \text{ SF} \times 0.80 = 2.77 \text{ SF}$   
 $2.77 \text{ SF} \times 144 = 398 \text{ SQ. INCHES (REQ. VENTILATION)}$

LOWER ROOF  
 $251 \text{ SF} \times 0.80 = 7.7 \text{ SF}$   
 $7.7 \text{ SF} \times 144 = 1110 \text{ SQ. INCHES (REQ. VENTILATION)}$

**ATTIC ACCESS NOTES:**

Attic 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 300 pounds an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) 30 inches (762 mm) wide and not more than 30 feet (9144 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 30 inches (762 mm) by 752 mm, and large enough to allow removal of the largest appliance.

**SOLAR NOTE - SEE SHEET AF FOR COH DETAILS**

New detached one- and two-story dwellings, and multiple single-family dwellings (townhouses) with not less than 600 square feet of roof area oriented between 115 degrees and 270 degrees of true north shall have a SOLAR READY ZONE that complies with the requirements of Appendix U of the Code.

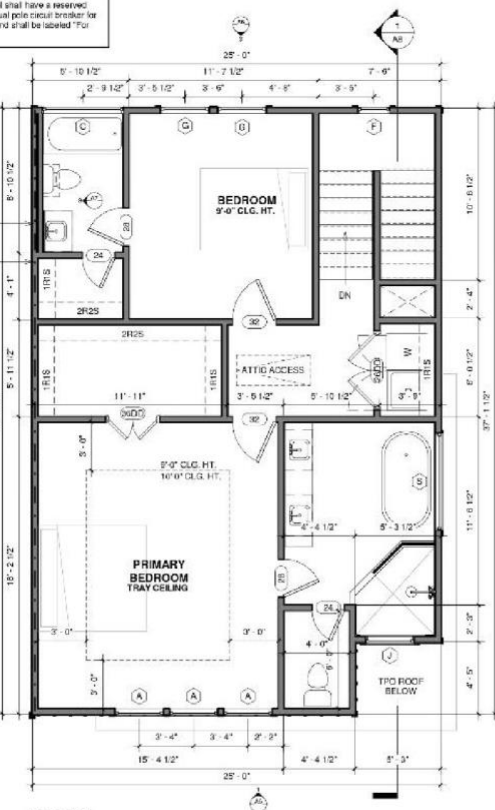
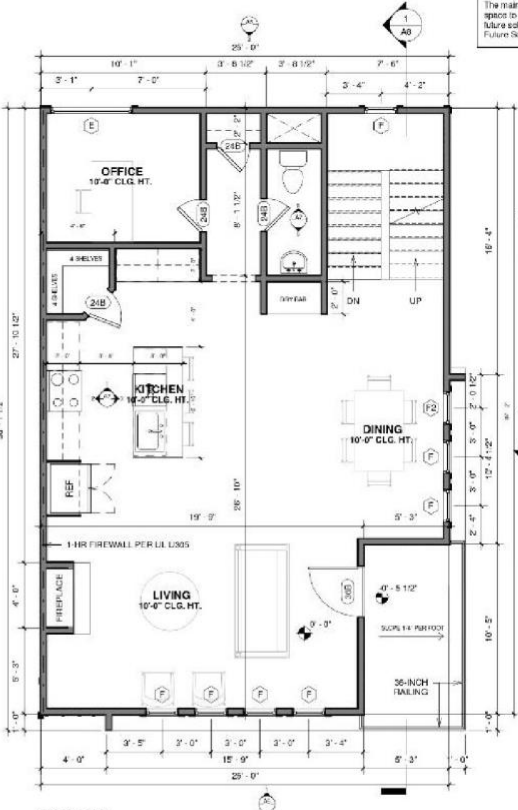
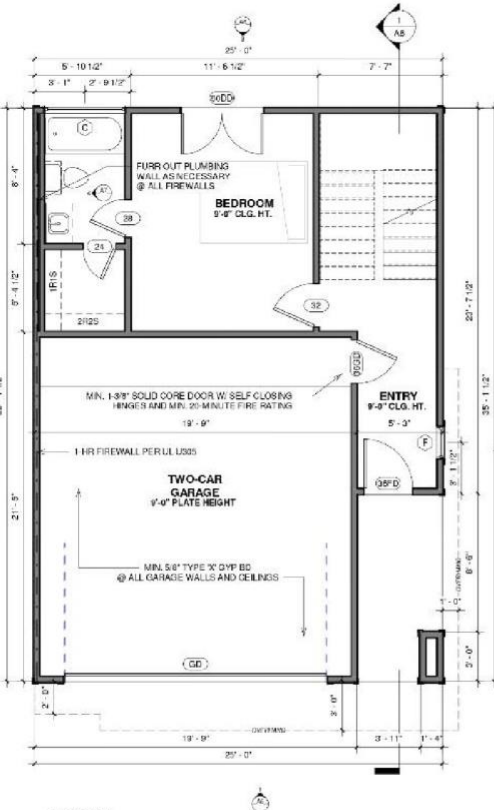
Conduit not less than 1.25 inches in diameter shall be installed to provide a pathway from the electric panel to the underside of the roof to allow for future installation of solar equipment.

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."

**TERMITE TREATMENT**

TERMITE PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:

- CHEMICAL TERMITE TREATMENT
- TERMITE BAITING
- PRESSURE PRESERVATIVE TREATED WOOD
- NATURALLY DURABLE TERMITE RESISTANT WOOD



**FLOOR PLAN NOTES**

**BALCONIES/LANDINGS**

R011.4.1 THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY R011.4.1 SHALL NOT BE MORE THAN 7.31' LOWER THAN THE TOP OF THE THRESHOLD.

R011.4.2 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 1.5 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 7.31' BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

**STAIRS**

R011.4.1 RISER HEIGHT, THE MAXIMUM RISER HEIGHT SHALL BE 7.84". 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".

R011.5.2 HEADROOM, THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE FLOORED PLAN ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R011.5.3.2 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'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WIDER 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 WIDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT, WITH ANY FLIGHT OF STAIRS, THE LARGEST WIDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

**GUARDRAILS**

R012.2.1 PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL BE GUARDED NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OR STAIRS WITH A TOTAL RISE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

R012.2.2 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**

R012.2.3 BATHS AND SHOWER SPACES, BATHS AND SHOWER FLOORS AND WALLS ABOVE BATHS 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**

R022.1 FIRE BLOCKING REQUIRED, FIRE BLOCKING 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 TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURRED SPACES AND PARALLEL ROWS OF STUDS OR STROUDS, HEAD STUDS AS FOLLOWS:
  - VERTICALLY AT THE CEILING AND FLOOR LEVELS
  - HORIZONTALLY AT INTERVALS NOT EXCEEDING 15 FEET (4579mm)
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SCAFFS, DROP CEILINGS AND COVE CEILINGS
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R022.7.
- 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 FINISH THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

FIRE BLOCKING MUST ALSO COMPLY WITH 2015 IRC SECTION R022.11.1 FIRE BLOCKING MATERIALS.

**DRAFT HOUSE DESIGN STUDIO, LLC**

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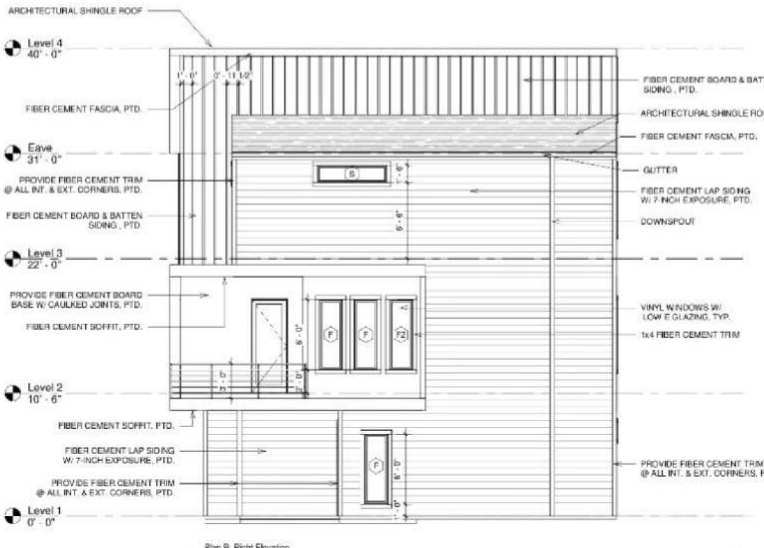
PLAN B

Project number: 2022.1106  
 Date: 02/03/2023  
 CONSTRUCTION DOCUMENTS

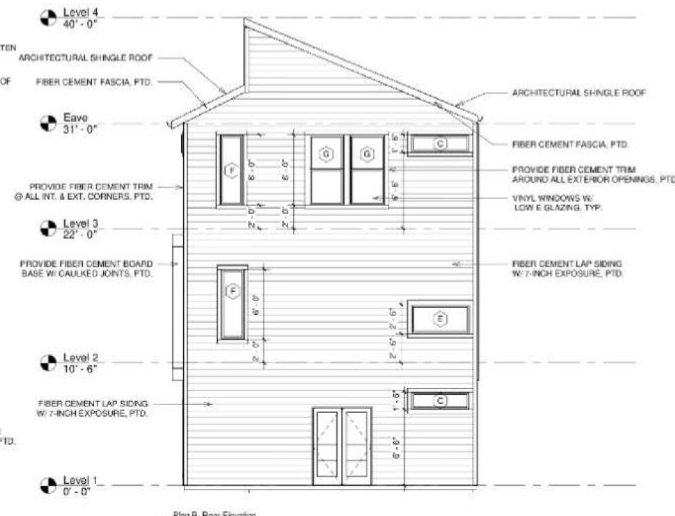
**A5**  
 Plan B - Floor Plans

Plan E - Window Schedule					
Type Mark	Count	Width	Height	Sill Height	Comments
A	3	3'-0"	6'-0"	2'-0"	SINGLE HUNG - EGRESS
C	2	5'-0"	1'-6"	6'-6"	PICTURE
E	1	5'-0"	2'-6"	2'-6"	SINGLE HUNG
F	9	2'-0"	6'-0"	<varies>	<varies>
F2	1	2'-0"	6'-0"	2'-0"	PICTURE - TEMPERED
G	2	3'-0"	6'-0"	2'-0"	PICTURE
J	1	3'-0"	1'-6"	6'-6"	PICTURE - TEMPERED
S	1	6'-0"	1'-6"	6'-6"	PICTURE - TEMPERED

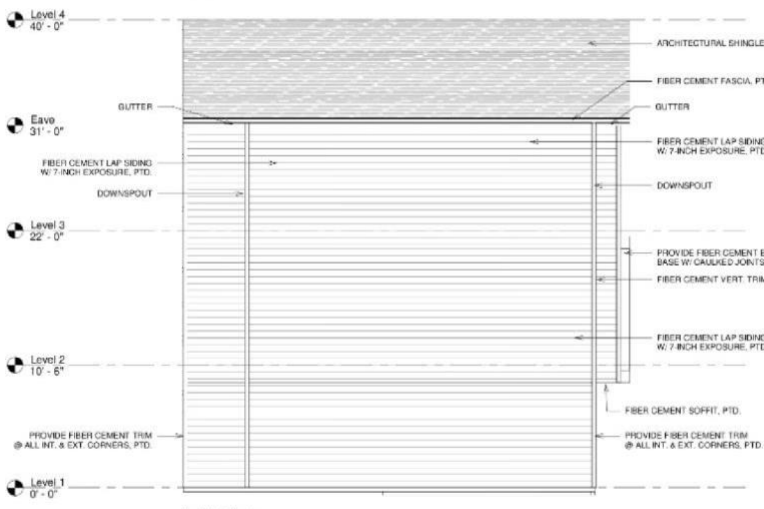
- Tempered Glazing Notes:**
- 2405.6 HAZARDOUS LOCATIONS:**  
 HAZARDOUS LOCATIONS REQ. SAFETY GLAZING MATERIALS:
- GLAZING IN SWINGING DOORS
  - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND IFOLD CLOSET DOOR ASSEMBLIES.
  - GLAZING IN STORM DOORS
  - GLAZING IN UNFRAMED SWINGING DOORS
  - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED 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 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL 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 PANEL GREATER THAN 4 SQUARE FEET
    - EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
    - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
    - ONE OF MORE WALKING SURFACE WITHIN 90° HORIZONTALLY OF THE PLANE OF THE GLAZING
  - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE.
  - GLAZING IN WALLS AND FENCES ENCLOSED 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 AND
    - THE GLAZING IS WITHIN 60" HORIZONTALLY OF THE WATER 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 60" 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 24 INCHES.  
 MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.  
 MINIMUM SILL HEIGHT FOR WINDOWS USED AS MEANS OF EGRESS IS 36 INCHES.



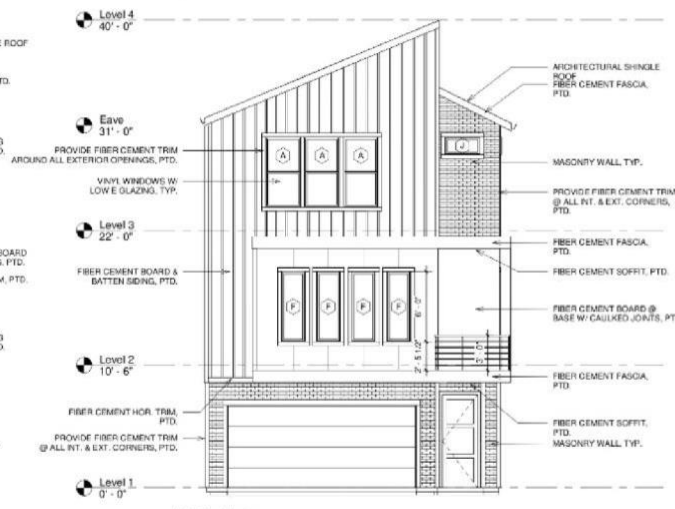
Plan B - Right Elevation  
3/16" = 1'-0"



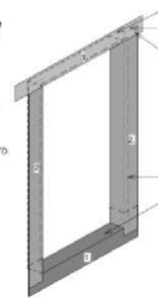
Plan B - Rear Elevation  
3/16" = 1'-0"



Plan B - Left Elevation  
3/16" = 1'-0"



Plan B - Front Elevation  
1/8" = 1'-0"



- COLLECTOR TO BE INSTALLED PER LOCAL CODES
- PROVIDE WATER TIGHT JOINTS @ SILL AND OVER LAP PANELS PER LOCAL CODES
- PROVIDE FULL FLIP BACKS @ HEAD AND SIDING
- PROVIDE CALLING @ WINDOW JAMB AND HEAD BEFORE FINISHING @ SILL
- PROVIDE NET SILL FINISH @ HEAD AND SIDING @ SILL
- SEQUENCE OF FINISHES:**
- INSTALL ALL GLAZING @ HEAD AND SIDING
  - INSTALL ALL GLAZING @ SILL
  - INSTALL ALL GLAZING @ HEAD AND SIDING
  - INSTALL ALL GLAZING @ SILL
  - INSTALL ALL GLAZING @ HEAD AND SIDING

**PLAN ORIENTATION:**  
 PLANS SHOWN ARE FOR 2245, 2245, 2241 BLALOCK

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Project Number: 2020\_1041  
 Date: 02/16/2023  
 CONSTRUCTION DOCUMENTS  
**A7**  
 Plan B - Ext. Elevations



