City of Houston
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.

## Door Schedule

| Mark | Count | Height | Width | Comments |
|---|---|---|---|---|
| 24 | 2 | 8' - 0" | 2' - 0" | |
| 28 | 7 | 8' - 0" | 2' - 4" | |
| 29 | 1 | 8' - 0" | 2' - 0" | |
| 32 | 3 | 8' - 0" | 2' - 8" | |
| 32GD | 1 | 8' - 0" | 2' - 8" | |
| 36 | 1 | 8' - 0" | 3' - 0" | |
| 36BD | 1 | 8' - 0" | 3' - 0" | |
| 36GD | 1 | 8' - 0" | 3' - 0" | |
| 40FD | 1 | 8' - 0" | 3' - 0" | |
| GD | 1 | 8' - 0" | 16' - 0" | GARAGE DOOR |

## Window Schedule

| Type Mark | Level | Count | Width | Height | Sill Height | Comments |
|---|---|---|---|---|---|---|
| A | Level 1 (60.8') | 6 | 2' - 6" | 6' - 0" | 2' - 0" | PICTURE |
| B | Level 1 (60.8') | 2 | 2' - 6" | 6' - 0" | 2' - 0" | SINGLE HUNG |
| C | Level 1 (60.8') | 2 | 2' - 6" | 2' - 0" | 8' - 6" | PICTURE |
| Level 1 (60.8') | | | | | | |
| B | Level 2 | 1 | 2' - 6" | 6' - 0" | 2' - 0" | SINGLE HUNG |
| D | Level 2 | 6 | 2' - 6" | 6' - 0" | 2' - 0" | SINGLE HUNG |
| E | Level 2 | 3 | 2' - 6" | 6' - 0" | 2' - 0" | SINGLE HUNG- PROVIDE OPENING CONTROL DEVICES IN ACCORDANCE WITH ASTM F2090 |
| F | Level 2 | 2 | 8' - 0" | 1' - 6" | 6' - 6" | SINGLE HUNG |
| G | Level 2 | 1 | 6' - 0" | 1' - 6" | 6' - 6" | PICTURE |
| Level 2 | | | | | | |

**FLOOD VENT CALCULATIONS:**

FLOOD VENTS SPECS: OPEN AIR (NON-ENGINEERED) VENTS

CRAWL SPACE:
AREA: 870 SF = 870 SQ. INCHES REQUIRED
(7) OPEN AIR OPENINGS PROVIDED-- 2,592 SQ. INCHES PROVIDED

GARAGE OPEN AIR VENTS:
AREA: 440 SF = 440 SQ. INCHES REQUIRED
(3) OPEN AIR OPENINGS PROVIDED-- TOTAL 1,440 SQ. INCHES PROVIDED

**FLOOD PLAIN INFORMATION**

| | |
|---|---|
| 500 YEAR BFE: | 58.6' |
| 100 YEAR BFE: | 57.3' |
| AVG. GRADE: | 57.3' |
| MIN. REQ. FF HEIGHT: | 60.8' |
| ACT. FF HEIGHT: | 60.8' |

**FLOOD PLAIN INFORMATION - MATERIALS**

THE USE OF FLOOD RESISTANT MATERIALS WHERE ANY PORTION OF TE STRUCTURE IS LOCATED BELOW THE 500-YEAR FLOODPLAIN IS REQUIRED. WOOD STRUCTURAL MEMBERS MUST BE PRESSURE TREATED. GYP BOARD MUST BE WATER RESISTENT.

**SOLAR NOTE -- SEE SHEET A8 FOR COH DETAILS**

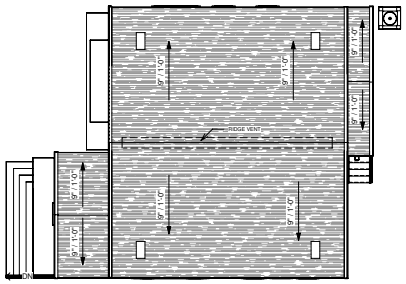
New detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) with not less than 600 square feet of roof area oriented between 110 degrees and 270 degrees of true north shall have a SOLAR-READY ZONE that complies with the requirements of Appendix U of the Code.

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.

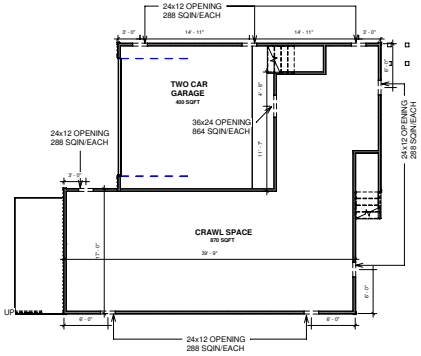
The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric."

**TERMITE TREATMENT**

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




Roof Plan
2/ 1/8" = 1'-0"




Crawl Space Plan
5/ 1/8" = 1'-0"

**FLOOR PLAN NOTES**

**BALCONIES/LANDINGS**
**R311.4.1** THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY R311.4.1 SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THE TOP OF THE THRESHOLD

**R311.4.3** 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 1.5 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 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

**STAIRS**
**R311.5.3.1** RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER HEIGHT SHALL BE MEASURED VERICALLY 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".

**R311.5.2** HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLAIN ADJOINING THE THE TREAD NOSING OR FROM THE FLOOR SURFACE IF THE LANDING OR PLATFORM.

**R311.5.3.2** 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". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURES 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".

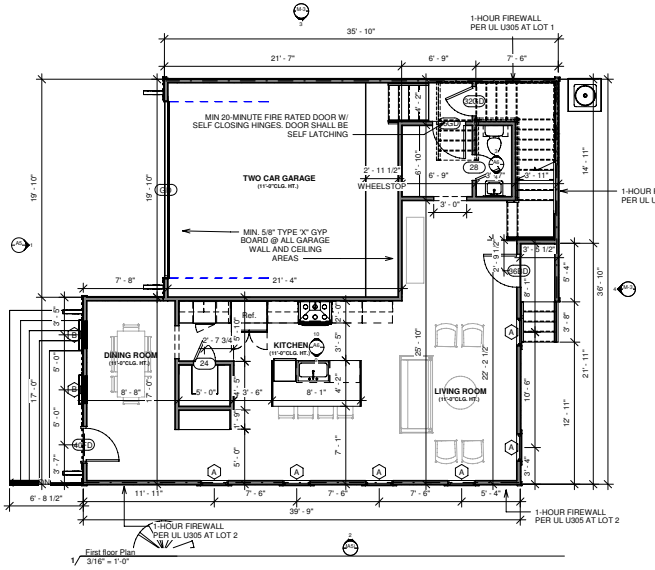
**GUARDRAILS**
PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OR STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VETICALLY FROM THE NOSING OF THE TREADS.

**R312.2** 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 ALOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.

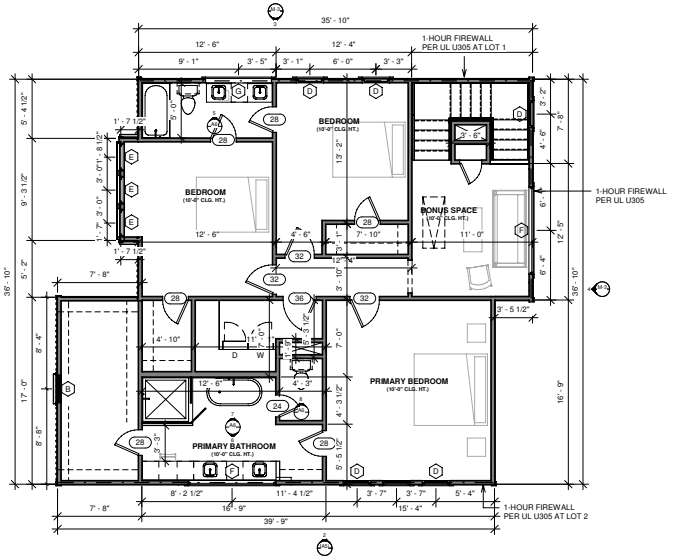
**BATH AND SHOWER SPACES**
PER R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' (1829mm) ABOVE THE FLOOR.

**FIRE BLOCKING**
R602.8 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 TOP 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 STAGGERED 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 SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
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 ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

FIREBLOCKING MUST ALSO COMPLY WITH 2021 IRC SECTION R302.11.1 FIREBLOCKING MATERIALS.




First floor Plan
1/ 3/16" = 1'-0"




Second floor Plan
3/ 3/16" = 1'-0"

**FIREWALL NOTE:**

LINETYPE INDICATES LOCATION OF 1-HOUR FIREWALL PER UL U305

**KITCHEN NOTE:**

Walls less than 3 to the property line may not have any openings. Membranes and through penetrations are only allowed if the penetrating item is iron, copper, or steel and an approved fircaulk is used to fill the annular space around the penetration.

**ATTIC VENTILATION CALCULATIONS:**

MAIN ROOF
1620 SF / 300 = 5.4 SF
5.4 SF x 144 = 777.6 SQUARE INCHES

**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 30 inches (762 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.

**DRAFT HOUSE**
**DESIGN STUDIO, LLC**

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HAUSLOGA LLC

Europa

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Houston, TX 77022

REGISTERED ARCHITECT
BENJAMIN W. HAUSLOGA
STATE OF TEXAS

| | |
|---|---|
| Project number | 2023.2211 |
| Date | 4/22/2025 |

CONSTRUCTION DOCUMENTS

A4

Floor Plans

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