

Houston Design Build Contractors

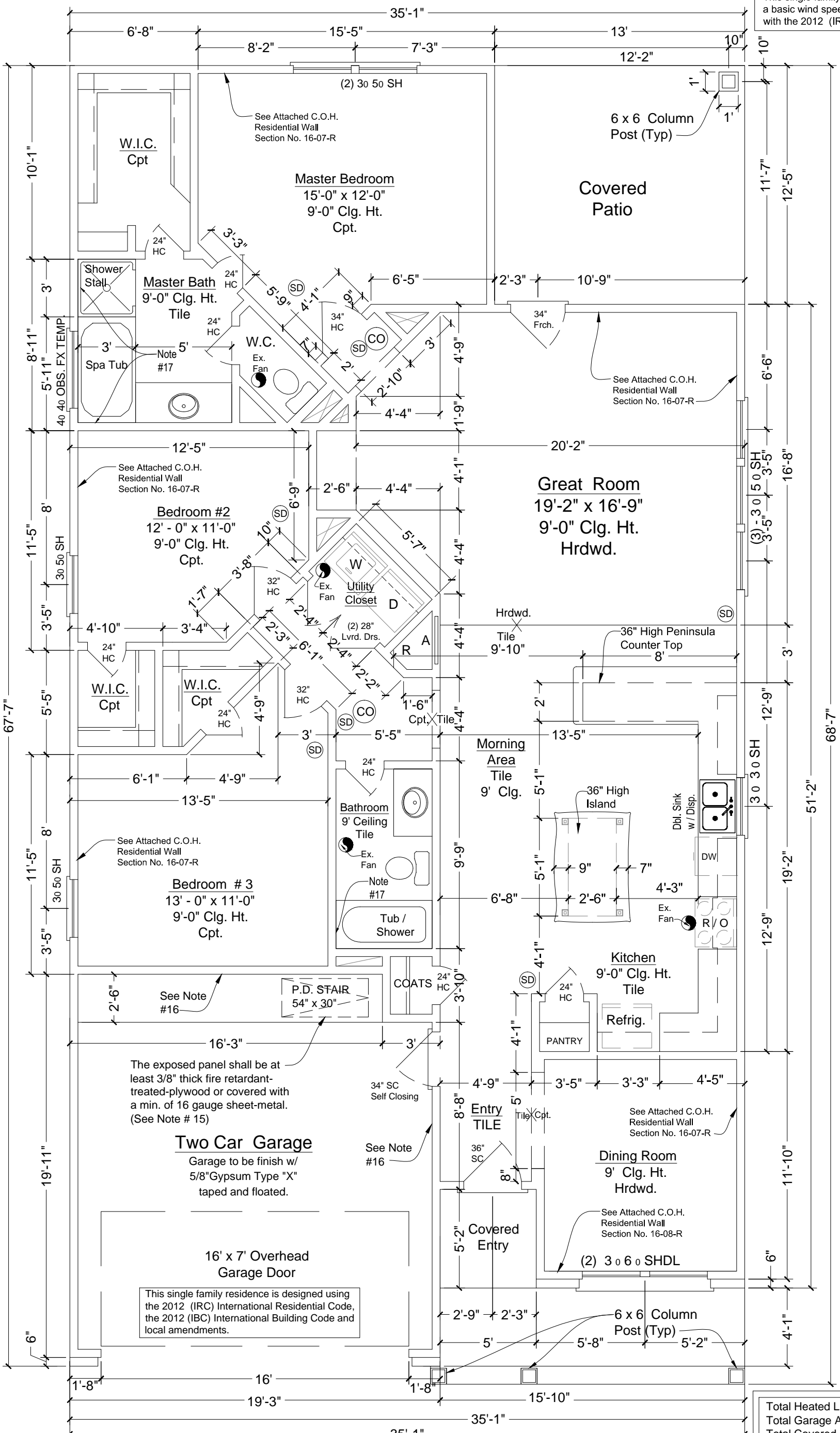
Theo Gueory
832-267-9772
2927 Crest Park Dr
Houston, Tx. 77082

No.	Revision/Issue	Date

Project Name and Address
Single Family Home
4616 Davenport Street
Houston, Texas 77051
Lot 11, Block 2 of
South Sunnyside Court
Subdivision

Sheet
FLOOR PLAN
Date 03/25/18
Scale 3/16" = 1'-0"

This single family residence is structurally designed to withstand a basic wind speed of 130 mph (3 - Second Gust) in accordance with the 2012 (IRC) International Residential Code



- General Notes**
(Apply Per Local City Code)
1. Provide WP / GFI ON ALL EXTERIOR OUTLETS.
 2. PROVIDE GFI ON OUTLETS AT BATHROOM LAVATORIES, KITCHEN SINKS, AND AT GARAGES.
 3. PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 60" ABOVE BATHTUB STANDING SURFACES.
 4. PROVIDE SOLID CORE DOOR FROM GARAGE INTO LIVING SPACE.
 5. PROVIDE ACCESS TO WHIRLPOOL MOTOR AT TUBS WHEN APPLICABLE.
 6. BALUSTERS - MAX 5" O.C. (4" MAX. OPENING BETWEEN).
 7. ATTIC HVAC UNITS & WH LOCATE WITHIN 20 FEET SERVICE OPENING.
 8. VENT ALL GAS OUT.
 9. PROVIDE ATTIC VENTILATION.
 10. INSTALL SWITCHES & OUTLETS VERTICALLY AT 43" HIGH BAR IN KITCHEN.
 11. PROVIDE GAS IN ATTIC FOR W.H. AND HEATING SYSTEM.
 12. CENTER OF EXTERIOR LIGHTS TO BE LOCATED AT 7'-2" A.F.F. (6'-2" A.F.F. WITH 8'-1" PLATES).
 13. GARAGE SHALL HAVE A SELF CLOSING DOOR 1-3/8" THICK W/ 20 MIN. FIRE PROTECTION BETWEEN RESIDENCE AND GARAGE.
 14. THE MECHANICAL ACCESS IN ATTIC OPENING SHALL AN MIN. ROUGH OPENING OF 30" X 54" W/ MIN. LOAD CAPACITY OF 350 LBS.
 15. DISAPPEARING STAIRS IN CEILING OF GARAGE SHALL HAVE A MIN 3/8" FIRE RETARDED EXPOSED PLYWOOD PANEL ON THE GARAGE SIDE OR COVERED WITH A MIN. 16 GA. SHEET METAL.
 16. THE GARAGE SHALL BE SEPARATED FROM RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND 5/8" TYPE "X" GYPSUM BOARD WHERE THE SEPARATION IS A FLOOR / CEILING ASSEMBLY.
 17. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- CO Carbon Monoxide Detector
SD (Hardwired) Smoke Detector Interconnected W / Backup Battery
 Exhaust Fan

Total Heated Living Area	= 1,650 Sq. Ft.
Total Garage Area	= 385 Sq. Ft.
Total Covered Porch	= 202 Sq. Ft.
Total Sq. Ft	= 2,237 Sq. Ft.

FLOOR PLAN