

② Existing
1/8" = 1'-0"

CHRIS EVANS
DESIGNS

9714 WHITEPOST LN., HOUSTON, TX 77066
832.771.8258

SINGLE FAMILY ADDITION
FAST TRACK REMODELING

835 E. 28TH STREET, HOUSTON, TX 77009

REV. DATE

- 1.
- 2.
- 3.

DRAWN BY

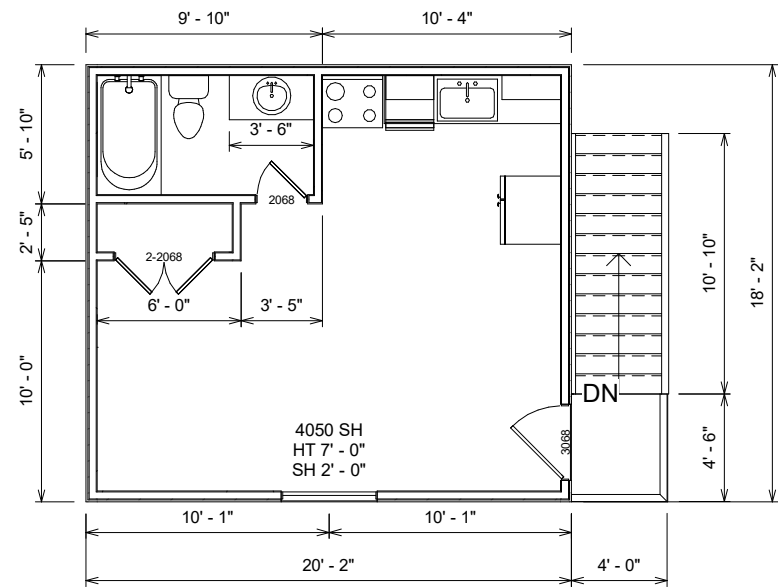
DRAFTER

EXISTING HOUSE

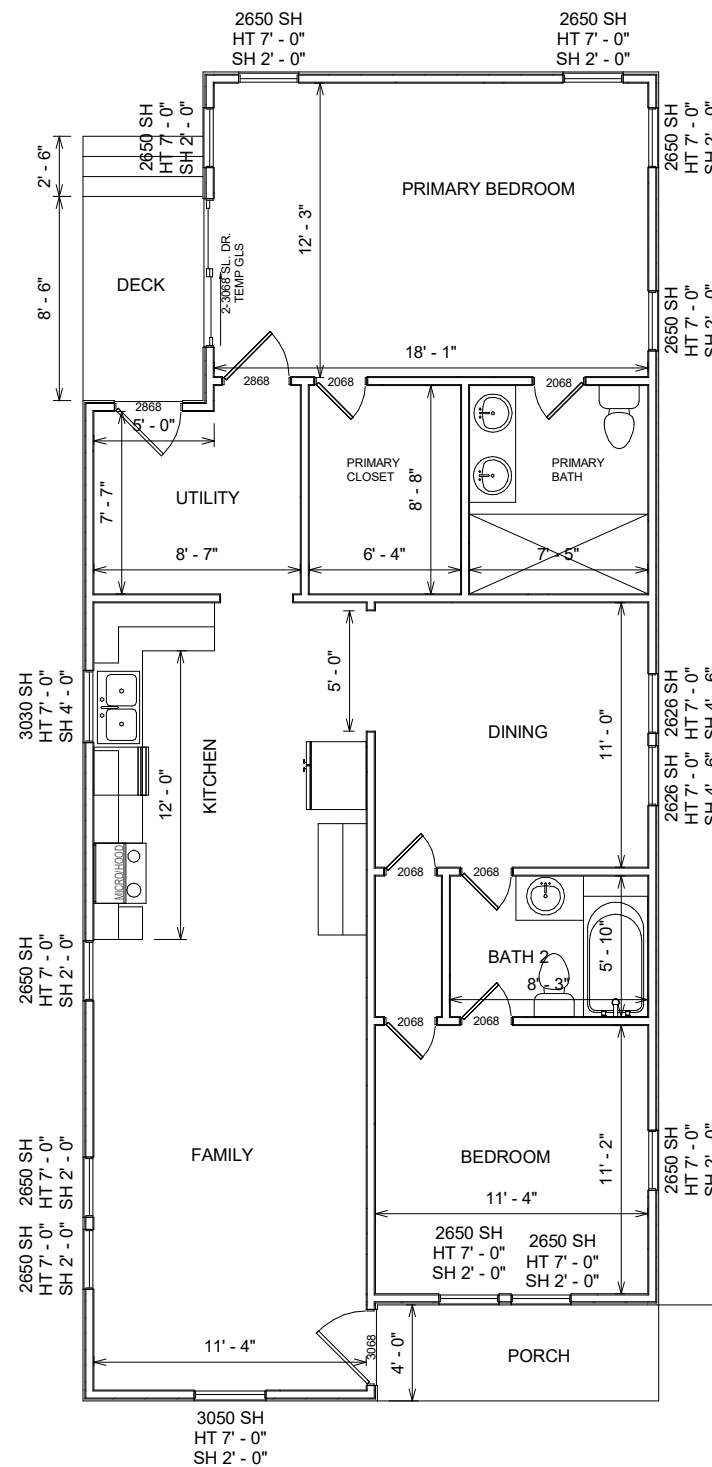
SHEET NUMBER

A-1

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2 Garage Apt
1/8" = 1'-0"



1 Proposed
1/8" = 1'-0"

General Notes

1. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AND WITH BUILDERS SPECIFICATIONS AS MAY BE ATTACHED.
2. CLOSETS SHALL HAVE ONE ROD AND ONE SHELF UNLESS NOTED OTHERWISE.
3. LINEN CLOSETS AND PANTRIES SHALL HAVE 5 SHELVES OF 18" DEPTH UNLESS NOTED OTHERWISE.
4. WINDOW HEADER HEIGHTS TO BE NOMINAL 83" @ 8' CEILINGS AND 96" @ 10' CEILINGS UNLESS NOTED OTHERWISE.
5. KITCHEN WINDOW (@ SINK) TO HAVE SILL HEIGHT OF 34 1/2" UNLESS NOTED OTHERWISE.
6. PASS THRU AND BAR TOPS TO BE 48" A.F.F. UNLESS NOTED OTHERWISE.
7. HALF-WALLS AND GUARDRAILS TO BE 42" A.F.F. WITH 1x6 WOOD CAP UNLESS NOTED OTHERWISE.
8. STAIR RAILS TO BE 2'-10" ABOVE NOSING.
9. UTILITY ROOMS TO HAVE ONE 12" SHELF @ 60" A.F.F. ABOVE WASHER AND DRYER UNLESS NOTED OTHERWISE.
10. PROVIDE 3/8" COLD WATER LINE TO REFRIGERATOR.
11. GAS WATER HEATERS IN GARAGES TO BE ON 18" HIGH PLATFORM.
12. WATER HEATERS AND AIR HANDLERS IN ATTIC TO HAVE DRIP PANS WITH OVER FLOW DRAINS.
13. CARPET AND WATER RESISTANT FLOORING AREAS MAY VARY ACCORDING TO COMMUNITY FEATURES, WHILE MEETING APPLICABLE BUILDING GUIDELINES.
14. GARAGES WILL BE SEPARATED FROM THE ATTIC BY A MINIMUM OF 1/2" GYPSUM BOARD ON THE GARAGE SIDE AND CEILINGS MUST HAVE A MINIMUM OF 5/8" TYPE X GYPSUM APPLIED TO THE GARAGE SIDE IF HABITABLE ROOMS EXIST ABOVE THE GARAGE.
15. STRUCTURE SUPPORTING THE CEILING ASSEMBLY MUST BE PROTECTED BY A MINIMUM OF 1/2" GYPSUM.
16. FINISHED FLOOR ELEVATION WILL BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM.
17. ATTICS ACCESS SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE (2012 IRC SECTION M1305.1.3).
18. ATTIC PULL DOWN STAIRWAY SHOULD BE A MINIMUM OF 22" WIDE AND HAVE A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

NOTE: THIS PLAN IS IN COMPLIANCE W/ 2012 IRC.

EXISTING LIVING: 1207 SQFT
GARAGE APT: 366 SQFT
TOTAL LIVING: 1573 SQFT

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PROPOSED
FLOOR PLAN

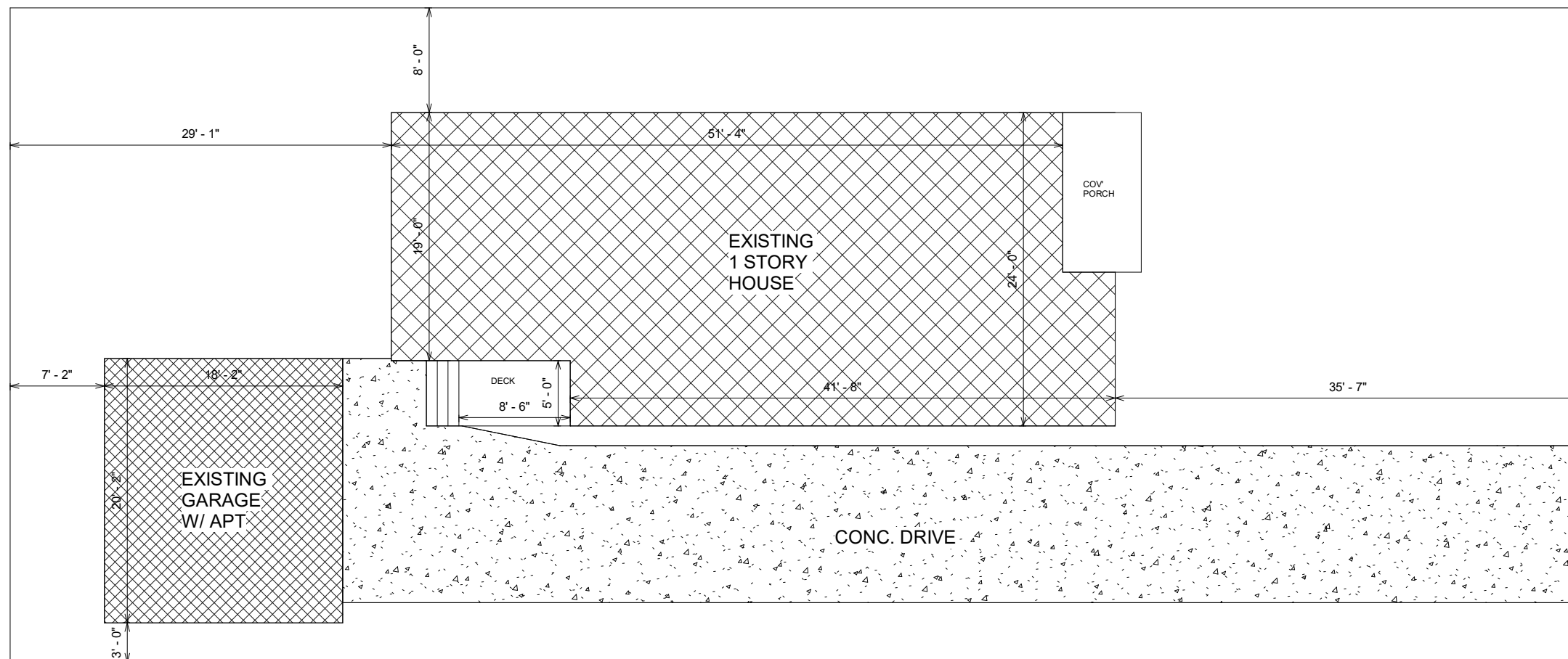
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PUBLIC ALLEY

N 90° 00' 00" E 50.00'



S 00° 00' 00" E 120.00'

N 00° 00' 00" W 120.00'

S 90° 00' 00" W 50.00'

EAST STREET

50 R.O.W.

	EXISTING	NEW
BUILDING	1647 SQFT	
DRIVE/CONC	1186 SQFT	
TOTAL AREA	2833 SQFT	

	LOT	TOT. COV.	IMP. %
TOTAL AREA	6000 SQFT	2833 SQFT	47.21%

LOT 30 & 31, BLOCK 9, OF SUNSET HEIGHTS ADDITION

ADDRESS: 835 EAST 28TH STREET HOUSTON TX 77009

1 Site Plan
3/32" = 1'-0"

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SITE PLAN

SHEET NUMBER

SITE

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