

LOT DESCRIPTION:

LOT 37
BLOCK 02
SECTION 5
BENTWATER
30 NEWBERRY COURT
MONTGOMERY, TX

LOT CALCULATIONS:

MAIN SLAB TO BE 1'-0" MIN. ABOVE
NEAREST MANHOLE COVER.
BLDR. TO VERIFY ALL SURVEY CORDS, BEARINGS & DISTANCES, SUBDIVISION RESTRAINTS &
RESTRICTIONS PRIOR TO CONSTRUCTION.
TOTAL LOT AREA XXXX SQ. FT.
TOTAL COVERED AREA XXXX SQ. FT.
LOT COVERAGE % = XXXX %

GENERAL SITE NOTES:

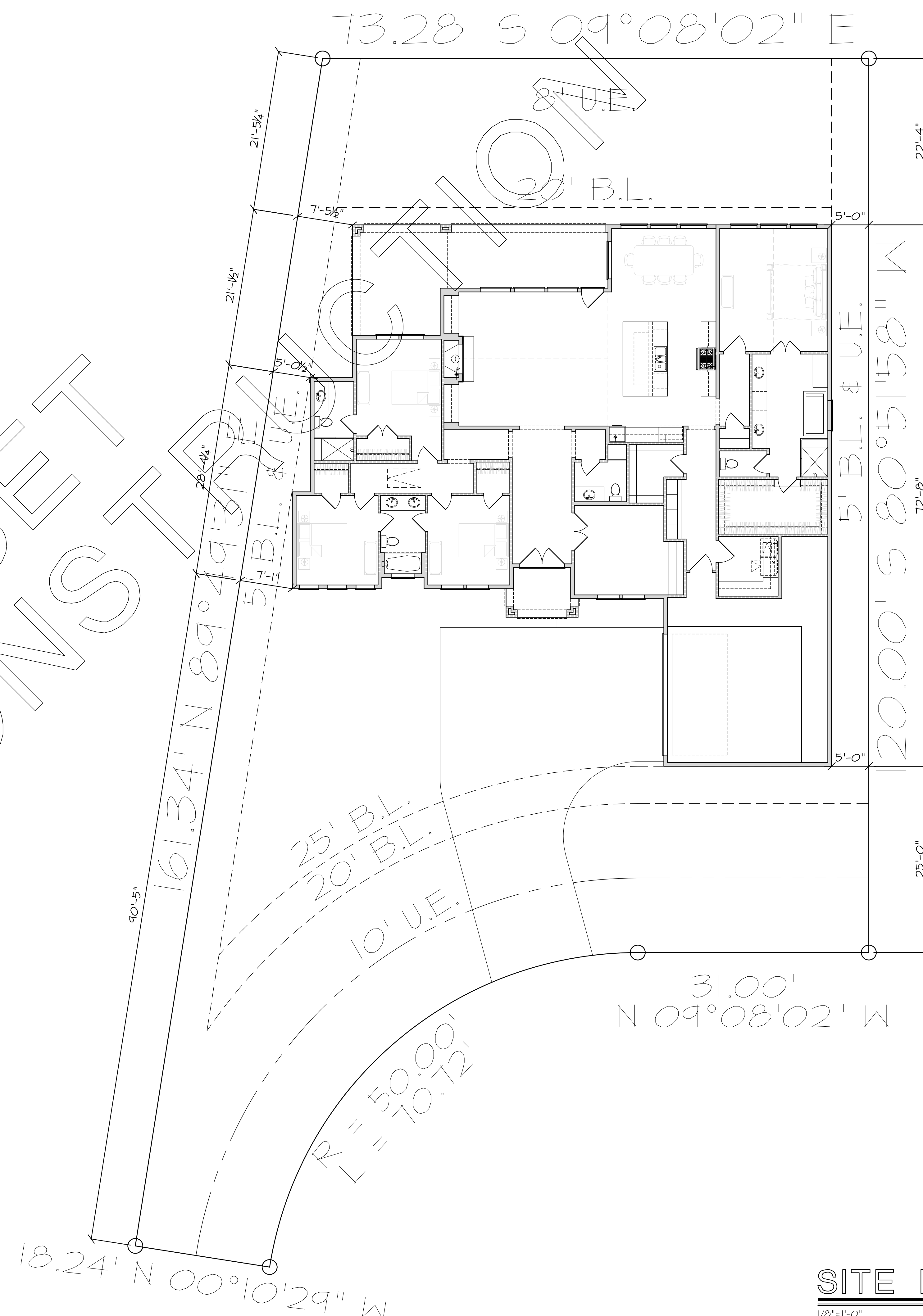
FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE NEAREST
SANITARY SEWER MANHOLE.
GRADED SITE - TOP OF FOUNDATION MIN.
12 IN. ± 2% ABOVE STREET DRAIN, 2006 IRC 403.1.1.3
THE BUILDER SHOULD VERIFY ALL DRAINAGE REQUIREMENTS & CONCERNS PRIOR TO STARTING
PROJECT.
THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO
CONSTRUCT THIS STRUCTURE. THIS MEANS THESE PLANS MUST BE FIELD VERIFIED AND CHECKED
COMPLETELY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB. ANY
DISCREPANCY, ERROR, AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO THE
ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION, WORK, OR PURCHASES.
ALL CODES, ORDINANCES, AND REQUIREMENTS FEDERAL, STATE AND LOCAL TAKE PRECEDENCE
OVER ANY PART OF THESE DOCUMENTS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND/OR
REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING CONSTRUCTION.
THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE
REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT THE WRITTEN
PERMISSION OF GARCIA & HERNANDEZ DESIGNS, LLC.
DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL" SLIGHT FIELD ADJUSTMENTS MAY BE
NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZES AND PRACTICALITY OF CONVENTIONAL
CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE
PROVIDED WITH THESE DRAWINGS BY THE MFG. SUPPLIER OR INSTALLATION CONTRACTOR
SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

OVERALL SITE VIEW:

FLATWORK FOOTAGE = XXXX SQ.FT.

NOT FOR REVIEW

REVIEW CONST SET



NEWBERRY COURT

SITE PLAN
1/8"=1'-0" ALL ANGLES 45° U.O.N.

2500 E. TC Jester
Ste. 235
Houston, TX, TX 77008
Office (713) 868-4545
BUILDING DESIGNERS
GARCIA & HERNANDEZ DESIGNS
A CUSTOM DESIGN FOR:
STELLAR DEVELOPERS CORP.
30 NEWBERRY COURT
www.g-h.com
DRAWN BY:
ELTON
DATE:
09/06/18
REVISIONS:
SCALE:
1/4"=1'-0"
JOB NUMBER:
18-62
SHEET NUMBER:

FLOOR PLAN NOTES:

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR IMMEDIATELY INSIDE WINDOW.
2. ALL CEILING HTS. MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
3. PROVIDE 5/8" ONE-HOUR FIRE-RESISTANT GYPSUM WALLBOARD ON WALLS AND CEILING OF GARAGE AND ON WALLS AND CEILING OF ANY USABLE SPACE UNDER STAIRS.
4. STAIRWAYS SHALL COMPLY WITH IRC 2015. MINIMUM WIDTH BETWEEN HAND RAILS SHALL BE 30".
5. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSE OF STAIR TREADS.
6. ALL GUARDRAILS SHALL BE 36" AFF (MIN.) WITH BALLUSTERS SPACED IN COMPLIANCE WITH THE BUILDING CODE.
7. ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH IRC 2015.
8. HANDGRIPPING PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE AS PER IRC 2015.
9. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
10. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP. LOCATIONS SHALL COMPLY WITH UBC 1210.
11. ALL BEDROOM WINDOWS SHALL BE 44" AFF (MAX.) WITH 24" HIGH (MIN.) X 20" WIDE (MIN.) OPENING AND 5.7 SQ.FT. (MIN.) NET CLEAR OPENING.
12. LOCATE GAS WATER HEATER AS INDICATED ON THE FLOOR PLANS IN PAN WITH RELIEF DRAIN LINE TO EXTERIOR. INSTALLATION MUST COMPLY WITH IRC 2015.
13. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC 2015.
14. CHIMNEYS SHALL BE 24" (MIN.) ABOVE ANY STRUCTURE WITHIN A 10' RADIUS.
15. USE ISOKERN MASONRY FIREPLACE AND CHIMNEY SYSTEMS AT ALL FIREPLACES UNLESS NOTED OTHERWISE.
16. ALL PREFAB FIREPLACES SHALL BE U.L. AND ICBO APPROVED AND A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOBSITE FOR INSPECTOR'S REVIEW.
17. FINAL LOCATION OF A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.
18. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET OVER A CONCRETE BACKER BOARD.
19. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH UBC IRC 2015.
20. LOCATE ALL SHOWER HEADS AT 78" AFF TYP.
21. TONNAGE FOR A/C UNITS SHOWN IS FOR ESTIMATING PURPOSES ONLY; THE HVAC CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE PERFORMANCE OF THE HVAC SYSTEMS INSTALLED.
22. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
23. ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

- = 2X4 STUDS AT 16" O.C.
- = 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE
- = MIN. 2X6 STUDS AT 16" O.C.
- = MIN. 2X6 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

S.R.A. = SHEETROCK ARCH
 ① = INTERIOR ELEVATION

AREA CALCULATIONS	
FIRST FLOOR LIVING:	2,790 SQ.FT.
TOTAL LIVING AREA:	2,790 SQ.FT.
2-CAR GARAGE:	540 SQ.FT.
FRONT PORCH:	65 SQ.FT.
REAR PORCH:	386 SQ.FT.
TOTAL COVERED AREA:	3,831 SQ.FT.

NOT FOR REVIEW



2500 E. TC Jester
 Ste. 239
 Houston, TX, 77068
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BUILDING DESIGNERS

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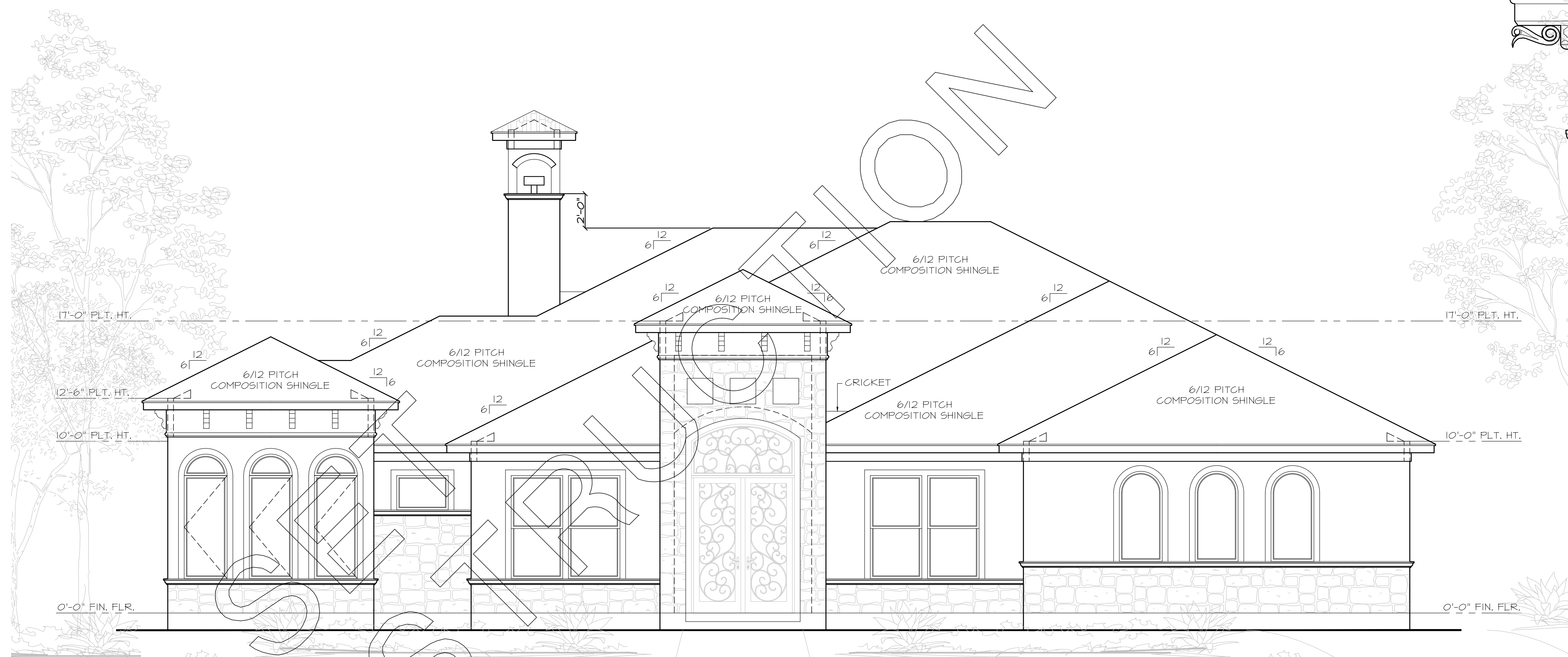
FIRST FLOOR PLAN

ELEVATION NOTES:

1. ENGINEER OF RECORD IS TO PROVIDE ALL FOUNDATION & STRUCTURAL DETAILS AS REQ'D.
2. ENGINEER IS TO PROVIDE & SIZE ALL STRUCTURAL BEAMS AS REQ'D. SEE ENGINEER'S DRAWINGS FOR DETAILS.
3. BUILDER/CONTRACTOR TAKES ALL LIABILITY IF ANY CHANGES ARE MADE OUT IN THE FIELD WITH OUT THE CONSENT OF THE DESIGNER/ENGINEER.
4. ALL CHIMNEYS ARE TO EXTEND A MINIMUM OF 2'-0" FEET ABOVE THE HIGHEST POINT OF THE STRUCTURE & SHOULD BE WITHIN A 10'-0" RADIUS OF THE CHIMNEY VENT. (2015 I.R.C. SECTION R1001)
5. ALL WROUGHT IRON DESIGNS IN THE RESIDENCE SHALL BE CONSISTENT (INCLUDING THE SIDE YARD GATES) AND MAY OR MAY NOT BE IDENTICAL TO THE DESIGNS SHOWN IN THE PLANS. WROUGHT IRON SUPPLIER SHALL SUBMIT SHOP DRAWINGS TO THE OWNER FOR DESIGN APPROVAL PRIOR TO FABRICATION.
6. GUTTERS AND DOWNSPOUTS PER BUILDER.
7. SHAPE OF EYEBROW ARCHES SHOULD MATCH SHAPE OF EYEBROW TRANSOMS AT FRONT AND REAR PORCHES AND AT ANY LOCATION WHERE AN EYEBROW WINDOW IS ADJACENT TO AN EYEBROW ARCH. THE ARCH SHAPE OF THE ACTUAL WINDOW SHALL TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON THESE DRAWINGS. ON-SITE COORDINATION WITH THE WINDOW MANUFACTURER MAY BE REQUIRED.
8. LOCATE ALL HOSE BIBS AT 4" ABOVE MAIN FINISHED FLOOR LEVEL.
9. ALL SHUTTERS SHOWN ON THE EXTERIOR ELEVATIONS SHALL BE FULLY OPERATIONAL.

2015 I.E.C.C.:

BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2015 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.



FRONT ELEVATION

1/4"=1'-0"

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