

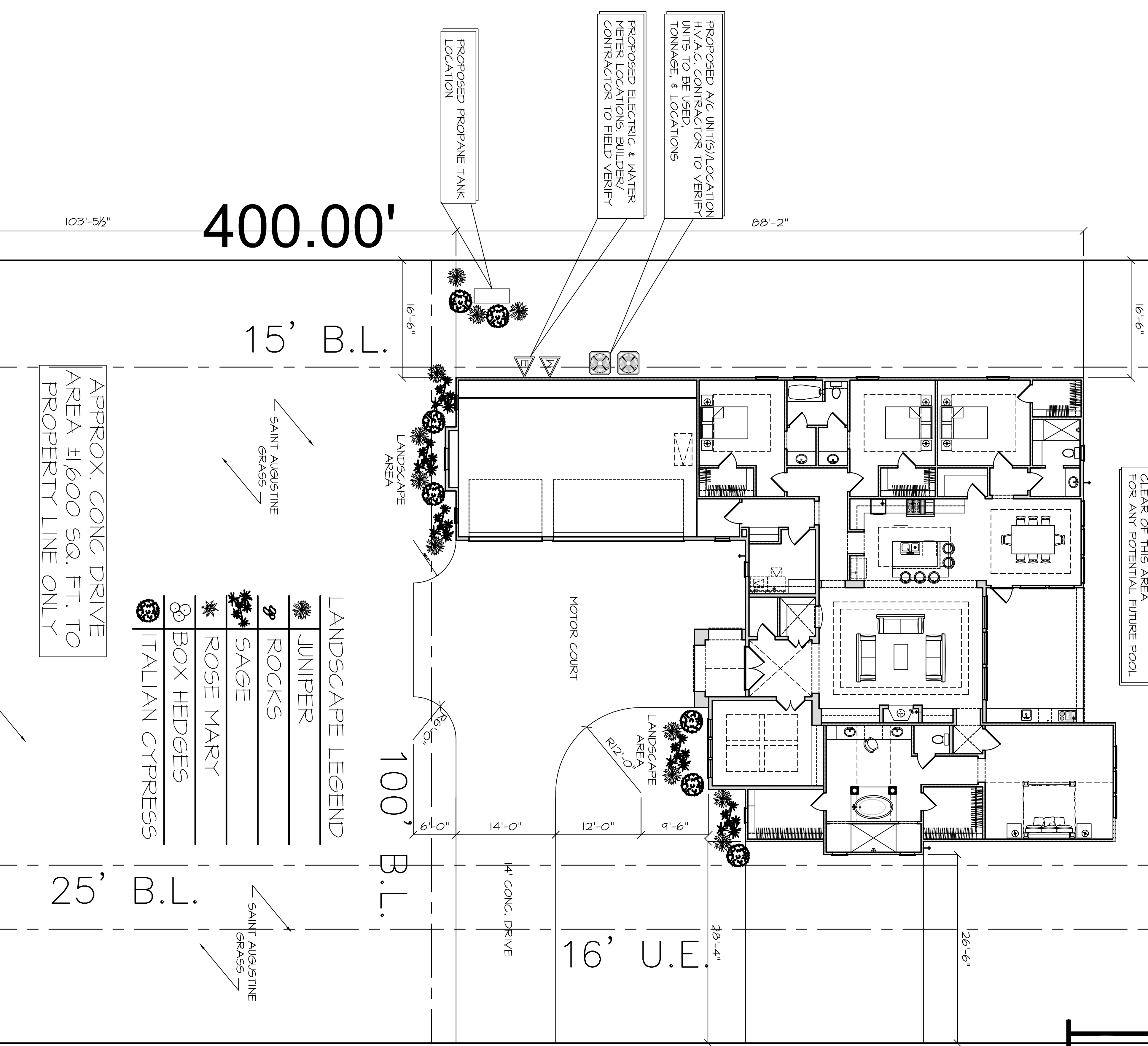
LOT DESCRIPTION:
 LOT 14
 BLOCK 08
 SECTION 02
 RIVERWALK SUBDIVISION
 22856 ZAMBESI DRIVE
 MONTGOMERY, TX 77365

LOT CALCULATIONS:

MAIN SLAB TO BE 1'-0" MIN. ABOVE
 FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE NEAREST NEARBY FINISH GRADE COVER.
 TOTAL COVERED AREA 0000 SQ. FT.
 TOTAL COVERED AREA 0000 SQ. FT.
 LOT COVERAGE % = 00.00 %

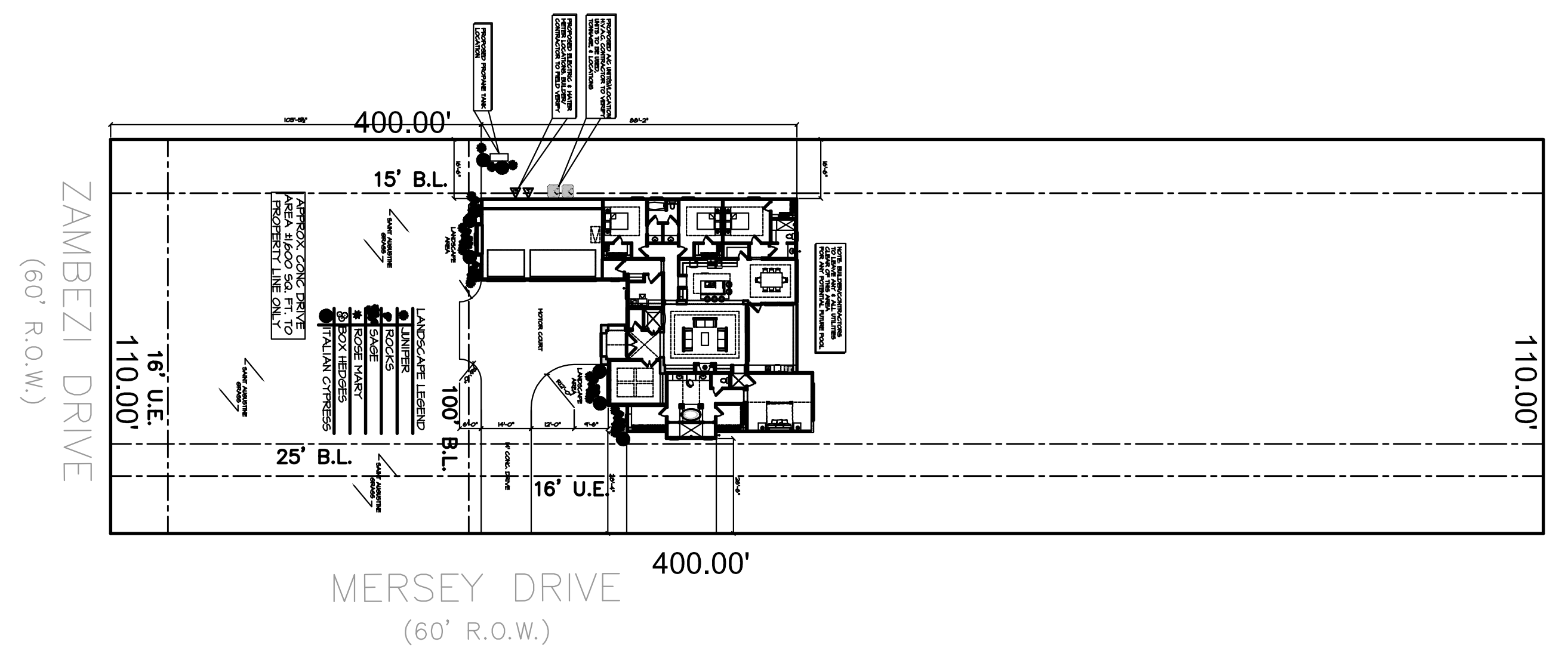
GENERAL SITE NOTES:

FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE NEAREST NEARBY FINISH GRADE COVER.
 12 IN. x 28 ABOVE STREET DRAIN, 2006 IRC, 403.1.13
 THE BUILDER SHOULD VERIFY ALL DRAINAGE REQUIREMENTS & CONCERN 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 FOR ACCURACY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB. ANY DISCREPANCIES SHOULD BE REPORTED TO THE DESIGNER IMMEDIATELY UPON THE START OF 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 REBUILT WITHOUT WRITTEN PERMISSION.
 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. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND PROVIDING WITH THESE PLANS BY THE MEASUREMENT CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.



400.00'

MERSEY DRIVE
(60' R.O.W.)



OVERALL SITE PLAN

1/32"=1'-0"

SITE PLAN

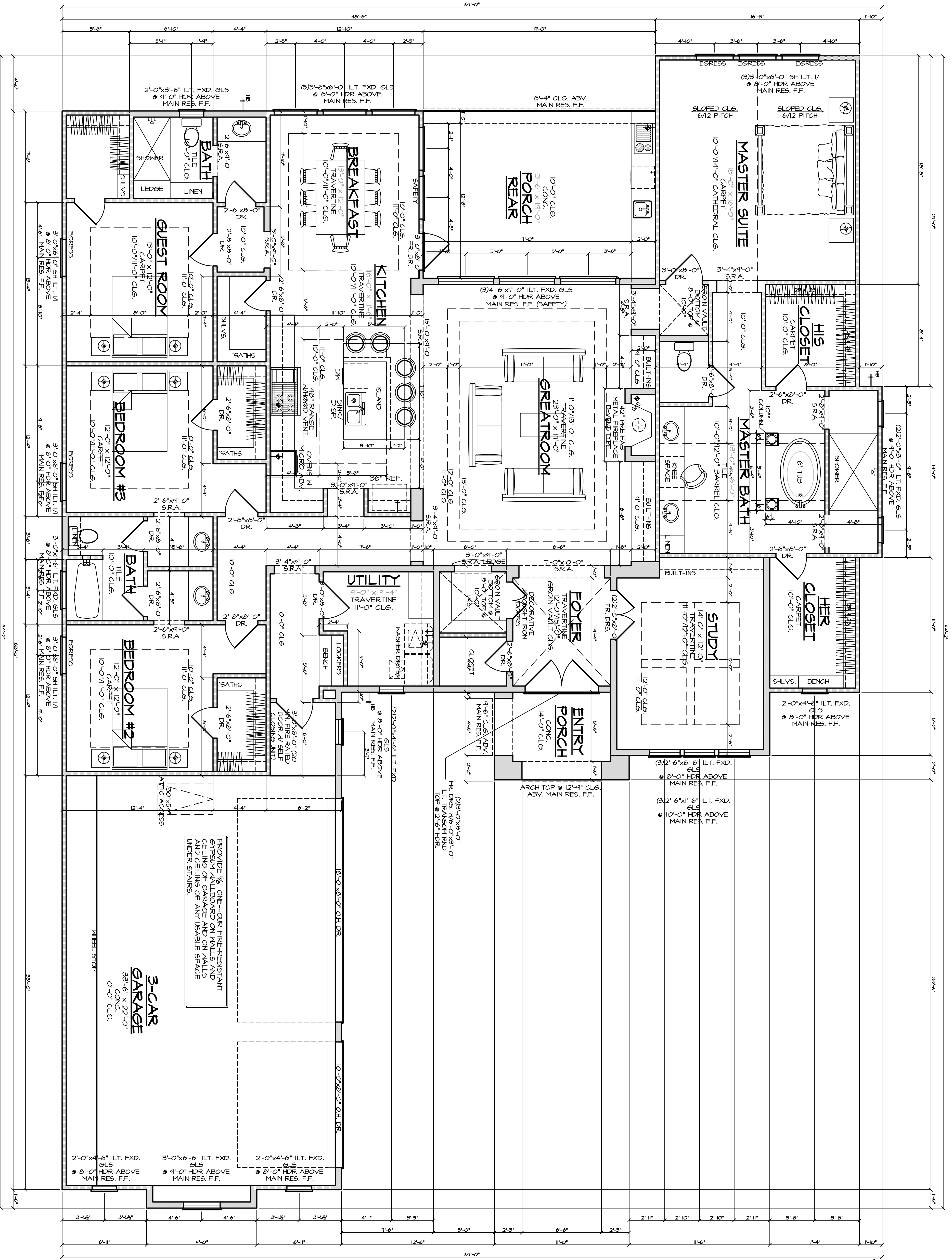
1/8"=1'-0"

| | |
|---------------|------------|
| SHEET NUMBER: | |
| SCALE: | 1/8"=1'-0" |
| JOB NUMBER: | 14-00 |
| DATE: | 11/16/14 |
| REVISIONS: | |
| DRAWN BY: | ERICK |

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 www.g-hcustomhomes.com

A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22856 ZAMBESI DRIVE

2500 E. 12th Street
 Ste. 41, 228
 Houston, TX 77008
 Office (713) 866-4545



FLOOR PLAN NOTES:

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR
2. UNLESS OTHERWISE NOTED, WINDOW HEIGHTS MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION)
3. IRC 2006 R302.2 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE, GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 3/4" (19MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT
4. IRC 2006 R315.1 - STAIRWAYS SHALL NOT BE LESS THAN 36" (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT AND BE AT LEAST 36" (914MM) ON EITHER SIDE OF THE STAIRWAY AND BE AT LEAST 36" (914MM) ABOVE THE FINISHED FLOOR AND NOT MORE THAN 45" (1143MM) ON EITHER SIDE OF THE STAIRWAY HANDRAIL HEIGHT. INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5" (799MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" (686MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
5. IRC 2006 R315.6 - HANDRAILS ARE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE TREADS
6. IRC 2006 R315.6.1 - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAIN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SHALL BE NOT LESS THAN 34" (864MM) AND NOT MORE THAN 38" (965MM)
7. IRC 2006 R315.6.2 - HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL RISERS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL AND HANDRAILS
8. IRC 2006 R312.2 - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE SALES OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A PERSON OR MECHANICAL MEANS AND COMPLY WITH IRC 2006
9. EXCEPTION - THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" (153MM) CANNOT PASS THROUGH.
10. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL BE NOT MORE THAN 1/8" (3MM) ABOVE THE FINISHED FLOOR
11. IRC 2006 R315.3.1 - THE MAXIMUM RISER HEIGHT SHALL BE 7" (178MM) (46MM). THE RISER 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" (9.5MM)
12. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE
13. SMOKE DETECTORS REQUIRE 10V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS TO COMPLY WITH IRC 2006
14. ALL BEDROOM WINDOWS SHALL BE 44" (1117MM) WITH 24" (610MM) X 24" (610MM) MINIMUM OPENING AREA
15. PROVIDE MECHANICAL MEANS AND COMPLY WITH IRC 2006
16. FINAL LOCATION OF ALL A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.
17. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE
18. IRC 2006 R312.2 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (13MM) GYPSUM BOARD
19. GLAZING PACKAGES (LOCATION) R308.4.1 2006 IRC, SECTION 308.4.5 (6) STAIRWAYS, BATHS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL INCLUDING THESE COMPARTMENTS WHERE THE BOTTOM EDGES ARE LESS THAN 60" INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
20. WALKING SURFACE IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - R308.4.1.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQUARE FEET
 - R308.4.1.2 BOTTOM EDGE LESS THAN 18" INCHES ABOVE THE FLOOR
 - R308.4.1.3 FLOOR FINISH SHALL BE AT LEAST 1" ABOVE THE FLOOR
 - R308.4.1.4 ONE OR MORE WALKING SURFACES WITHIN 36" INCHES HORIZONTALLY OF THE GLAZING
21. SECTION R308.4.1 GLAZING IN SLING DOORS EXCEPT JALOUSIES



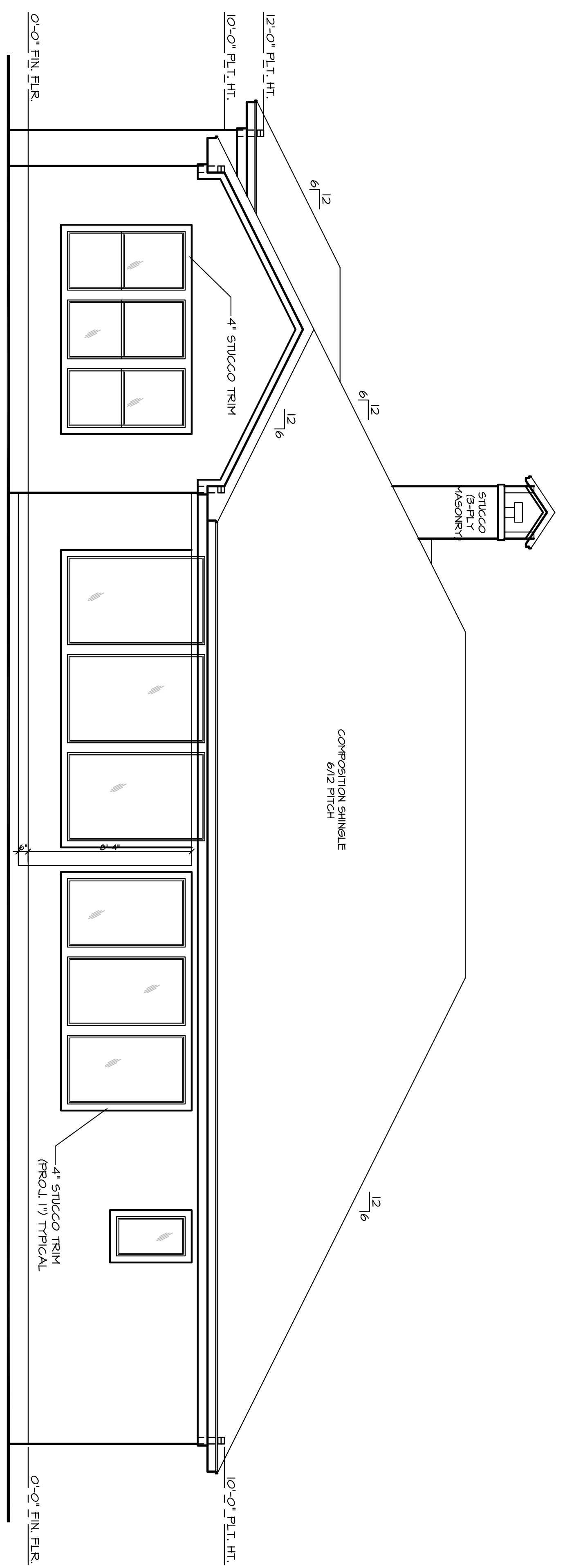
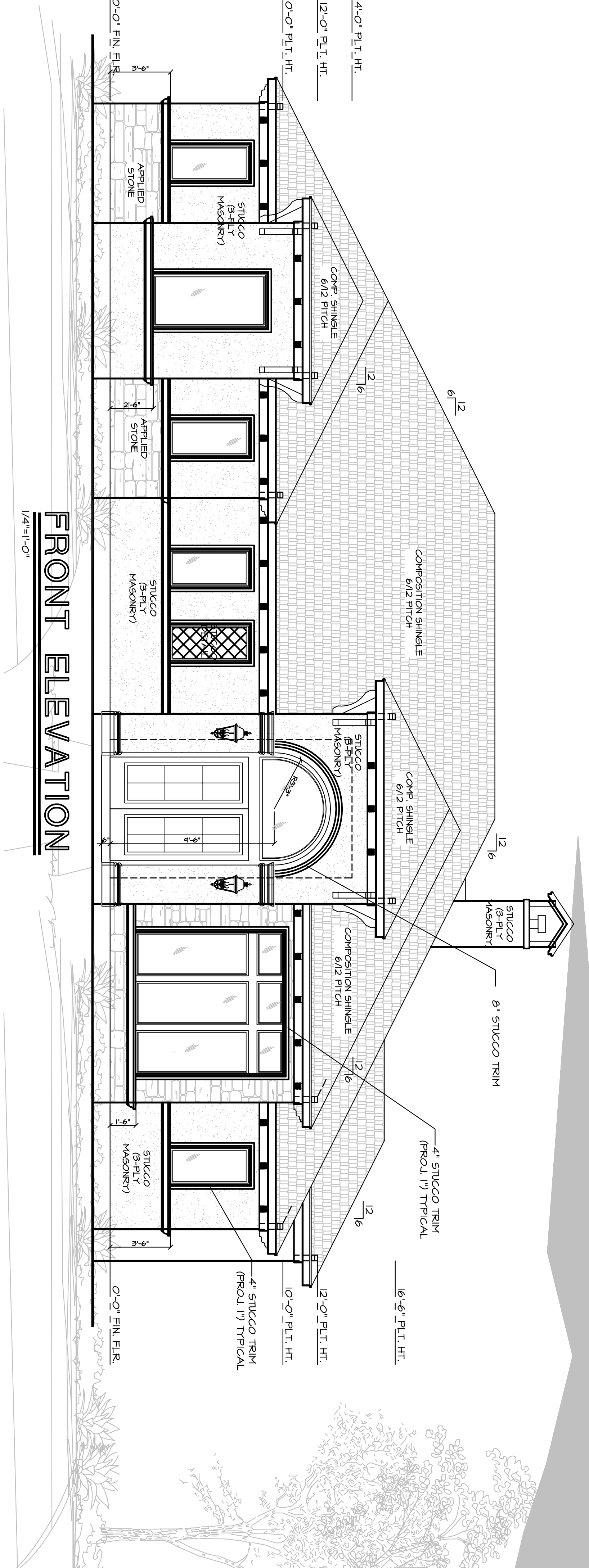
SQUARE FOOTAGES:

| | |
|--------------------|------------|
| 1ST FLOOR | 3,100 S.F. |
| TOTAL LIVING AREA | 3,100 S.F. |
| 3-CAR GARAGE | 840 S.F. |
| ENTRY PORCH | 74 S.F. |
| REAR COVERED PORCH | 265 S.F. |
| TOTAL COVERED AREA | 4,279 S.F. |

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 www.g-hcustomhomes.com

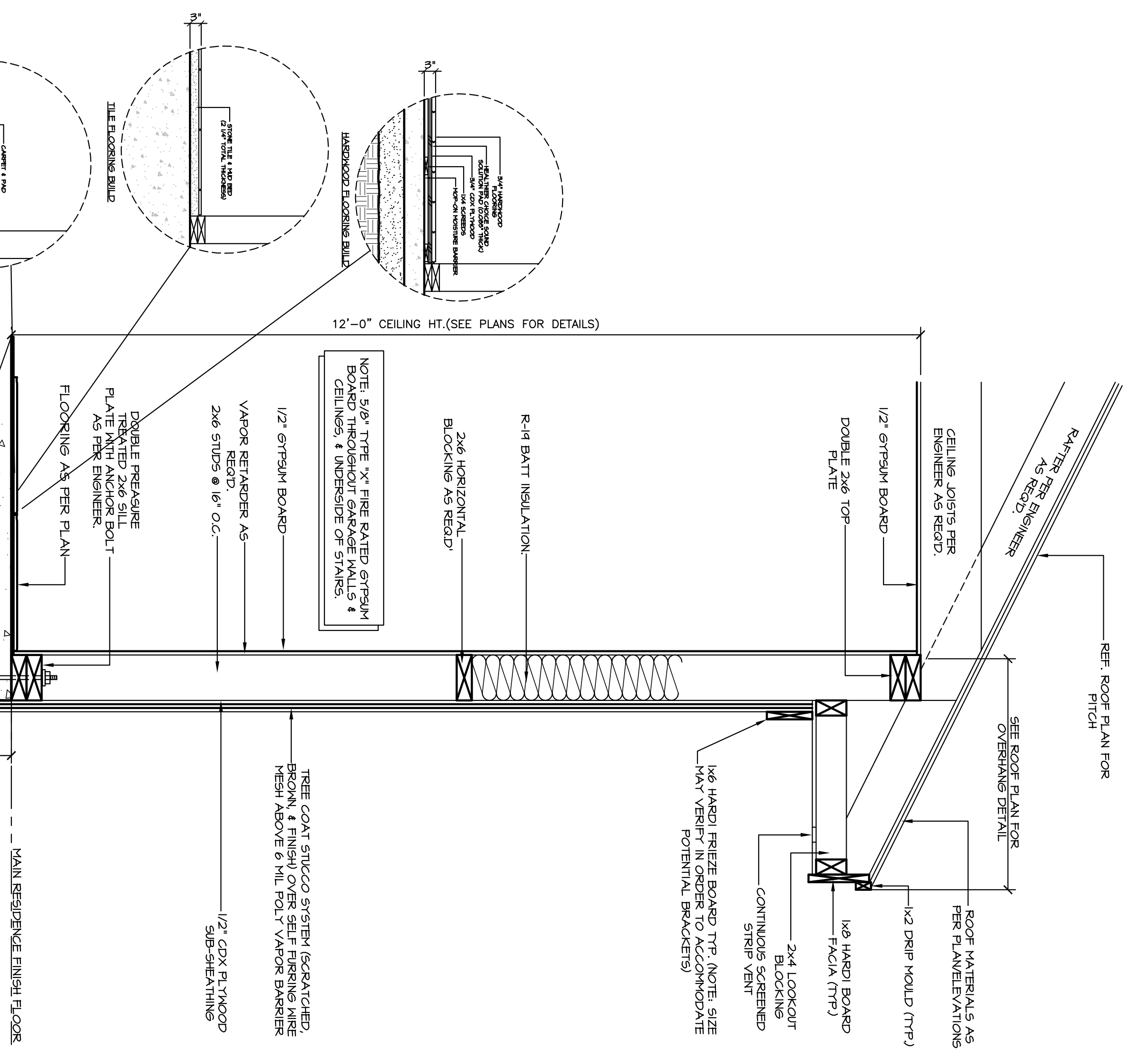
A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22857 DELTA DRIVE

2300 E. 12th Street
 Houston, TX 77008
 Office (713) 866-4585



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 ENGINEERS 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. 2006 I.R.C. SECTION 1003.1.
 5. WHEN USING COMPOSITION SHINGLE, RAFTERS ARE TO BE 2x6 @ 16" O.C. (11NO.) & ALL RAFTERS ARE TO BE 2x8 @ 16" O.C. WHEN USING TILE ROOFING (11NO.) SEE ENGINEERING DRAWINGS FOR RAFTIN LOCATIONS & DETAILS OR IF THERE SHOULD BE A CHANGE IN RAFTER SIZES DUE TO MATERIALS, LOADS, OR CONDITIONS.
- 2004 I.E.C.C.:**
- BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2004 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.



NOTE: 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD, 1/2" GYPSUM BOARD, 2x6 STUDS @ 16" O.C., 1/2" GDX PLYWOOD SHEATHING

NOTE: 1. BUILDER OF RECORD IS TO VERIFY & COMPLY WITH ALL LOCAL I.R.C. & ENERGY CODES FOR COMPLIANCE SHOULD SPRAY FOAM INSULATION BE USED.

2. REFERENCE ENGINEERING PLANS FOR ATTACHED DETAILS FOR ALL LOCATIONS.
 3. INSULATION FOR FIRE WALLS ARE TO BE PER ALL CODES, 25 FLAME SPREAD MIN.

ELEVATIONS

WALL DETAIL

GARCIA & HERNANDEZ CUSTOM HOMES BUILDING DESIGNERS
 www.g-hcustomhomes.com

A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22356 ZAMBESI DRIVE

2300 E 172 Street
 Ste. 223
 Houston, TX 77008
 Office (713) 866-4545

SHEET NUMBER:
3.0

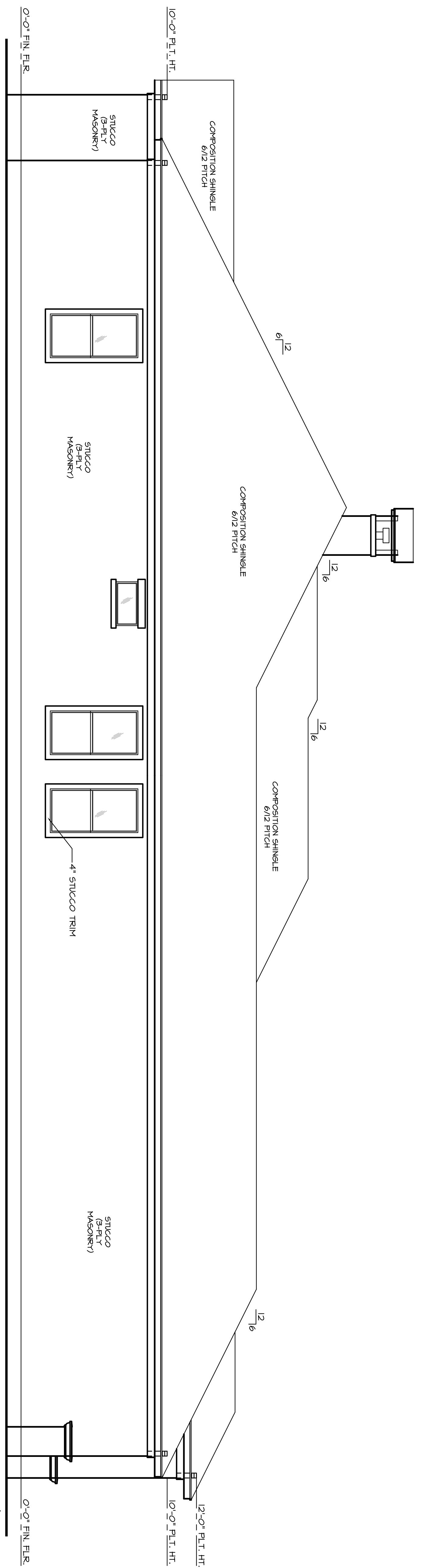
SCALE:
 1/4"=1'-0"

JOB NUMBER:
 14-00

DATE:
 11/16/14

REVISIONS:

DRAWN BY:
ERICK



LEFT ELEVATION

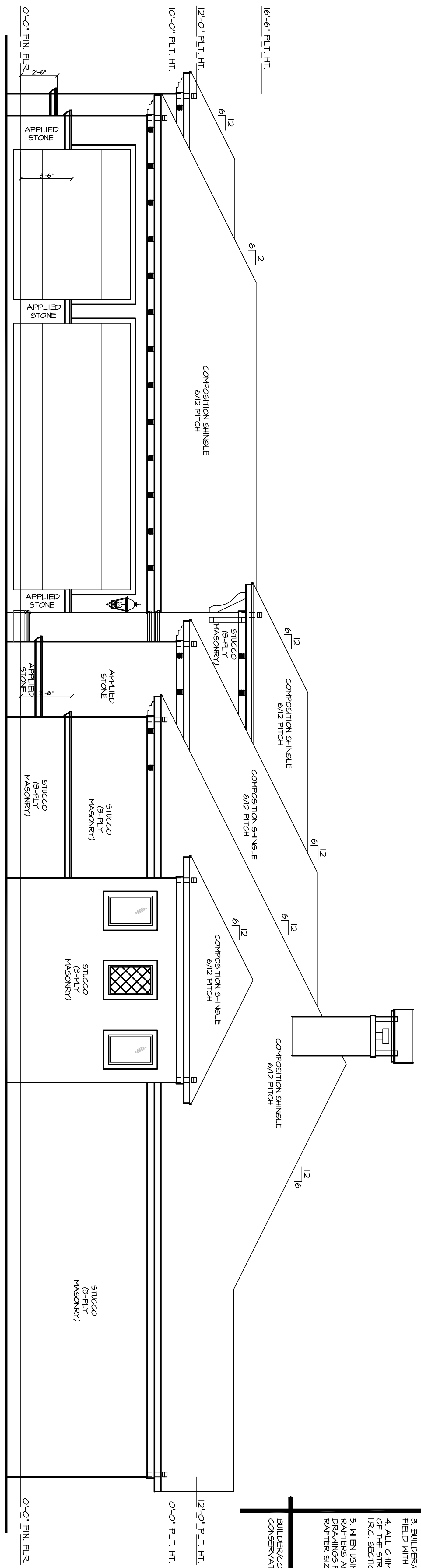
1/4"=1'-0"

ELEVATION NOTES:

1. ENGINEER OF RECORD IS TO PROVIDE ALL FOUNDATION & STRUCTURAL DETAILS AS NOTED.
2. ENGINEER IS TO PROVIDE & SIZE ALL STRUCTURAL BEAMS AS NOTED. 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. 2006 I.R.C. SECTION 11003.1
5. WHEN USING COMPOSITION SHINGLE, RAFTERS ARE TO BE 2x6 @ 16" O.C. (I.N.O.) & ALL RAFTERS ARE TO BE 2x6 @ 16" O.C. WHEN USING TILE ROOFING (I.N.O.). SEE ENGINEERING DRAWINGS FOR RURLIN LOCATIONS & DETAILS OR IF THERE SHOULD BE A CHANGE IN RAFTER SIZES DUE TO MATERIALS, LOADS, OR CONDITIONS.

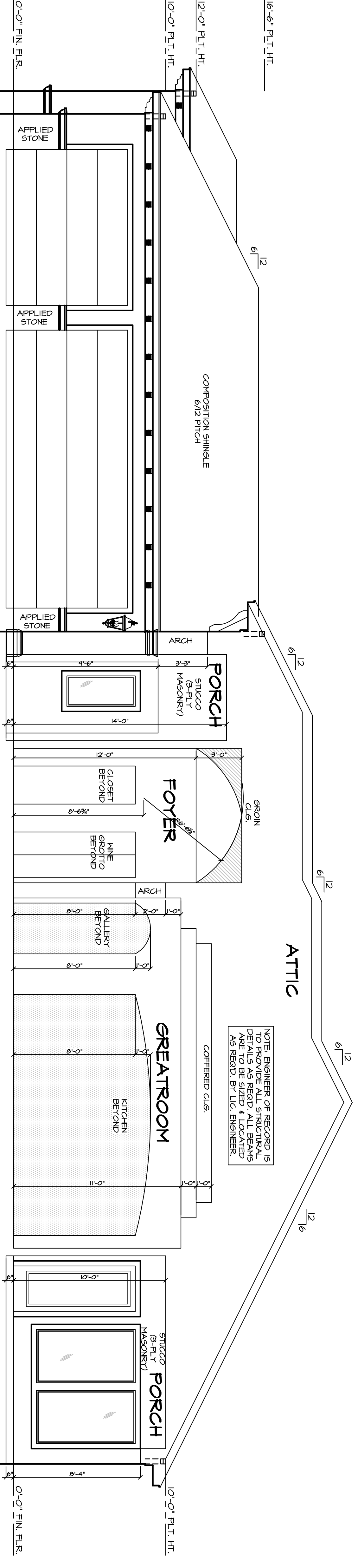
2009 I.E.C.C.:

BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2009 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.



RIGHT ELEVATION

1/4"=1'-0"



SECTION A-A

1/4"=1'-0"

ELEVATIONS

1/4"=1'-0"

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 www.g-hcustomhomes.com
 A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22856 ZAMBESI DRIVE

2900 E. 12th Street
 Ste. 203
 Houston, TX 77008
 Office (713) 866-4545

SHEET NUMBER:
31

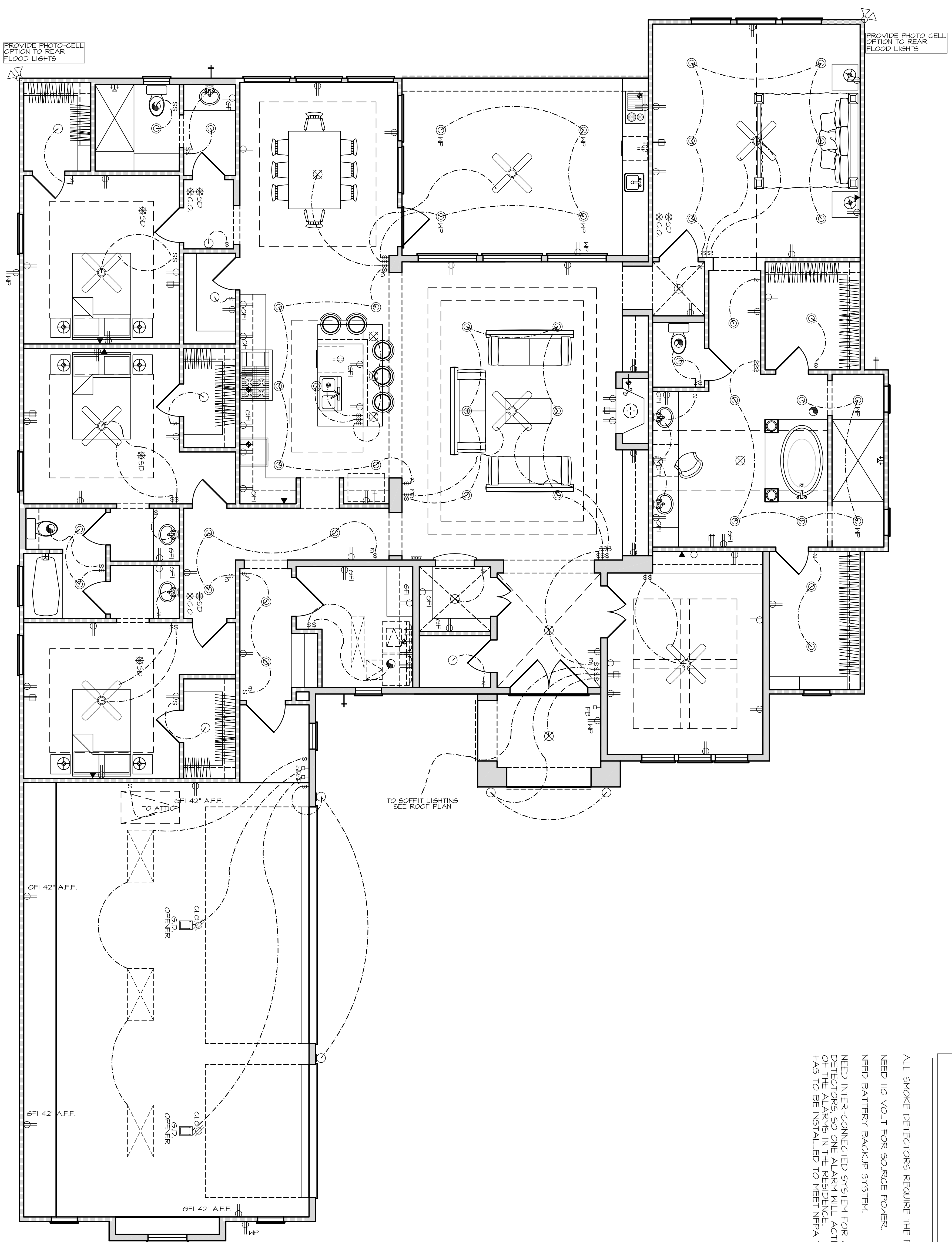
SCALE:
 1/4"=1'-0"

JOB NUMBER:
 14-00

DATE:
 11/6/14

REVISIONS:

DRAWN BY:
ERICK



NOTE:
 SMOKE DETECTORS TO BE PROVIDED IN COMPLIANCE WITH IRC 2008 R313.2

ALL SMOKE DETECTORS REQUIRE THE FOLLOWING:
 NEED 110 VOLT FOR SOURCE POWER.
 NEED BATTERY BACKUP SYSTEM.
 NEED INTER-CONNECTED SYSTEM FOR ALL SMOKE DETECTORS, SO ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE RESIDENCE.
 HAS TO BE INSTALLED TO MEET NFPA 72

ELECTRICAL LEGEND

- ⊕ 110 VOLT RECEPTACLE
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ CLE. 110 VOLT IN CEILING
- ⊕ MNTL. 110 VOLT AT FIREPLACE MANTLE
- ⊕ GFI 110 VOLT W/GROUND FAULT INTERRUPT
- ⊕ FLUR. 110 VOLT IN FLOOR
- ⊕ 110 VOLT "PLUG HOLD"
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA/CABLE JACK
- ⊕ TELEPHONE JACK
- ⊕ SINGLE POLE SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIM DIMMER SWITCH
- ⊕ PFB PUSH BUTTON
- ⊕ SD SMOKE DETECTOR INTERCONNECTED AND HARDWIRED W/BATTERY BACKUP
- ⊕ CO CARBON MONOXIDE DETECTOR
- ⊕ THERMOSTAT
- ⊕ CHIMES
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ HANGING LIGHT
- ⊕ LAMP POST
- ⊕ RECESSED CAN LIGHT
- ⊕ WP WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ MONO-POINT OR DIRECTIONAL LT.
- ⊕ STEP LIGHT
- ⊕ WALL WASHER OR LOW VOLTAGE LT.
- ⊕ SCORCE OR WALL MOUNTED FIXTURE
- ⊕ PC PORCELAIN FIXTURE W/ PULL CORD
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ LT EXHAUST FAN W/ LIGHT
- ⊕ LT EXHAUST FAN W/ HEAT LAMP
- ⊕ LT EXHAUST FAN W/ HEAT LAMP & LIGHT
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ CEILING LIGHT W/ FUTURE FAN
- ⊕ 2' x 2' FLUORESCENT LIGHT
- ⊕ 1' x 4' FLUORESCENT LIGHT
- ⊕ 2' x 4' FLUORESCENT LIGHT
- ⊕ UNDER-COUNTER LIGHT
- ⊕ OVER-COUNTER LIGHT
- ⊕ TRACK LIGHTING

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 www.g-hcustomhomes.com
 A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22856 ZAMBESI DRIVE

2800 E 172 Street
 Houston, TX 77008
 Office (713) 866-4545

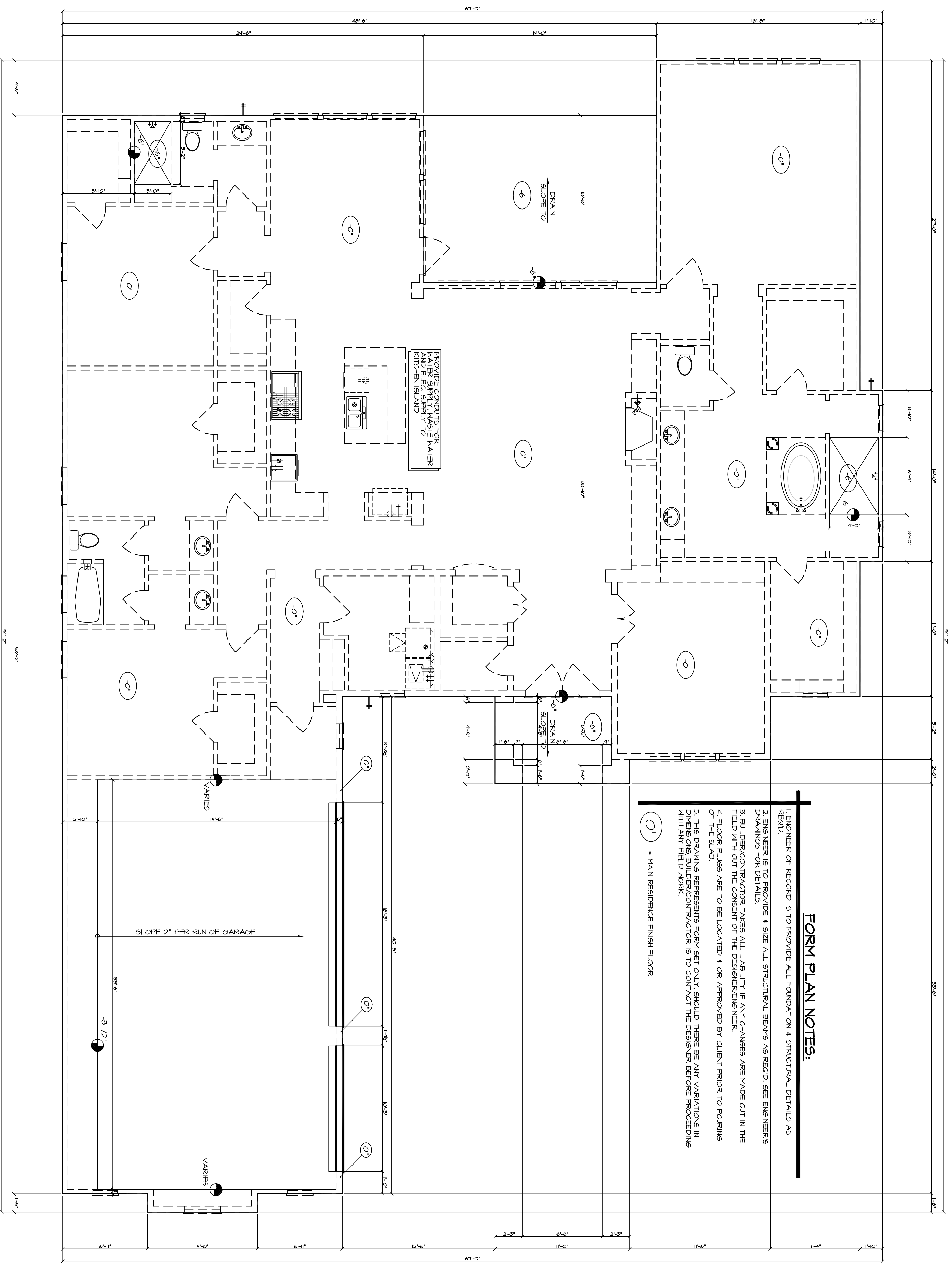
DRAWN BY:
ERICK
 DATE:
 11/6/14
 REVISIONS:

SCALE:
 1/4"=1'-0"
 JOB NUMBER:
 14-00

ELECTRICAL PLAN

1/4"=1'-0"

SHEET NUMBER:
4.0



FORM PLAN 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. FLOOR PLUGS ARE TO BE LOCATED & OR APPROVED BY CLIENT PRIOR TO POURING OF THE SLAB.
5. THIS DRAWING REPRESENTS FORM SET ONLY, SHOULD THERE BE ANY VARIATIONS IN DIMENSIONS, BUILDER/CONTRACTOR IS TO CONTACT THE DESIGNER BEFORE PROCEEDING WITH ANY FIELD WORK.

○1" = MAIN RESIDENCE FINISH FLOOR

FORM PLAN

1/4"=1'-0"

GARCIA & HERNANDEZ CUSTOM HOMES
www.g-hcustomhomes.com BUILDING DESIGNERS

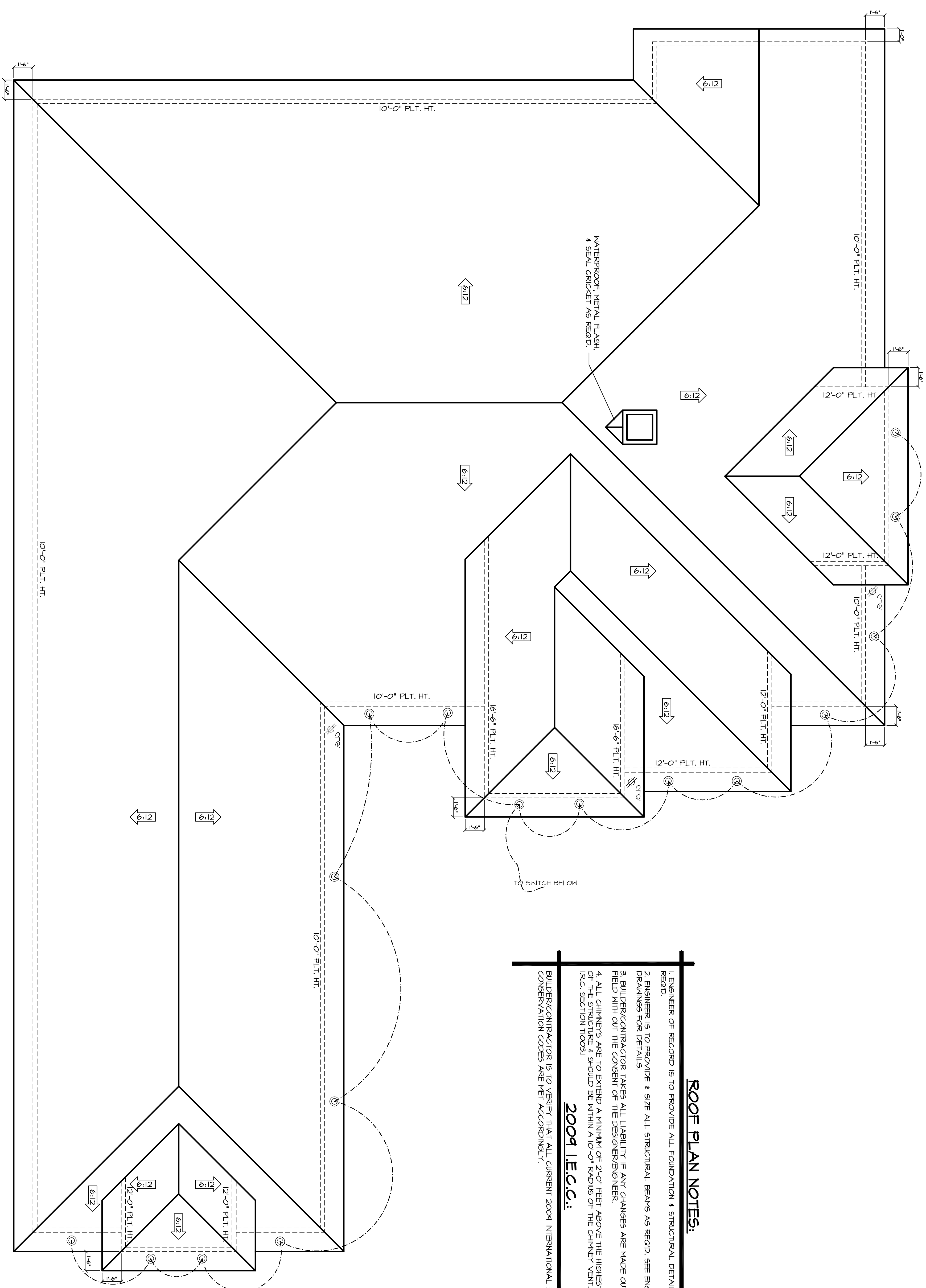
A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
 22856 ZAMBESI DRIVE

2800 E 1st Street
 Ste. 225
 Houston, TX 77008
 Office (713) 866-4545

DRAWN BY:
ERICK
 DATE:
 11/16/19
 REVISIONS:

SCALE:
 1/4"=1'-0"
 JOB NUMBER:
 19-00

SHEET NUMBER:
5.0



ROOF PLAN 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. 2004 I.R.C. SECTION 11005.1

2009 I.E.C.C.:
 BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2004 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.

ROOF PLAN

SHEET NUMBER:
6.0

JOB NUMBER:
14-00

SCALE:
1/4" = 1'-0"

REVISIONS:
01-05-16

DATE:
11/6/14

DRAWN BY:
ERICK

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
www.g-hcustomhomes.com

A CUSTOM DESIGN FOR:
FABIAN CUSTOM HOMES
22856 ZAMBESI DRIVE

2500 E 172nd Street
 Ste. 123
 Houston, TX 77006
 Office (713) 866-4545

