

LOT DESCRIPTION:

LOT 07
BLOCK 02
SECTION 2C
FULBROOK
32111 FULBROOK COMMONS
FULSHEAR, TX

LOT CALCULATIONS:

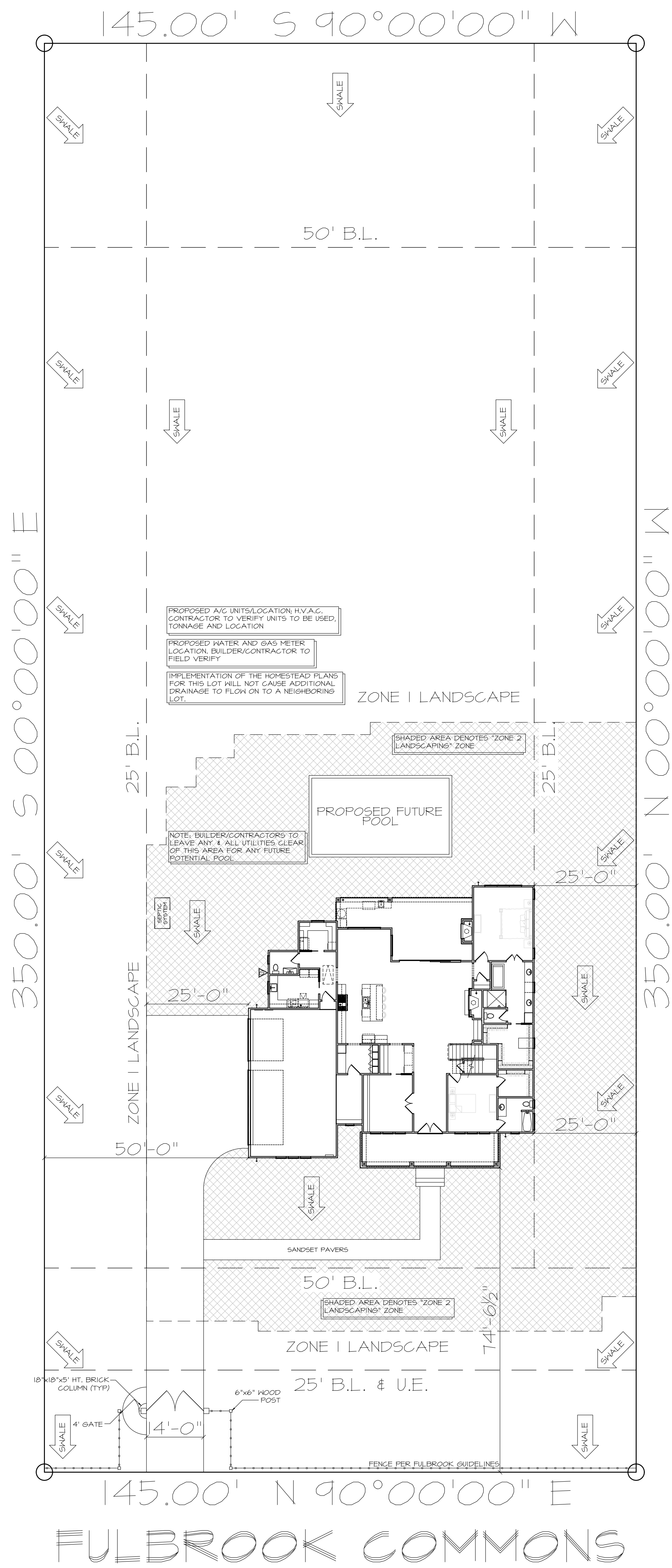
MAIN SLAB TO BE 1'-6" MIN. ABOVE NEAREST MANHOLE COVER.
BLDR. TO VERIFY ALL SURVEY CORDS, BEARINGS & DISTANCES, SUBDIVISION RESTRAINTS & RESTRICTIONS PRIOR TO CONSTRUCTION.
TOTAL LOT AREA 50750 SQ. FT.
TOTAL COVERED AREA 6595 SQ. FT.
LOT COVERAGE % = 12.99 %

GENERAL SITE NOTES:

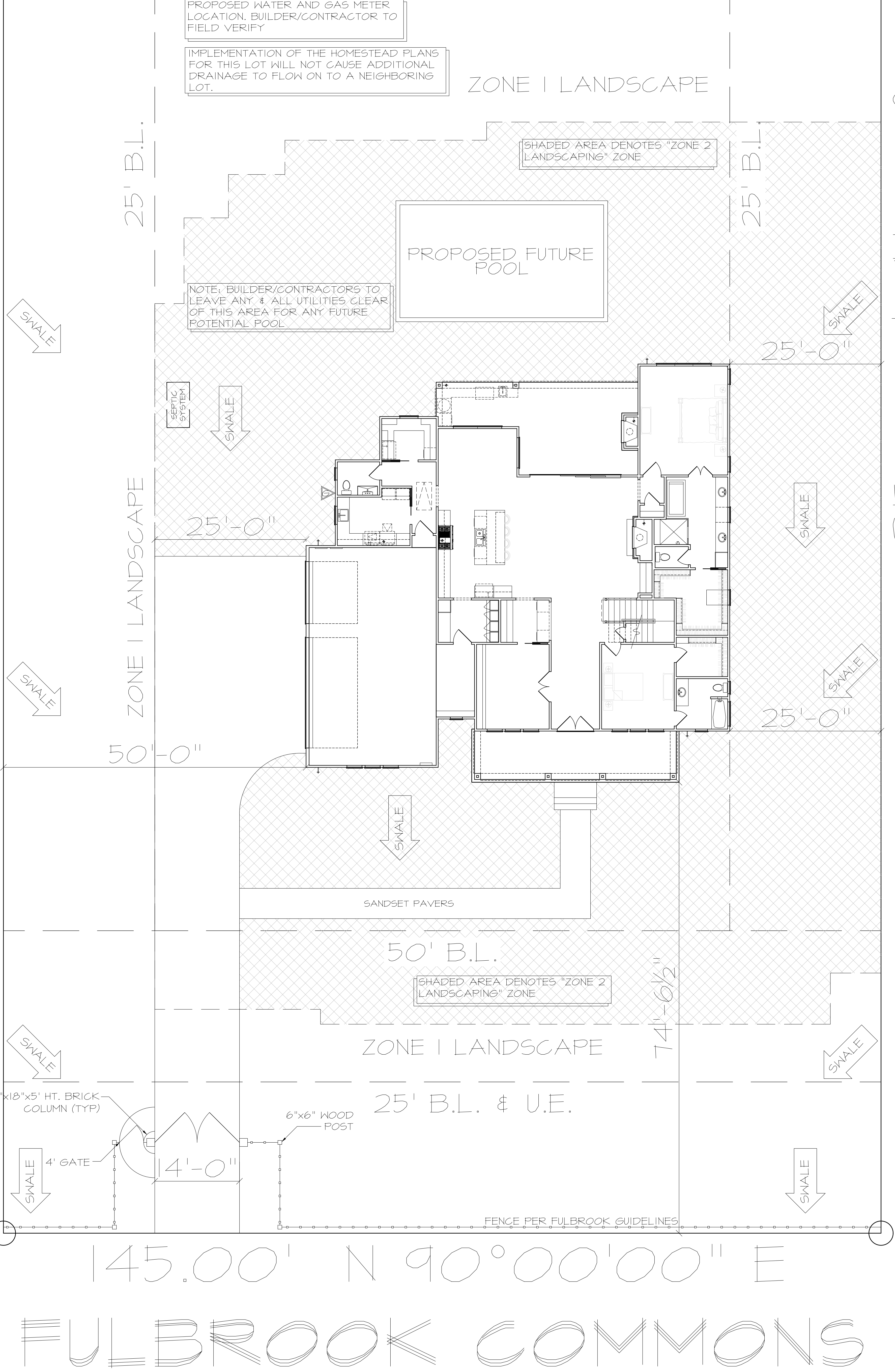
FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 10 INCHES ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE.
GRADED SITE - TOP OF FOUNDATION MIN. 12 IN. ABOVE STREET DRAIN, 2006 IRC 403.1.3
THE BUILDER SHOULD VERIFY ALL DRAINAGE REQUIREMENTS & CONCERNS PRIOR TO STARTING PROJECT.
THESE PLANS ARE INTENDED 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 HFSI SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

OVERALL SITE VIEW:

FLATWORK FOOTAGE = 2,381 SQ.FT.



350.00' S 00°00'00" E



145.00' N 90°00'00" E
FULBROOK COMMONS

350.00' N 00°00'00" W

2500 E. To Jester
Rte. 292
Houston, TX 77068
OFFICE (713) 868-4945

BUILDING DESIGNERS

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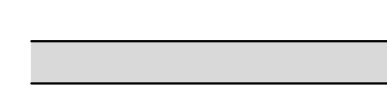

DRAWN BY:
ELTON
DATE:
08/05/21
REVISIONS:

SCALE:
1/8" = 1'-0"
JOB NUMBER:
21-74

SHEET NUMBER
10

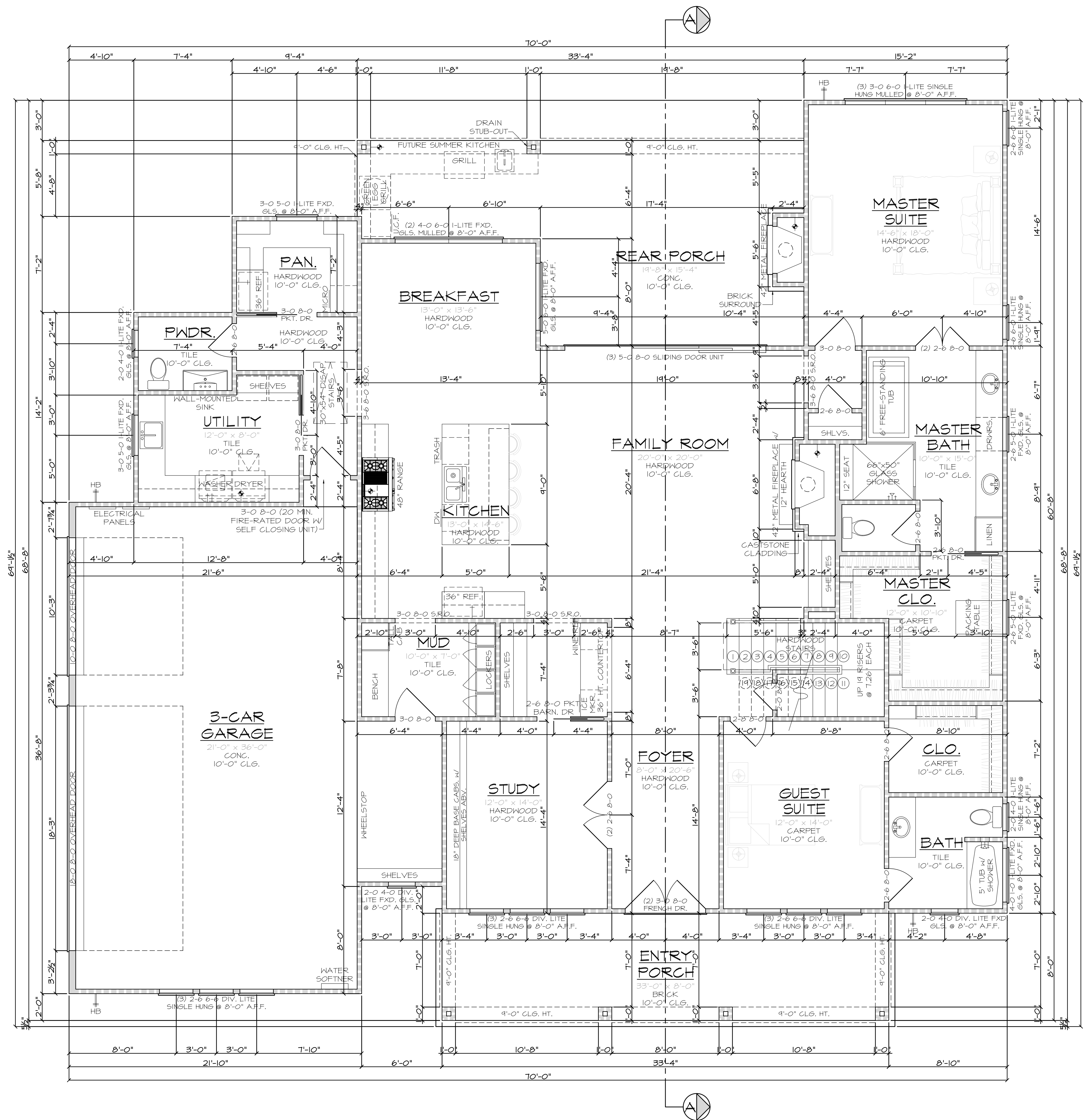
FLOOR PLAN NOTES:

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 IGBO 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

 = INTERIOR ELEVATION



AREA CALCULATIONS	
FIRST FLOOR LIVING:	2,605 SQ.FT.
SECOND FLOOR LIVING:	1,269 SQ.FT.
TOTAL LIVING AREA:	3,874 SQ.FT.
3-CAR GARAGE:	886 SQ.FT.
ENTRY PORCH:	218 SQ.FT.
REAR PORCH:	420 SQ.FT.
TOTAL COVERED AREA:	5,454 SQ.FT.

2500 E. TC. Jester
Ste. 212
Houston, TX, 77008
Office (713) 868-4545

BUILDING DESIGNERS

GARCIA & HERNANDEZ DESIGNS
A CUSTOM DESIGN FOR:
DAYBREAK HOMES
32111 FULLBROOK COMMONS

daybreak-homesigns.com

DRAWN BY:
ELTON
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08/03/21
REVISIONS:

SCALE:
1/4"=1'-0"
JOB NUMBER:
21-74

SHEET NUMBER:

2.0

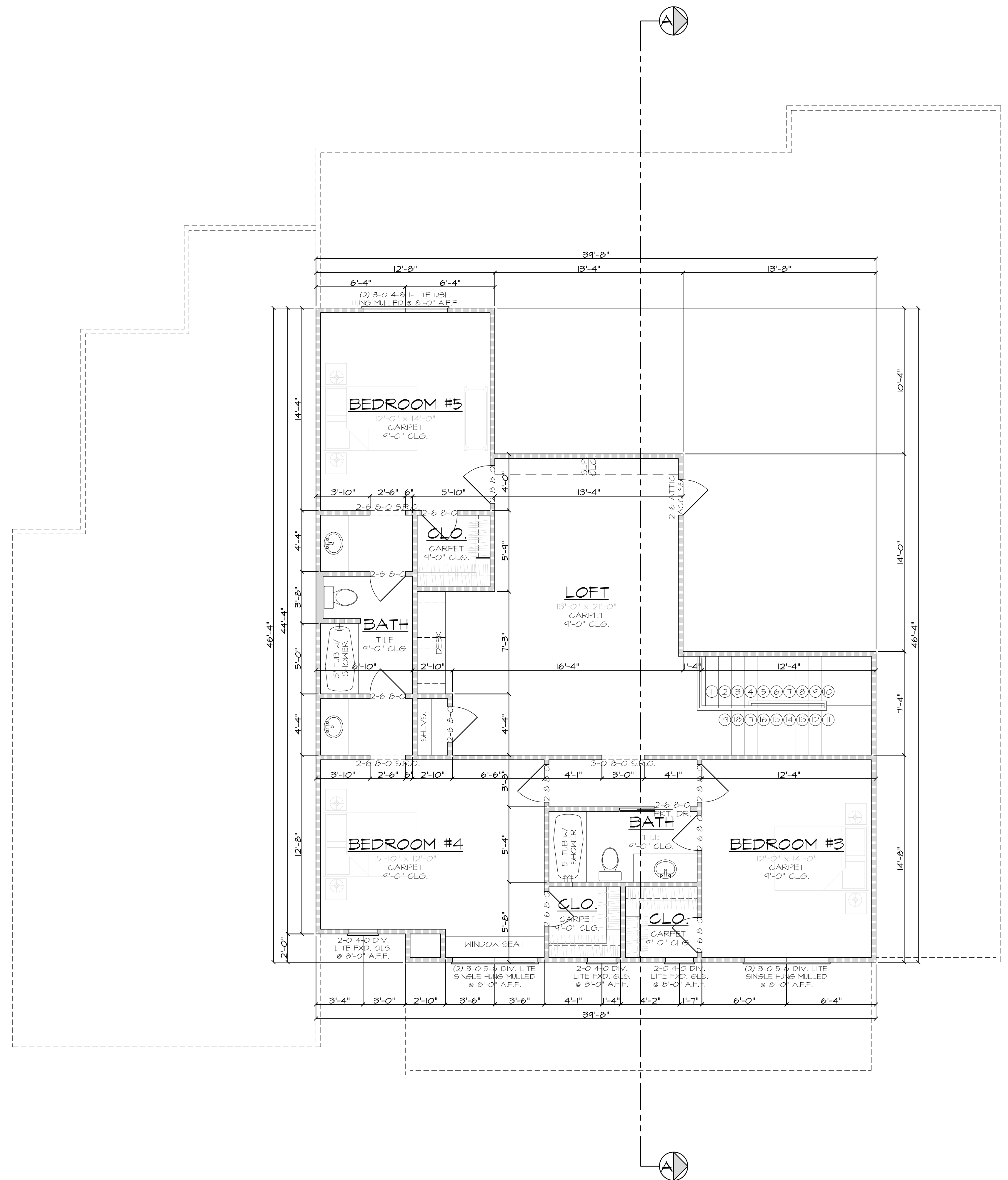
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= INTERIOR ELEVATION



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BUILDING DESIGNERS

GARCIA & HERNANDEZ DESIGNS

A CUSTOM DESIGN FOR:
DAYBREAK HOMES
32111 FULLBROOK COMMONS

garcia-hernandez.com

DRAWN BY:
ELTON
DATE:
08/05/21
REVISIONS:

SCALE:
1/4"=1'-0"
JOB NUMBER:
21-74

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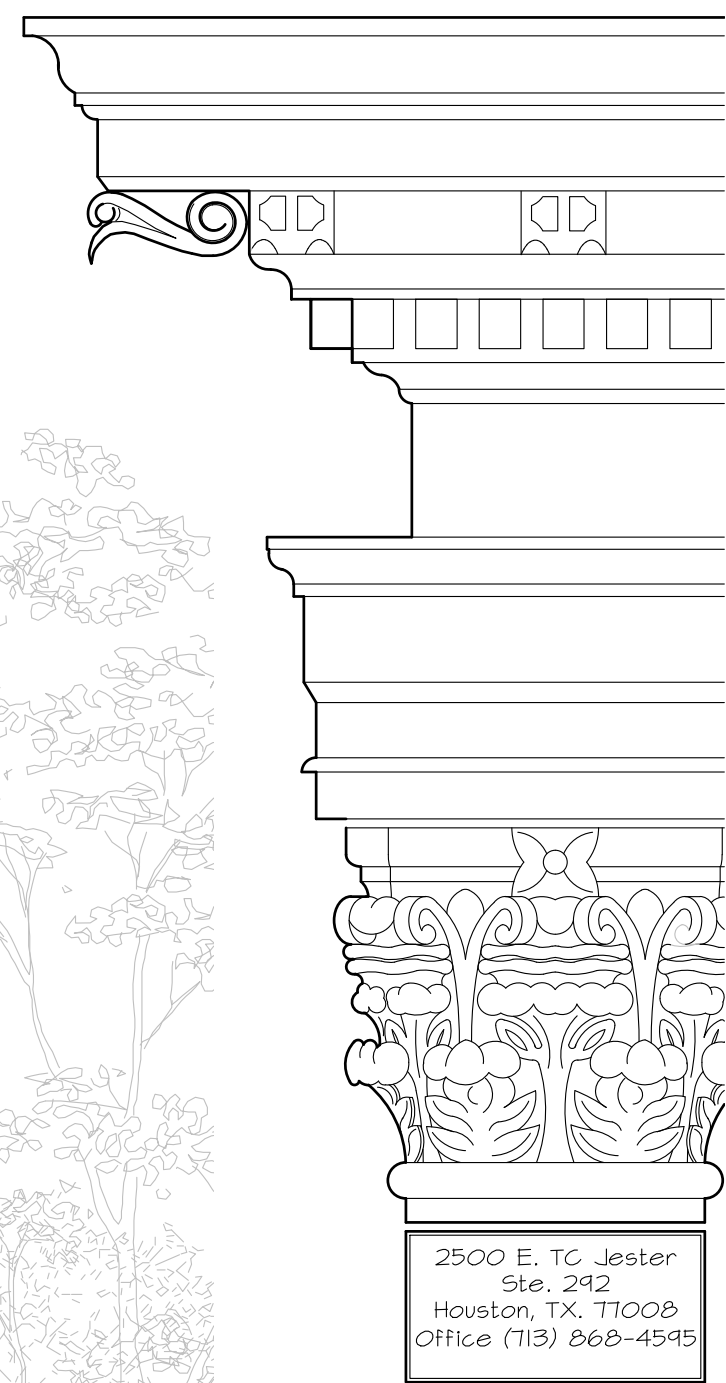
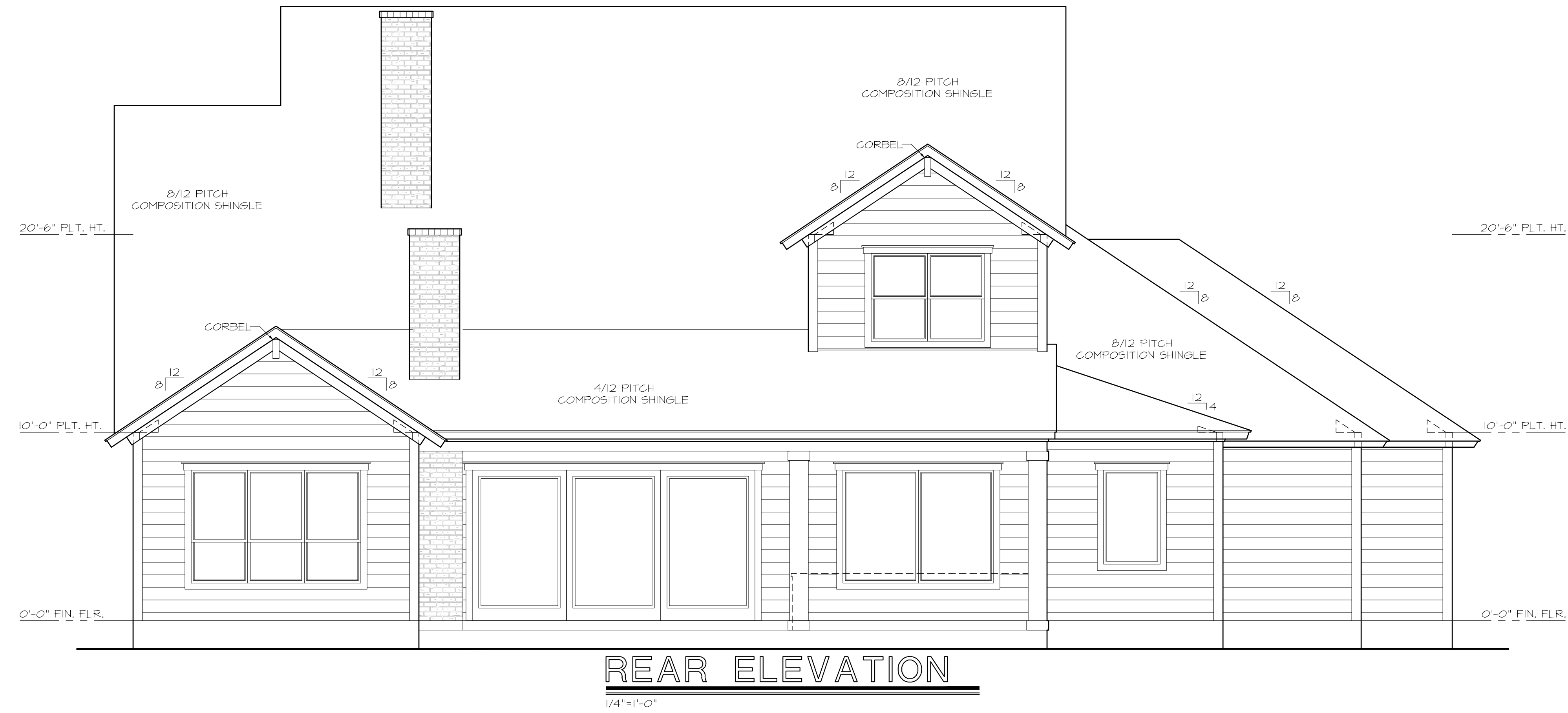
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ELEVATION NOTES:

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 R1001.1
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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.



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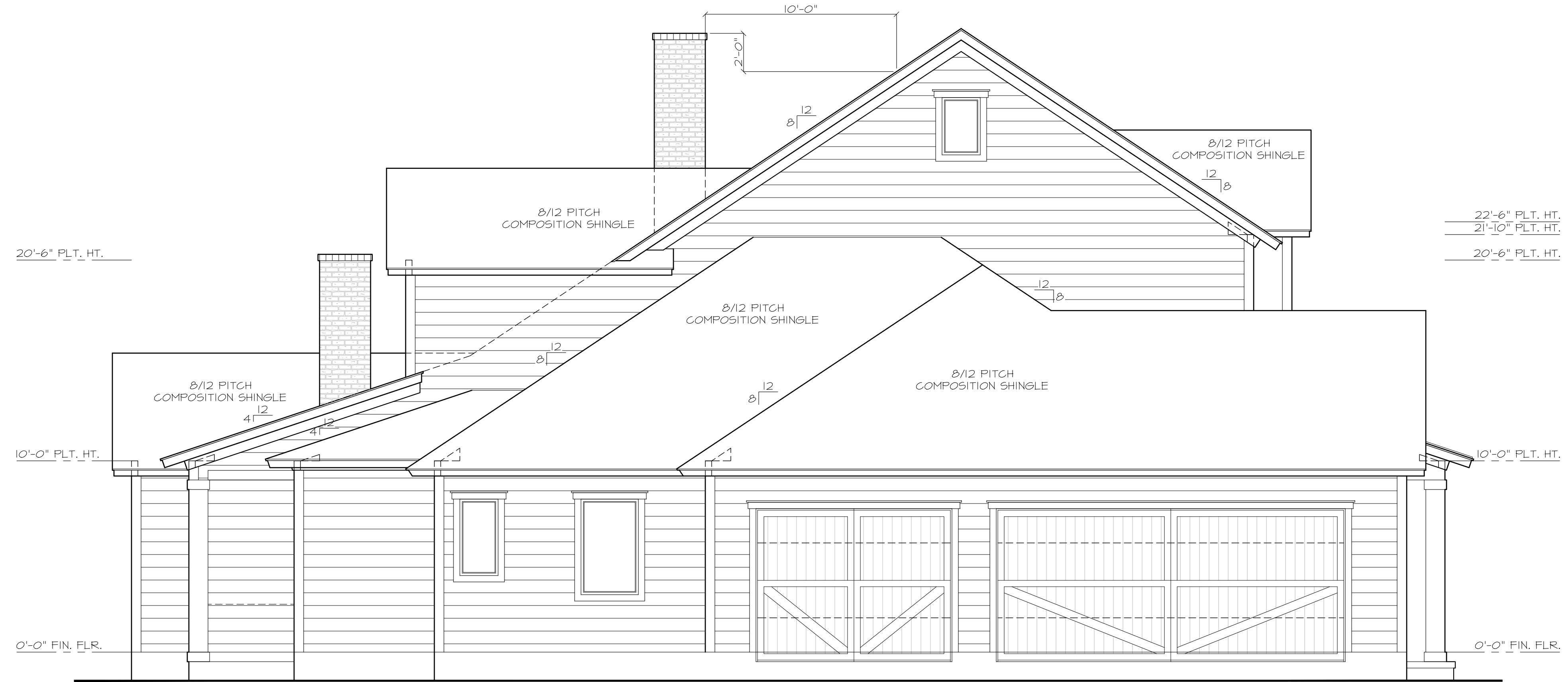
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- LOCATE ALL HOSE BIBS AT 9" ABOVE MAIN FINISHED FLOOR LEVEL.
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LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

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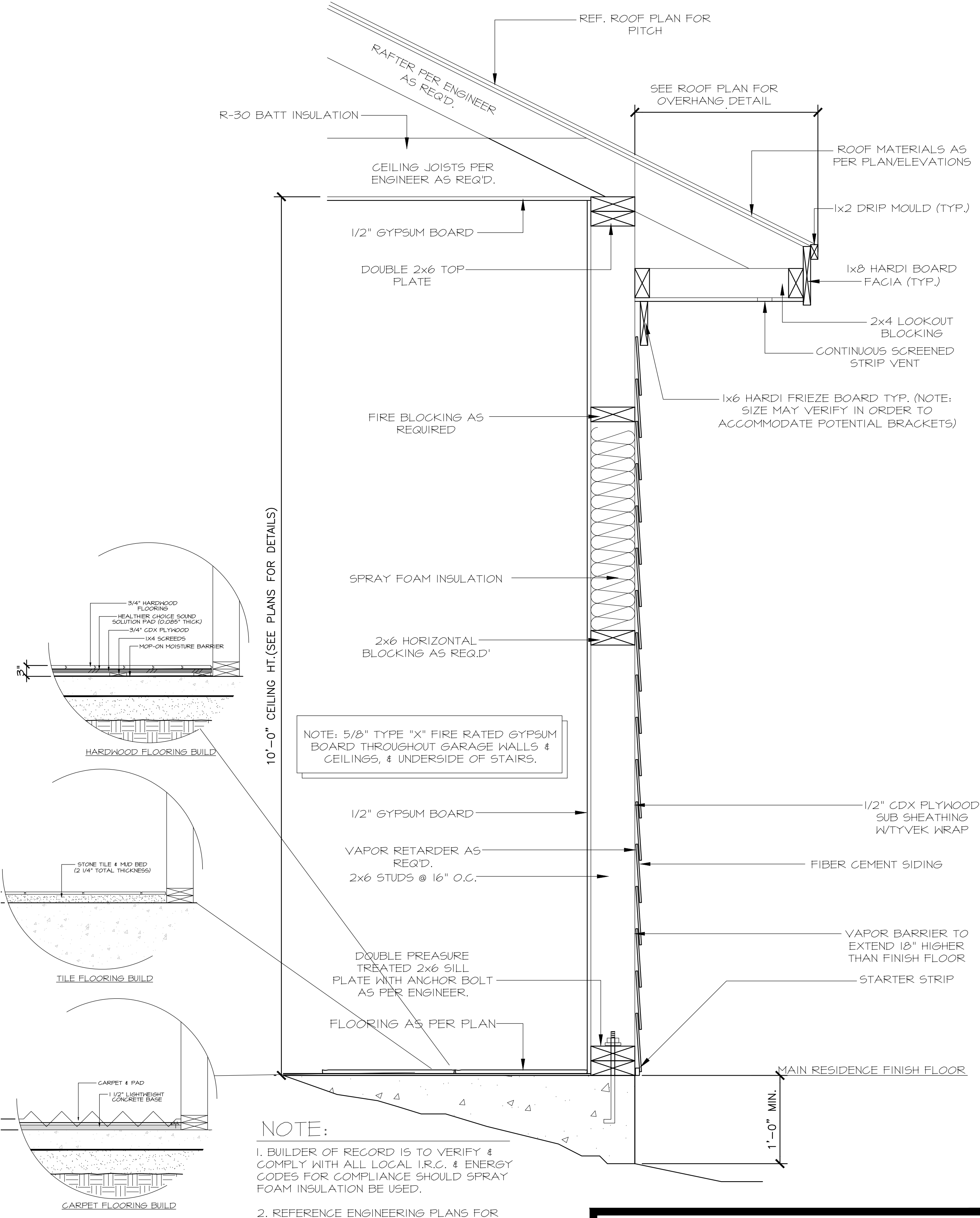
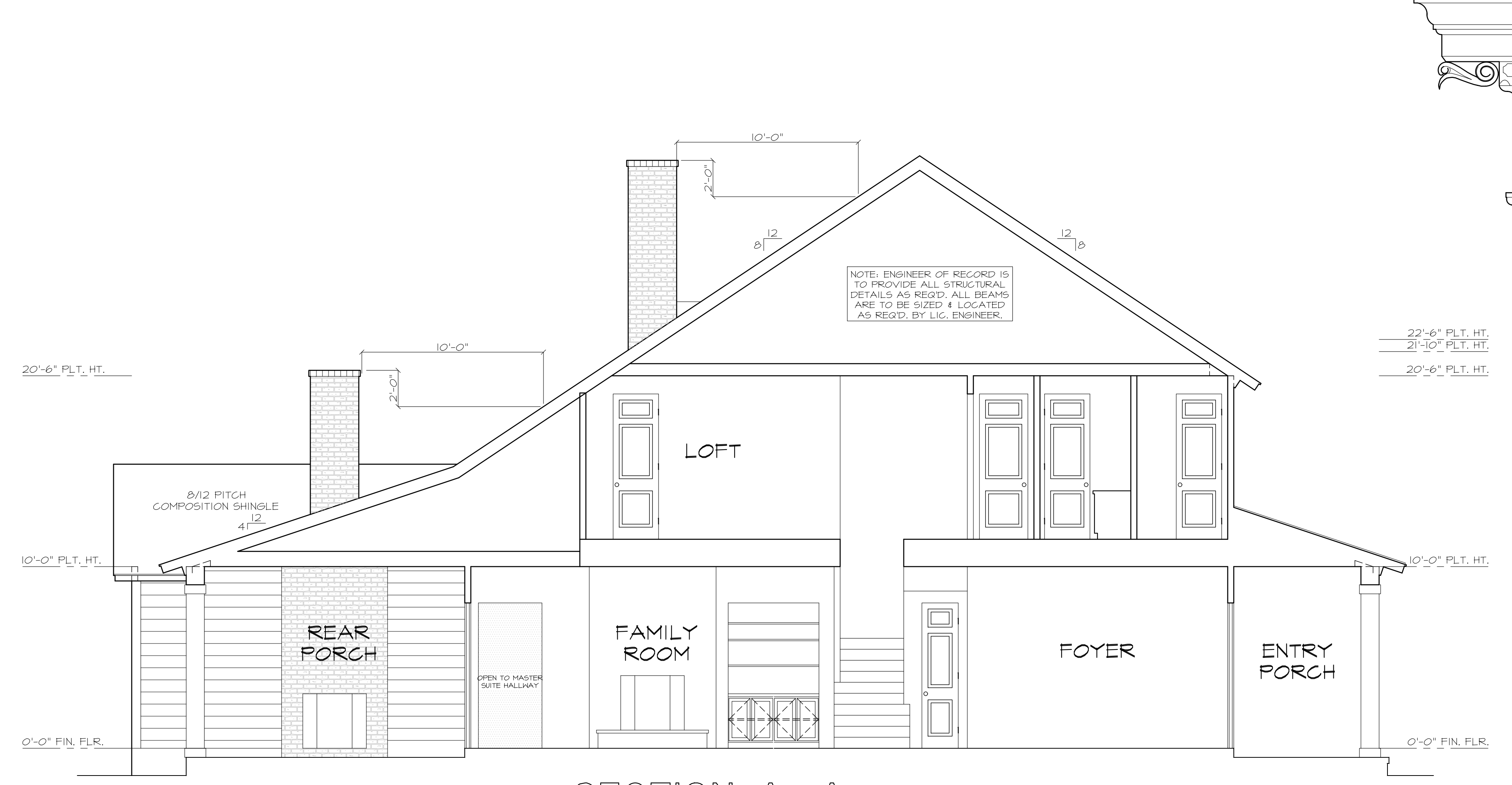
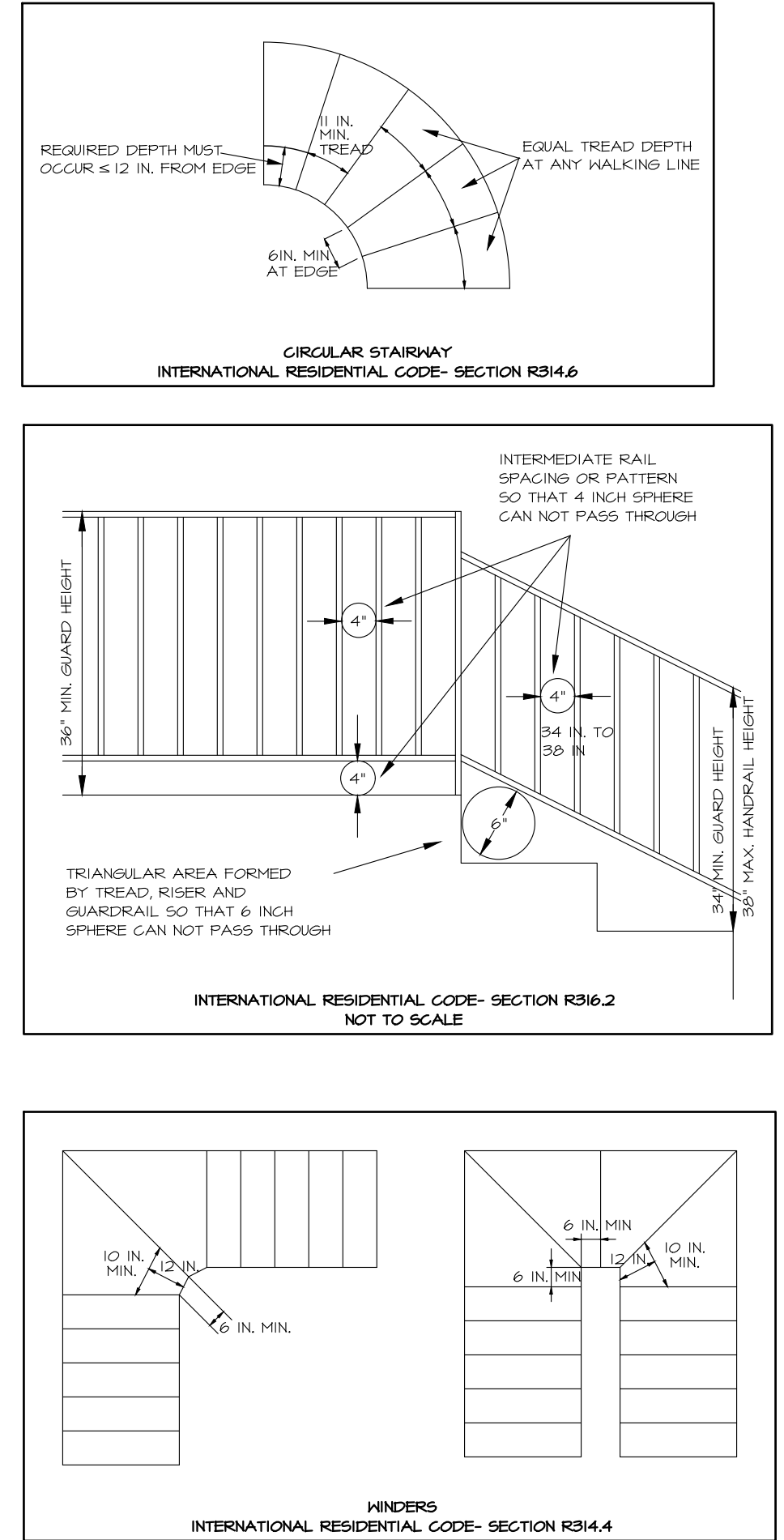
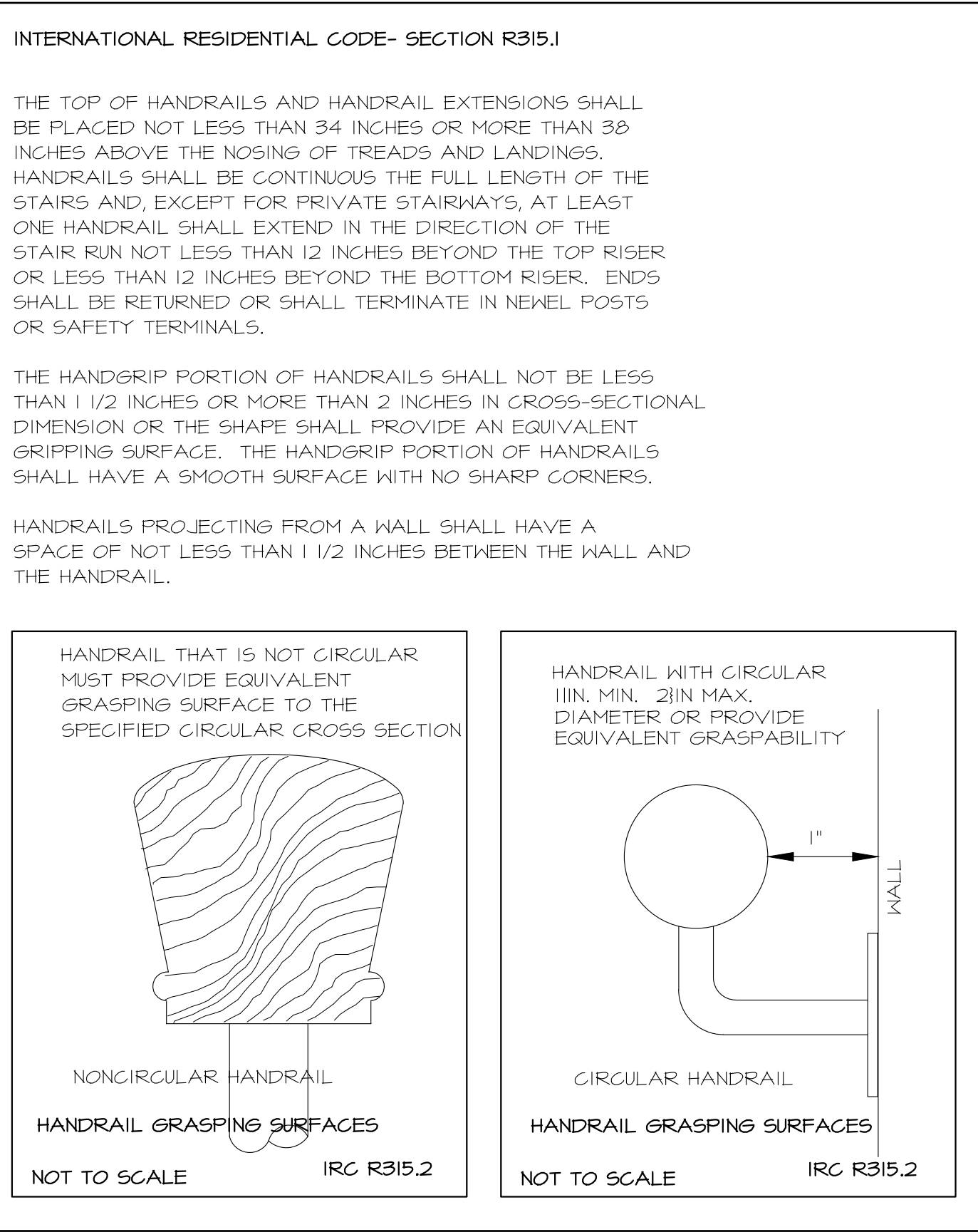
alexg-hdesigns.com

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SIDING WALL DETAIL
NOT TO SCALE

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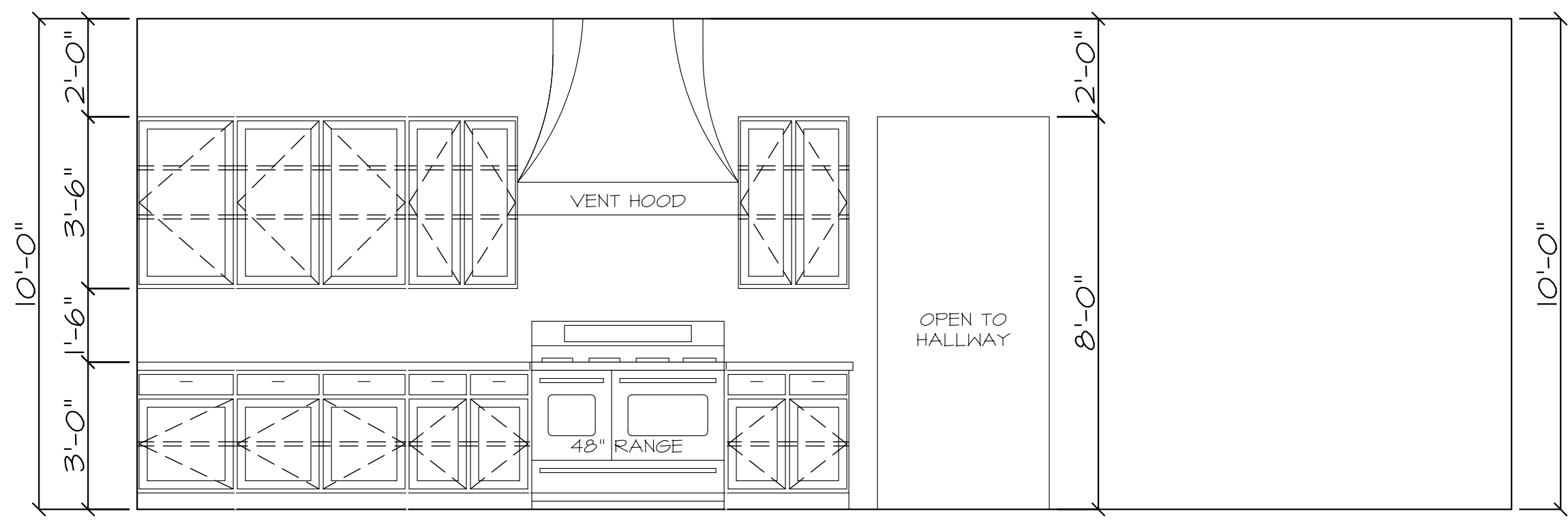
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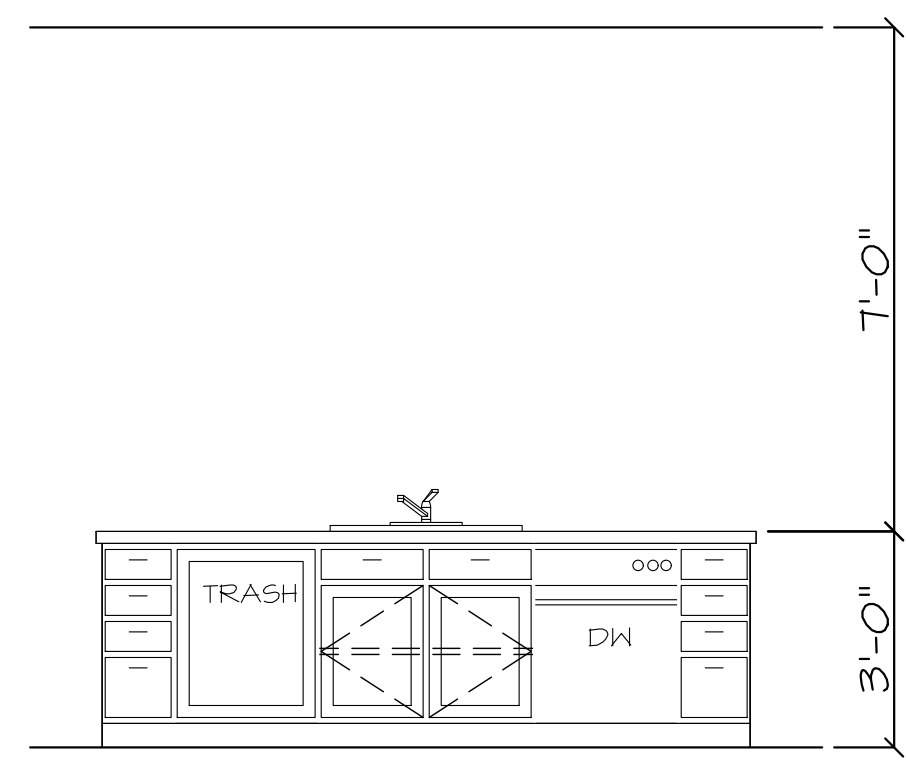
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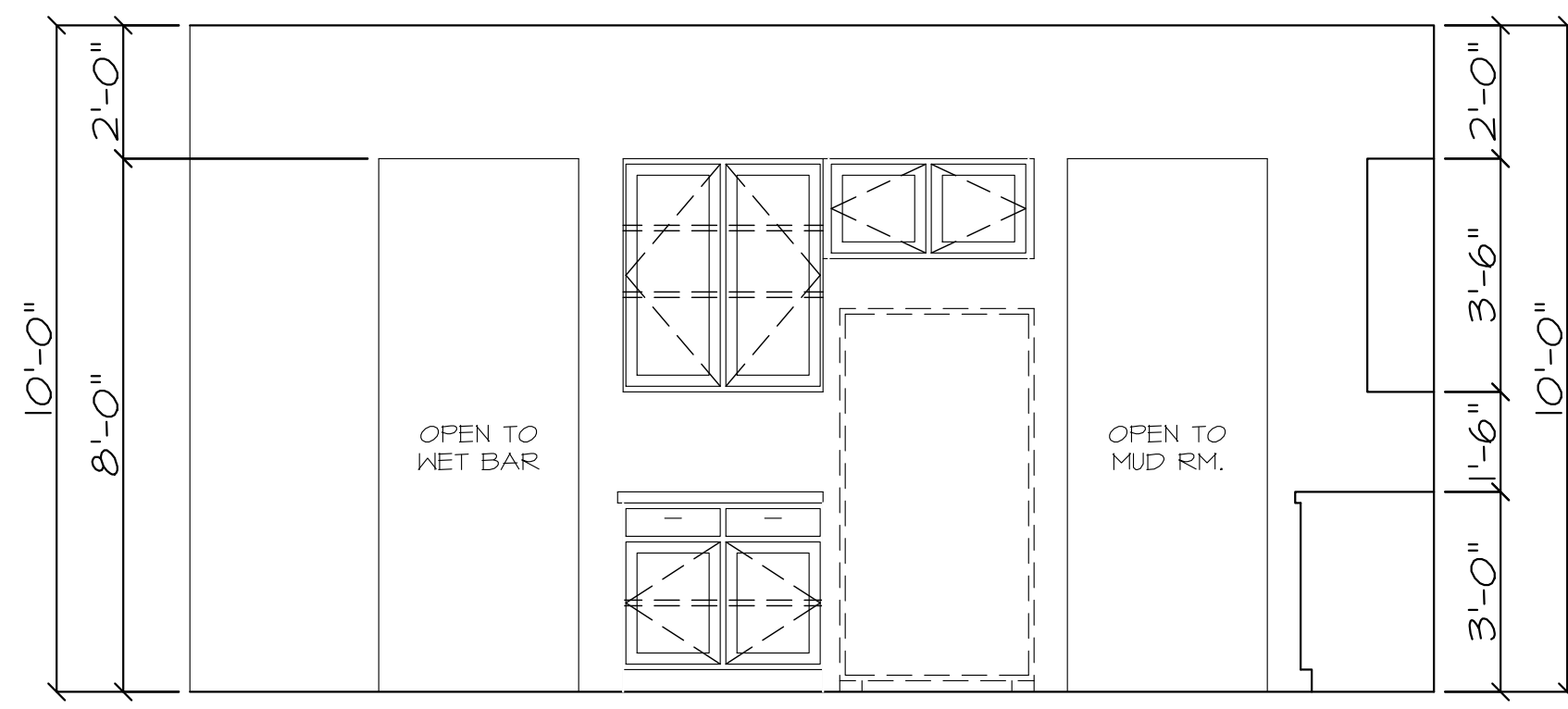
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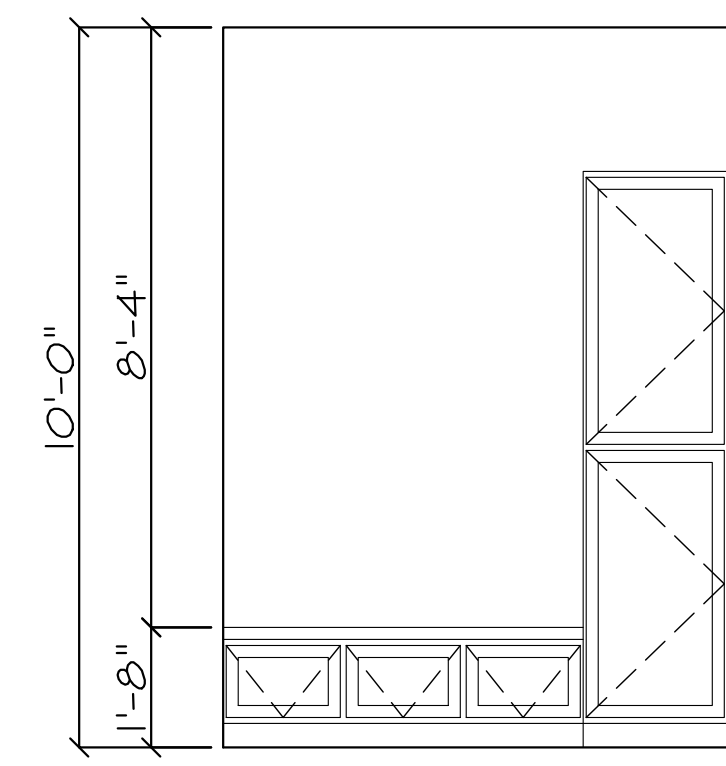
1 KITCHEN/BREAKFAST



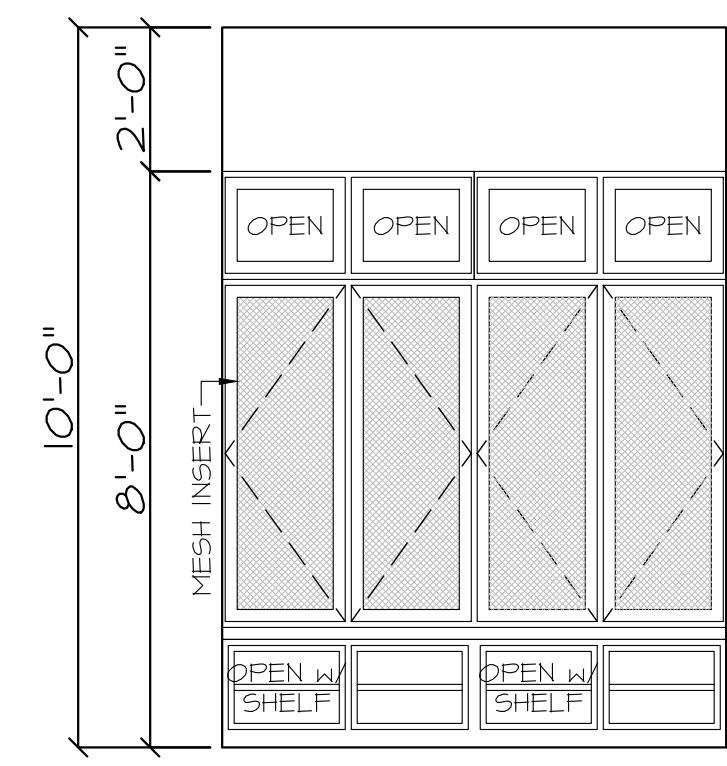
2 KITCHEN ISLAND



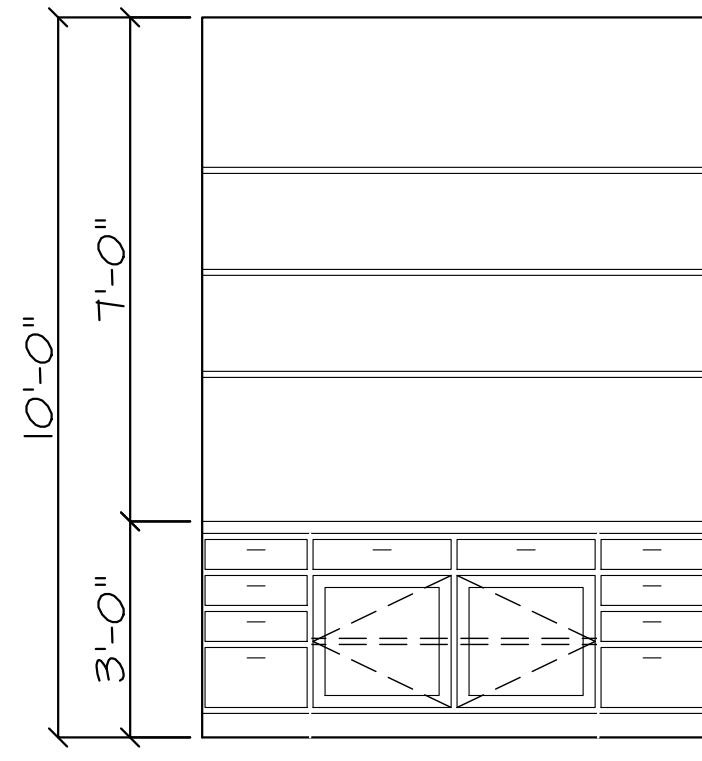
3 KITCHEN



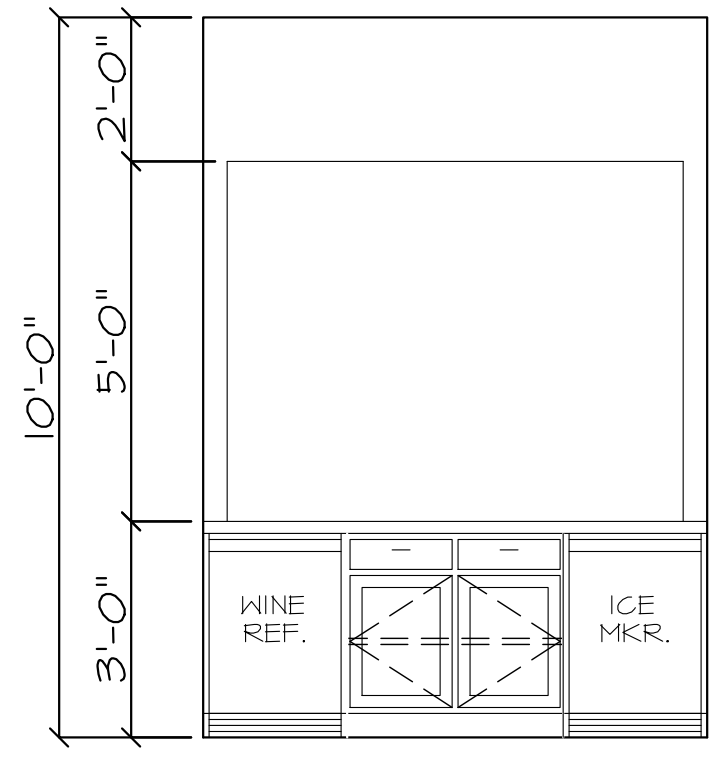
4 MUD ROOM



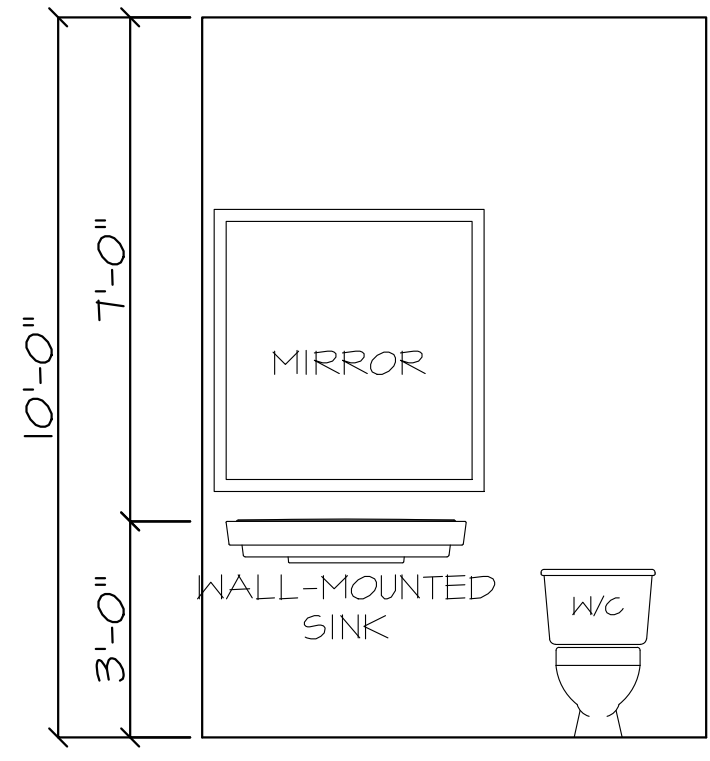
5 MUD ROOM



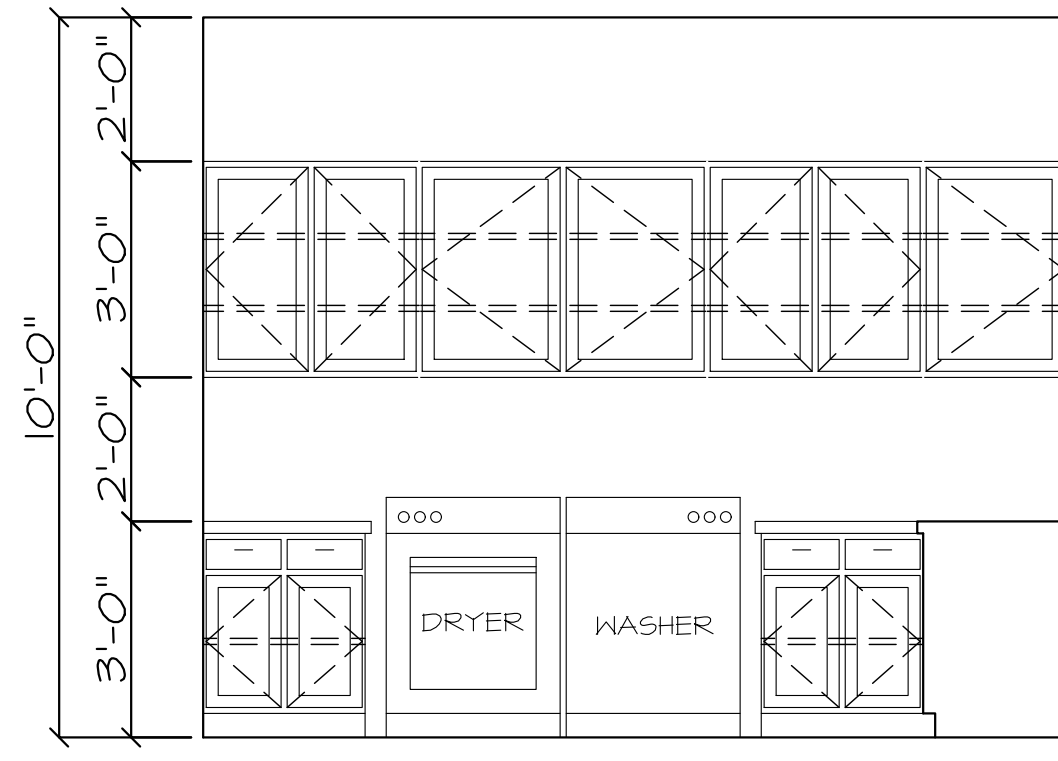
6 WET BAR



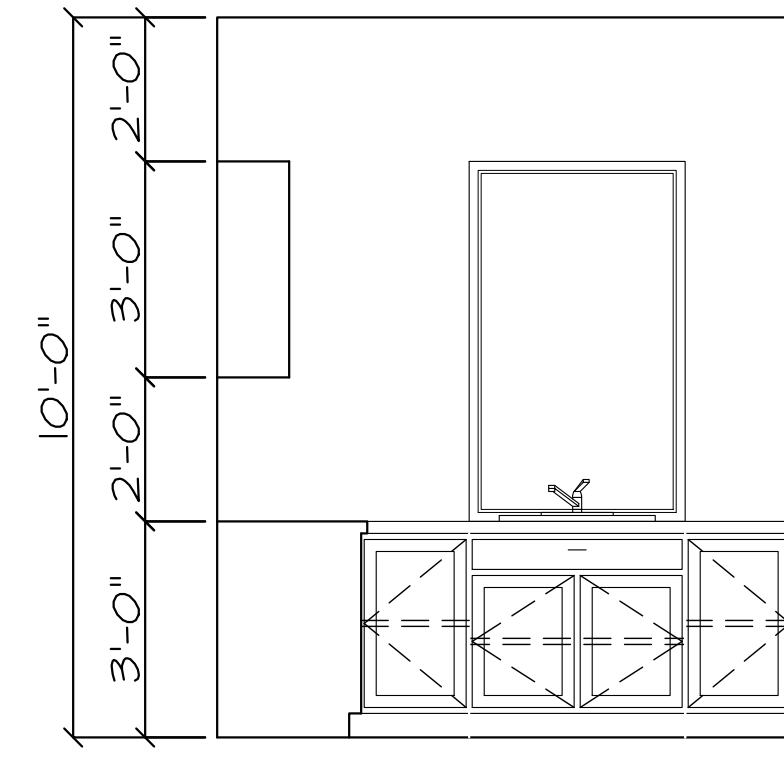
7 WET BAR



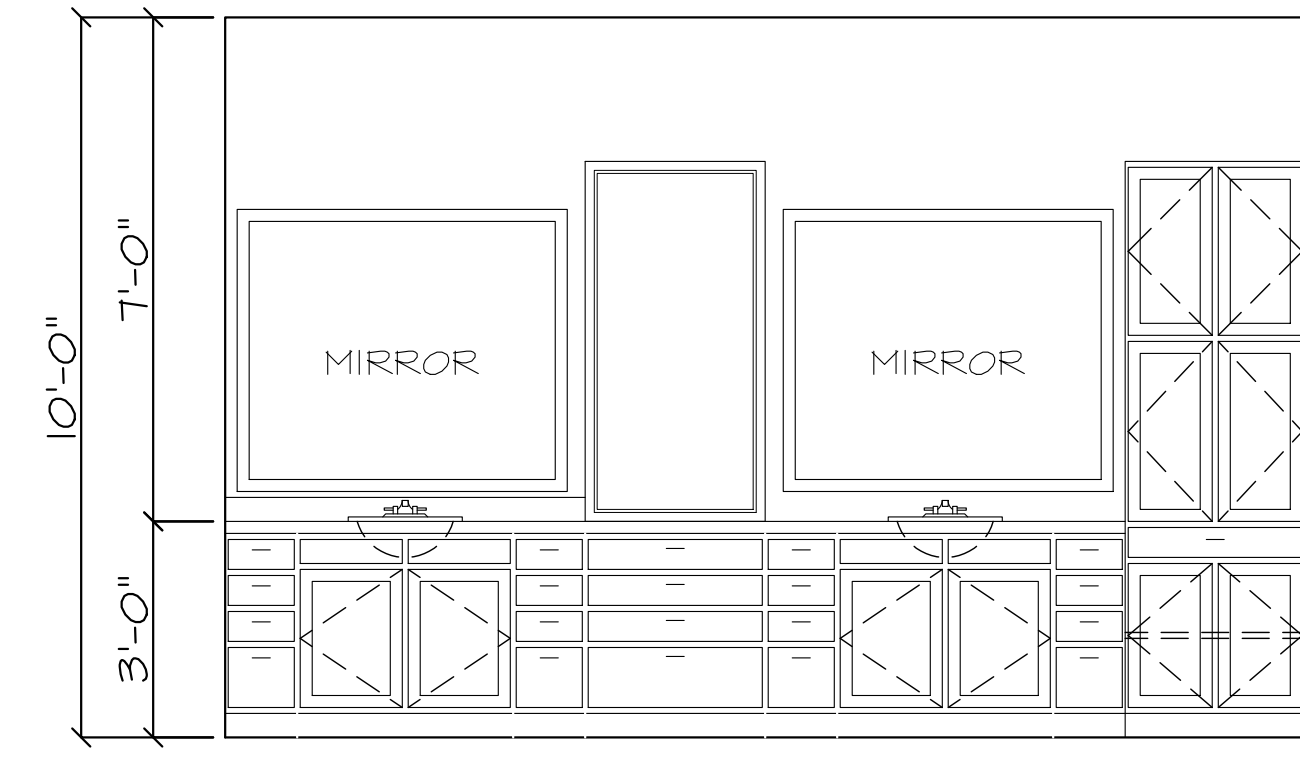
8 POWDER



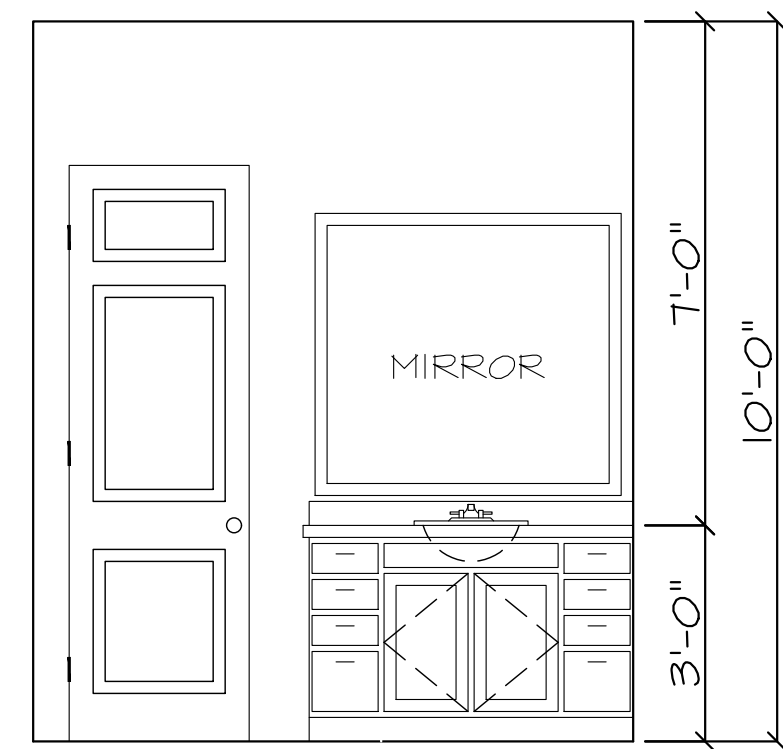
9 UTILITY



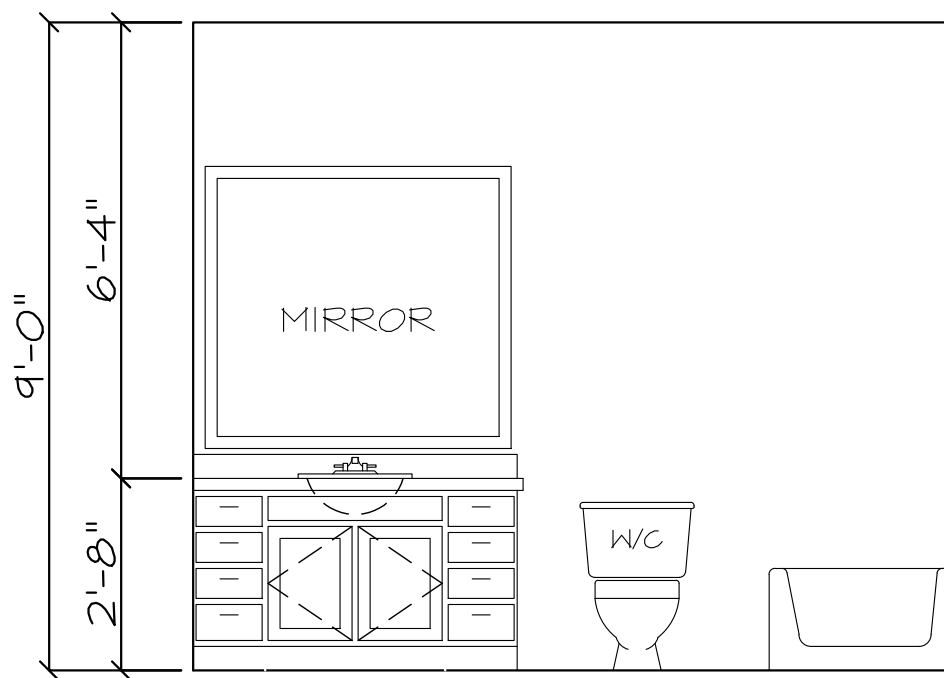
10 UTILITY



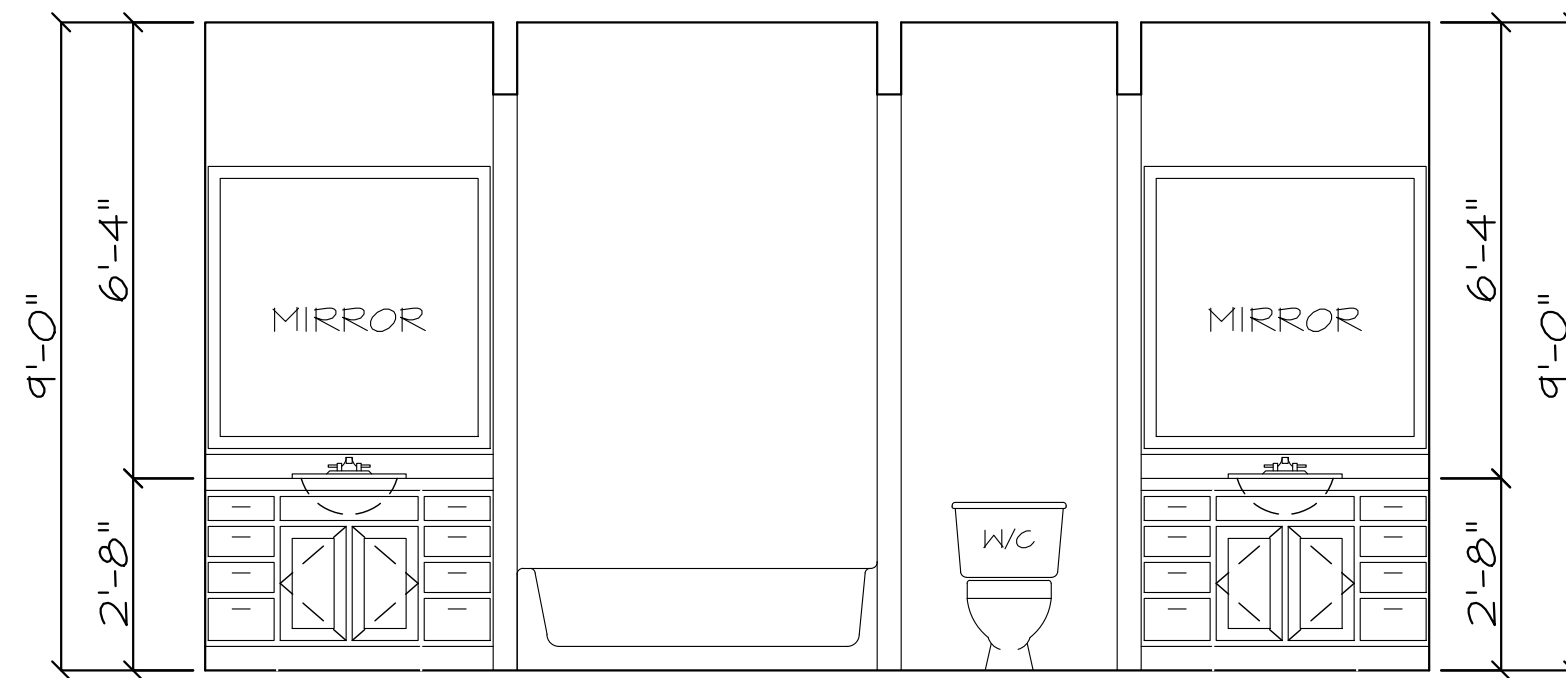
11 MASTER BATH



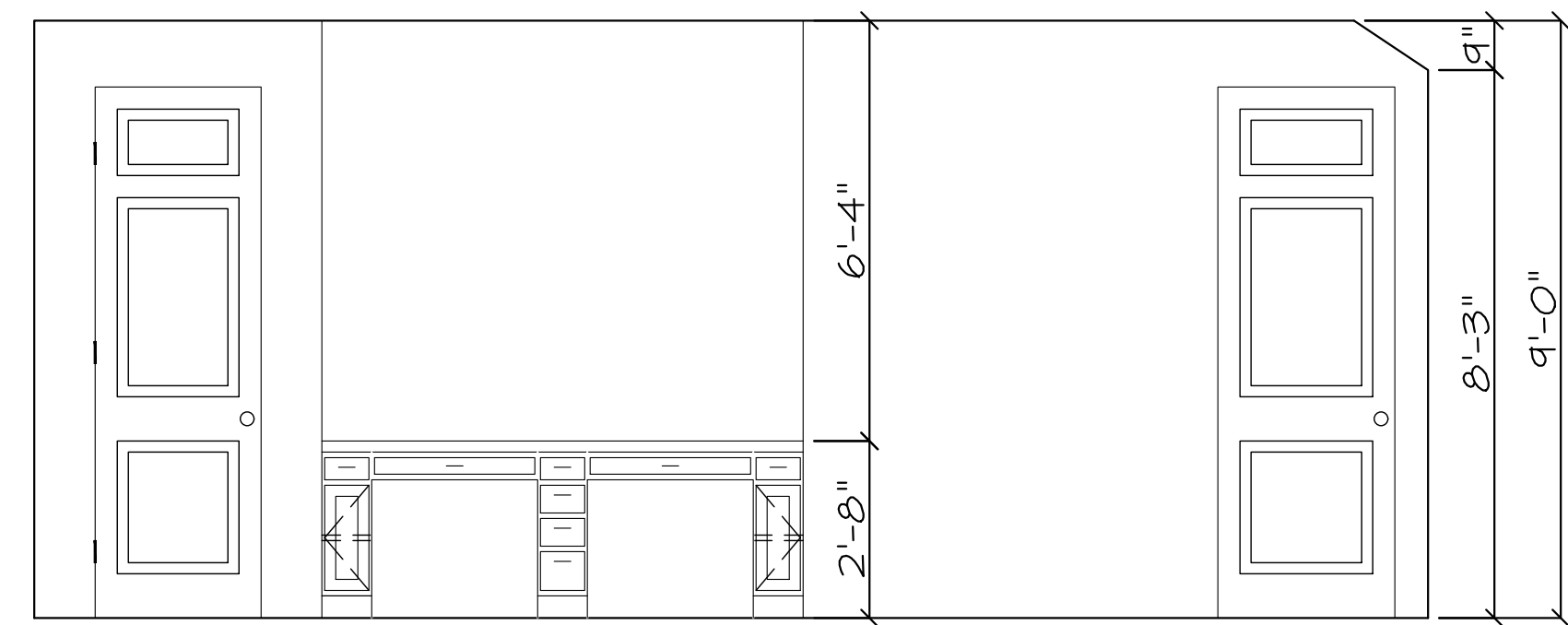
12 GUEST BATH



13 BED#3 BATH



14 BED#4/#5 BATH



15 LOFT

INTERIOR ELEVATIONS

3/8" = 1'-0" (NOTE: FINAL CABINET DESIGN BY OWNER/TRIM CARPENTER)

2500 E. TC Jester
Ste. 212
Houston, TX, 77002
Office (713) 868-4545

BUILDING DESIGNERS

GARCIA & HERNANDEZ DESIGNS
A CUSTOM DESIGN FOR:
DAYBREAK HOMES
32111 FULLBROOK COMMONS

garcia-hernandez.com







































DRAWN BY:
ELTON
DATE:
08/03/21
REVISIONS:

SCALE:
1/4"=1'-0"
JOB NUMBER:
21-74

SHEET NUMBER:

50

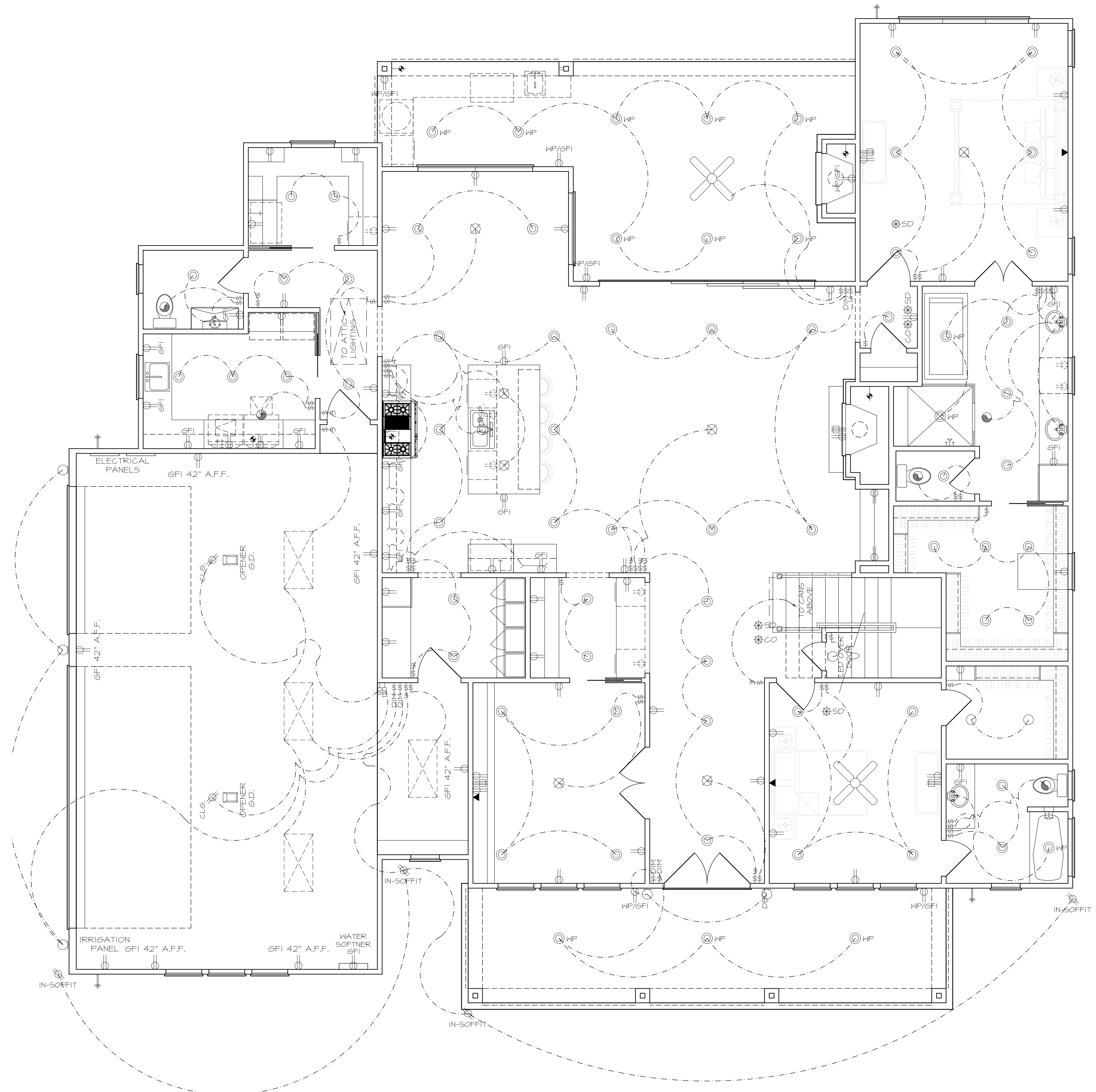
ELECTRICAL LEGEND

-  110 VOLT RECEPTACLE
-  WP WATERPROOF RECEPTACLE
-  CLG. 110 VOLT IN CEILING
-  MNTL. 110 VOLT AT FIREPLACE MANTLE
-  GFI 110 VOLT W/GROUND FAULT INTERRUPT
-  FLR. 110 VOLT IN FLOOR
-  110 VOLT "PLUG MOLD"
-  220 VOLT RECEPTACLE
-  TELEVISION ANTENNA/CABLE JACK
-  TELEPHONE JACK
-  SINGLE POLE SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIM DIMMER SWITCH
-  PB PUSH BUTTON
-  SD SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED 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.
-  SCROGE OR WALL MOUNTED FIXTURE
-  PC PORCELAIN FIXTURE W/ PULL CORD
-  FLOOD LIGHTS
-  EXHAUST FAN
-  LT EXHAUST FAN W/ LIGHT
-  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

NOTE:
SMOKE DETECTORS TO BE PROVIDED IN COMPLIANCE WITH IRC 2012 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



FIRST FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° U.O.N.

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


































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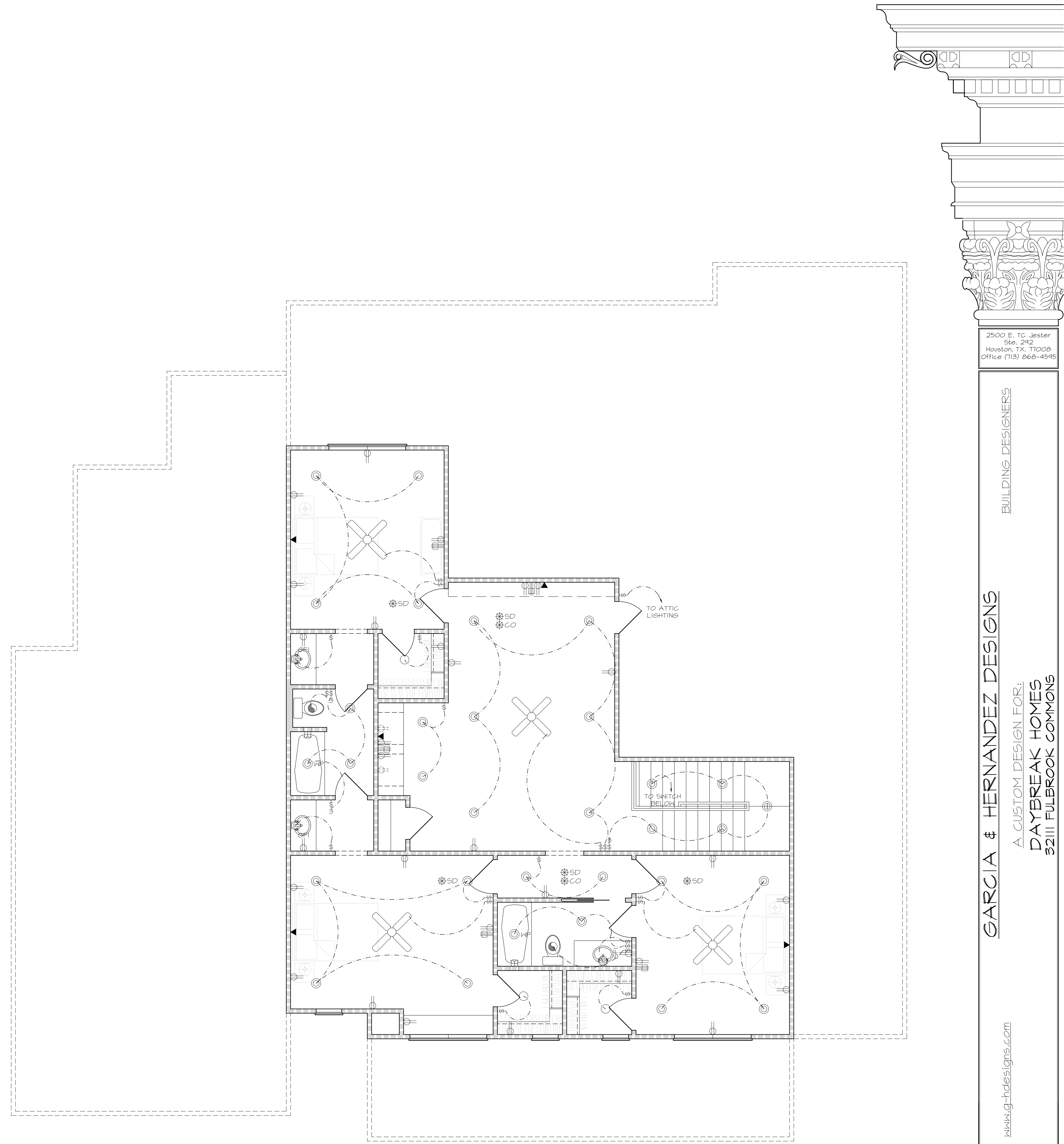
60

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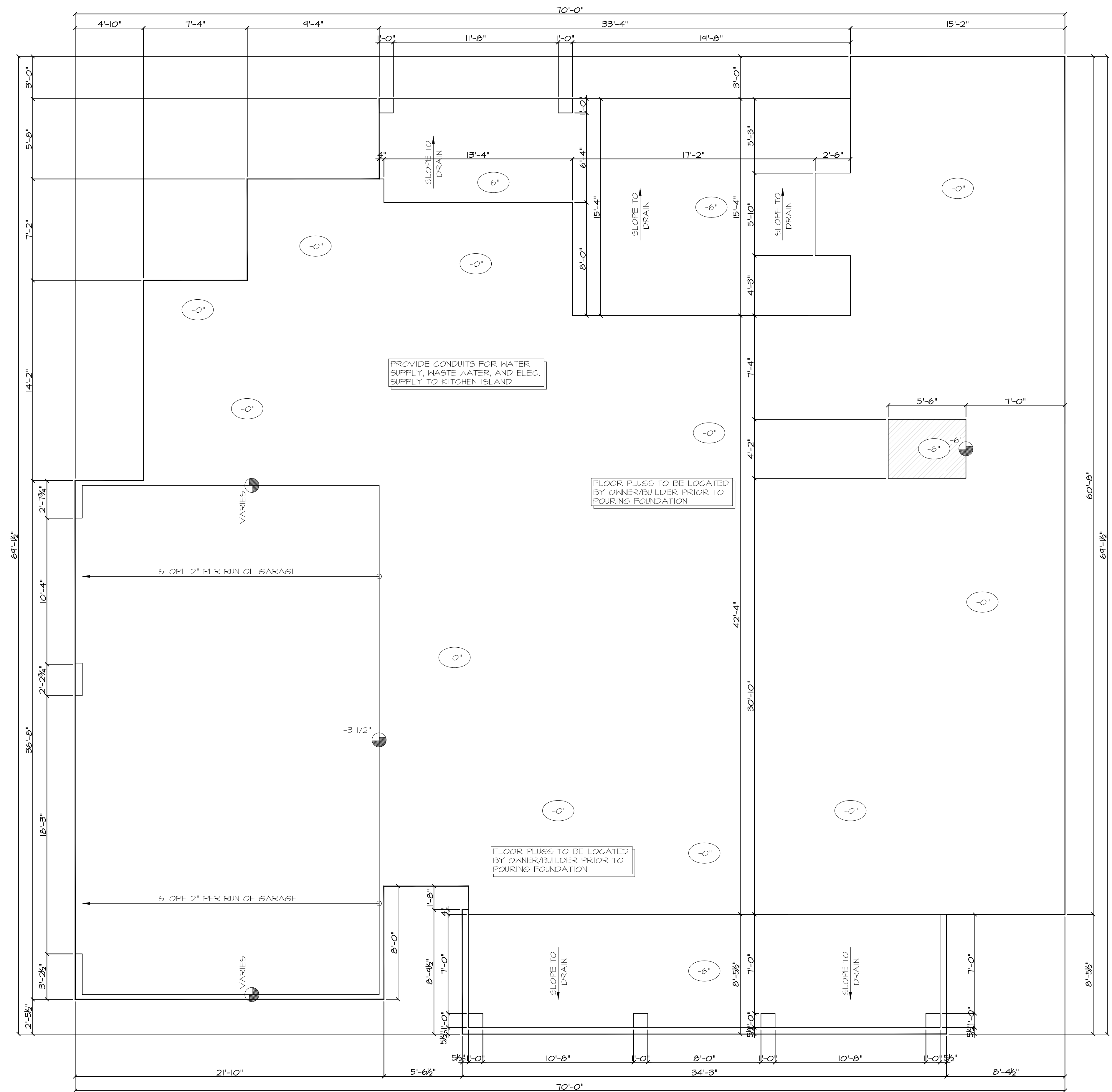
SECOND FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° U.O.N.

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.

○ = MAIN RESIDENCE FINISH FLOOR



FORM PLAN

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