

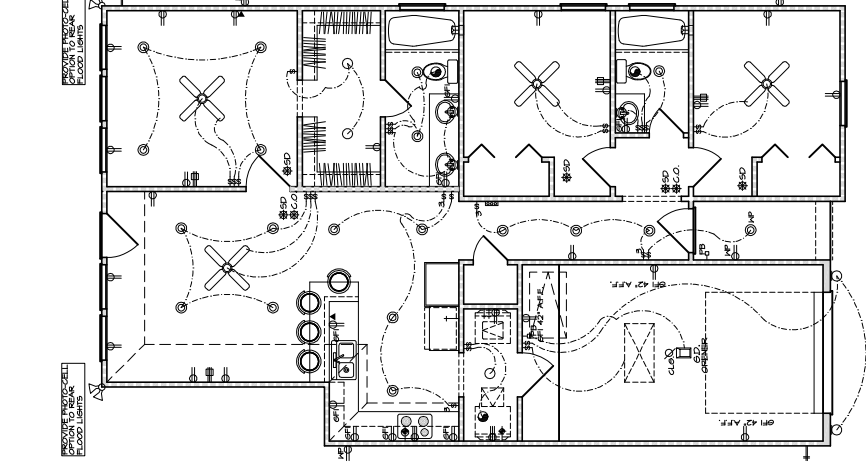
**ELECTRICAL LEGEND**

- 110 VOLT RECEPTACLE
- WATERPROOF RECEPTACLE
- 110 VOLT IN CEILING
- 110 VOLT AT FIREPLACE MANTLE
- 110 VOLT W/ROUND FAULT INTERRUPT
- 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA/CABLE JACK
- TELEPHONE JACK
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- FUSE BUTTON
- SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED MBATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- HANGING LIGHT
- LAMP POST
- RECESSED CAN LIGHT
- WATERPROOF RECESSED CAN LIGHT
- RECESSED DEBALL SPOT LIGHT
- MONO-POINT OR DIRECTIONAL LT.
- STEP LIGHT
- HALL WASHER OR LOW VOLTAGE LT.
- SCROBE OR WALL MOUNTED FIXTURE
- FORGELAIN FIXTURE W/ FULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- EXHAUST FAN W/ HEAT LAMP
- 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 R315.2

ALL SMOKE DETECTORS REQUIRE THE FOLLOWING:  
NEED 110 VOLT FOR SOURCE POWER,  
NEED BATTERY BACKUP SYSTEM,  
NEED INTER-CONNECTED SYSTEM FOR ALL SMOKE DETECTORS IN THE RESIDENCE,  
HAS TO BE INSTALLED TO MEET NFPA 72

SMOKE DETECTORS TO BE HARD WIRED, INTER-CONNECTED WITH BATTERY BACK UP IN ALL SLEEPING ROOMS AND OUTSIDE OF SLEEPING ROOM IN THE VICINITY OF EACH SLEEPING ROOM AND ON EACH LEVEL.



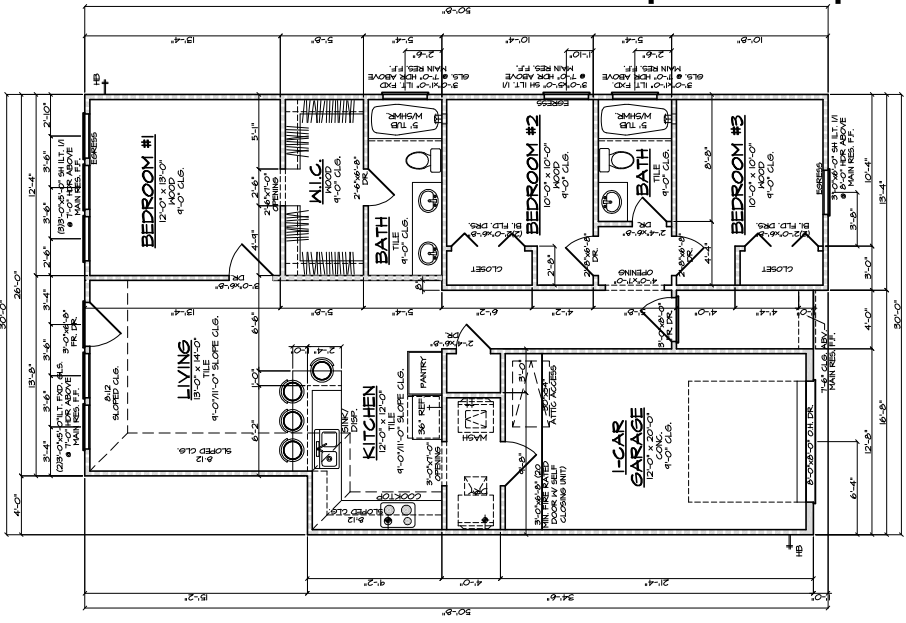
**FLOOR PLAN NOTES:**

1. ALL WINDOW HEADERS HEIGHTS MEASURED FROM FINISHED FLOOR TO THE TOP OF THE WINDOW HEADERS.
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. IRC 2012 R304.2: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY ITS OWN EXTERIOR WALL NOT LESS THAN 1/2" (12.5mm) THICK AND 6" (152mm) HIGH. THE EXTERIOR WALL SHALL BE SEPARATED BY 1/2" (12.5mm) THEN THE GARAGE CEILING TO BE SEPARATED BY 1/2" (12.5mm) INCLUDING CEILING OF 1 STORY)
4. IRC 2012 R312.1: STAIRWAYS SHALL NOT BE LESS THAN 36" (914mm) WIDE. STAIRWAYS SHALL NOT PROJECT MORE THAN PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114mm) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE STAIRWAY SHALL BE 36" (914mm). HANDRAILS SHALL NOT BE LESS THAN 31.5 INCHES (803mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (690mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
5. IRC 2012 R312.5.2: HANDRAILS SHALL BE PROVIDED ON AT LEAST FOUR OR MORE RISERS.
6. IRC 2012 R312.5.6.1: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH FLOOR, SHALL NOT BE MORE THAN 36 INCHES (914mm) AND NOT MORE THAN 30 INCHES (762mm).
7. IRC 2012 R312.5.6.2: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT TO THE END OF THE FLIGHT. HANDRAILS SHALL TERMINATE IN A WALL OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2 INCH (38mm) BETWEEN THE HANDRAIL AND THE WALL.
8. IRC 2012 R312.5.2: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL ENCLOSURES MORE IN DIAMETER ON PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
- EXCEPTION 1- 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 4 INCHES (102mm) IN DIAMETER WILL NOT PASS THROUGH.
- EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (107mm) TO PASS THROUGH.
9. IRC 2012 R312.5.3.1: THE MAXIMUM RISER HEIGHT SHALL BE 7 INCHES (178mm) AND THE MAXIMUM TREAD DEPTH SHALL BE 11 INCHES (279mm). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5mm).
10. ALL STAIRWAYS SHALL BE FINISHED WITH A SELF-CLOSING DOOR AND REQUIRE A MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
11. SHOCK DETECTORS REQUIRE 110V CONNECTION TO HOSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.
12. ALL BEDROOM WINDOWS SHALL BE 44" AFF. (MAX) WITH 24" CLEAR OPENING WIDE (MIN) OPENING AND 51" SGT. (MIN) NET NATURAL OR MECHANICAL VENT. ALL VENTILATION SHALL BE 100% GAS METER, PHONE, CABLE, ETC., 1/4" VENT DIA. TO FIELD CONDITIONS.
13. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-COMBUSTIBLE SURFACE TO A HEIGHT NOT LESS THAN 10' ABOVE FINISH FLOOR LEVEL.
14. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 18" ABOVE FINISH FLOOR LEVEL UNLESS NOTED OTHERWISE. ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR LEVEL.
15. IRC 2012 R312.2: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (12mm) GTP50M BOARD.

- ===== 2x4 STUDS AT 16" O.C.
  - ===== 2x4 STUDS AT 16" O.C. WITH BRICK/STONE LEIGE
  - ===== MIN. 2x6 STUDS AT 16" O.C.
  - ===== MIN. 2x6 STUDS AT 16" O.C. WITH BRICK/STONE LEIGE
- S.E.A.L. SHEETROCK ARCH  
 = INTERIOR ELEVATION

**SQUARE FOOTAGES:**  
 1ST. FLOOR 1,115 S.F.  
 TOTAL LIVING AREA 1,115 S.F.

1-CAR GARAGE 295 S.F.  
 ENTRY PORCH 40 S.F.  
 TOTAL COVERED AREA 1,440 S.F.



**FIRST FLOOR PLAN**  
1/8"=1'-0"  
ALL ANGLES 90° UNLESS NOTED

GARCIA & HERNANDEZ CUSTOM HOMES  
 A CUSTOM DESIGN FIRM  
 BUILDING DESIGNERS  
 1075 JUAN ZAVALA (of 2)  
 Houston, TX, 77069  
 Office (713) 960-9996

SCALE: 1/4"=1'-0"  
 JOB NUMBER: 22-00  
 SHEET NUMBER: 2.0

DRAWN BY: FRICK  
 DATE: 06/02/2022  
 REVISIONS:  
 00/00/00