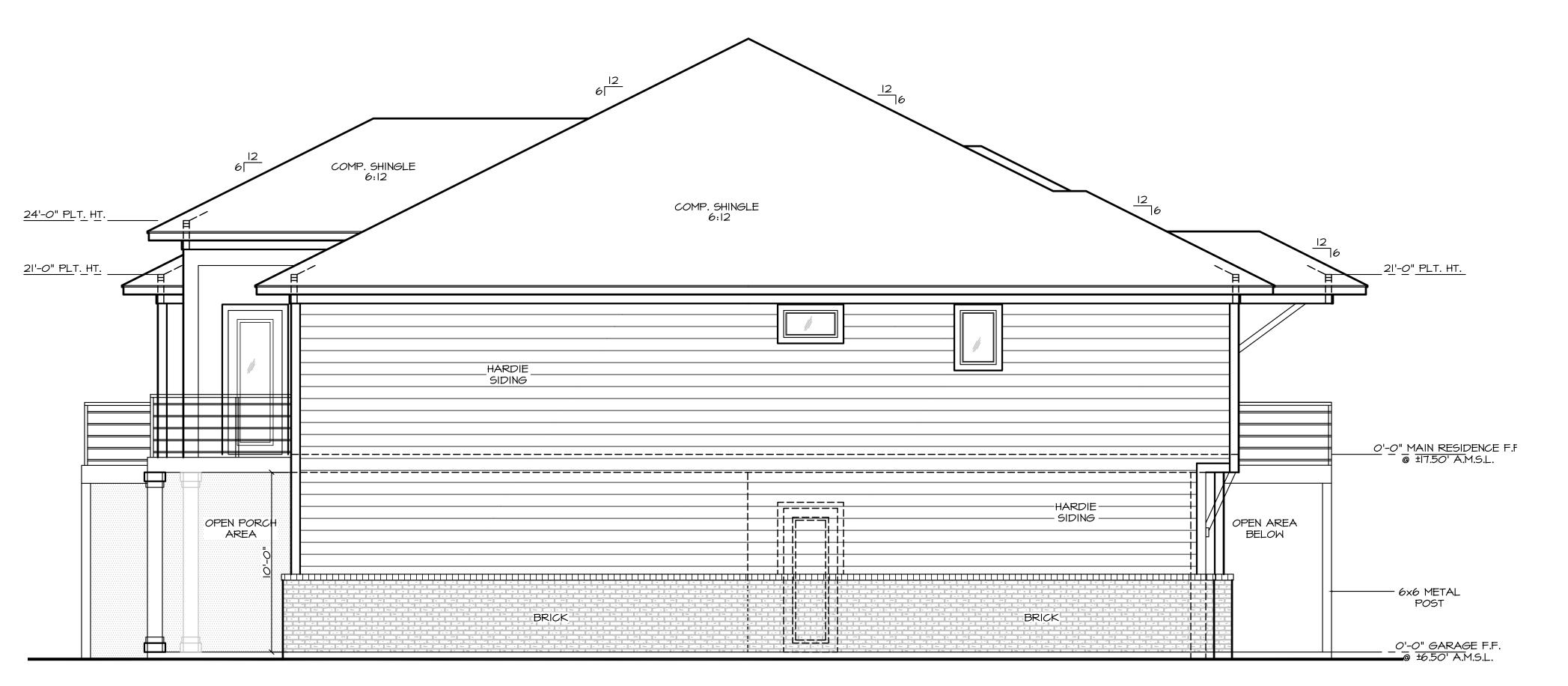
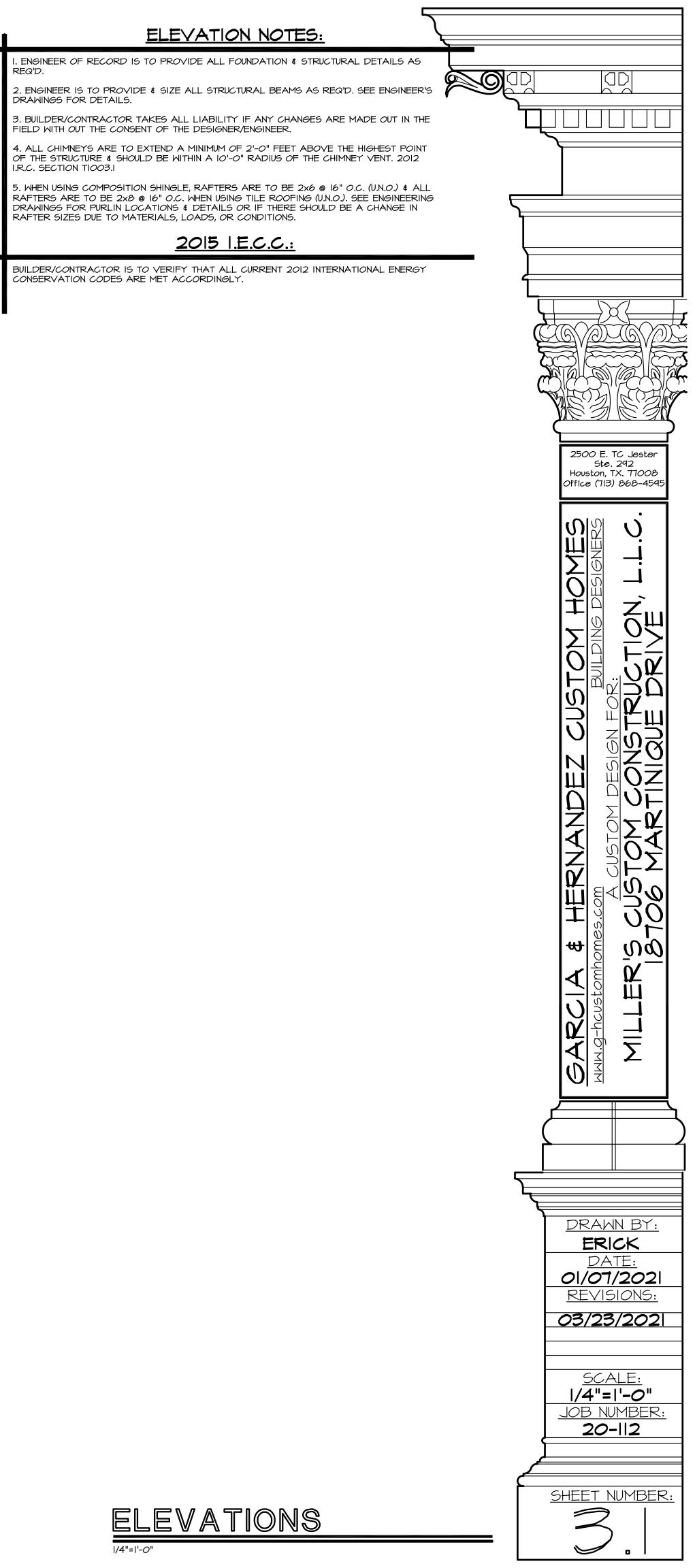
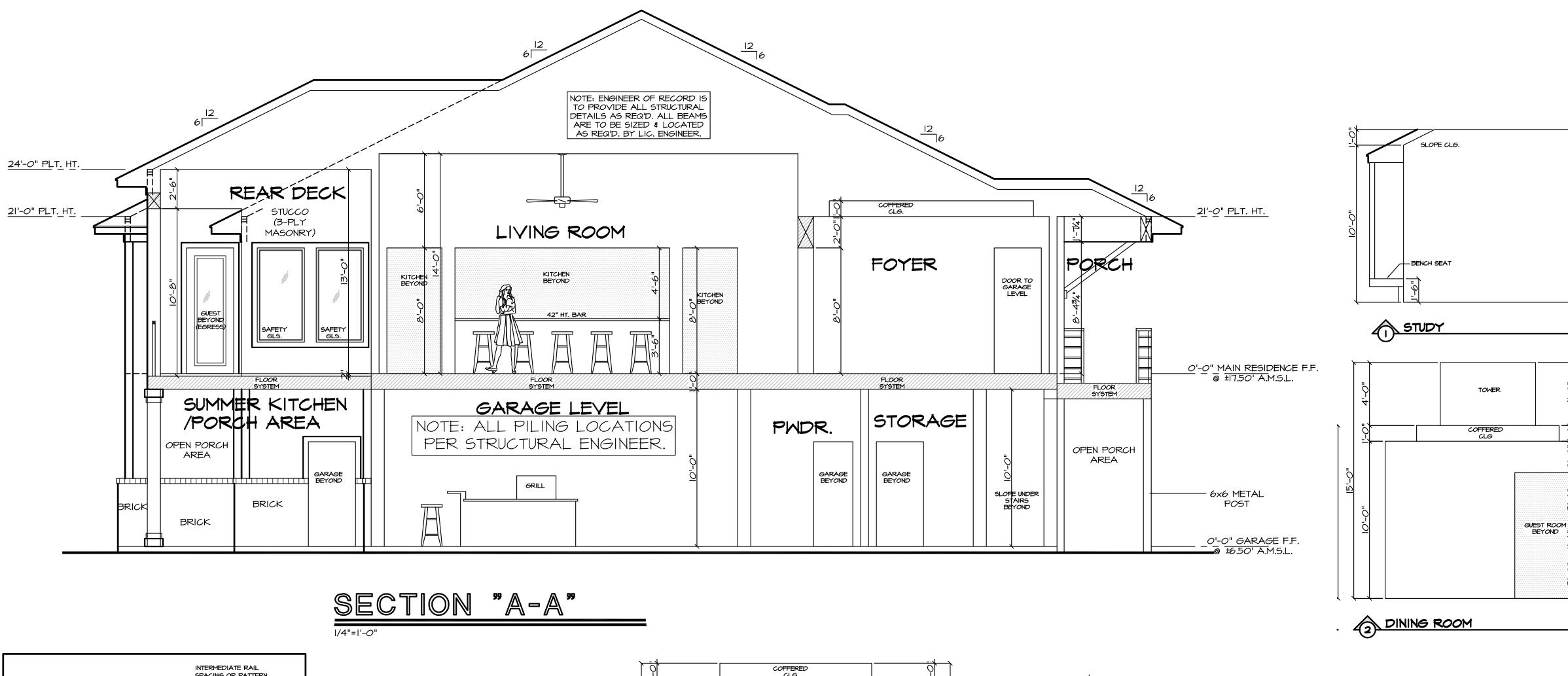


RIGHT ELEVATION

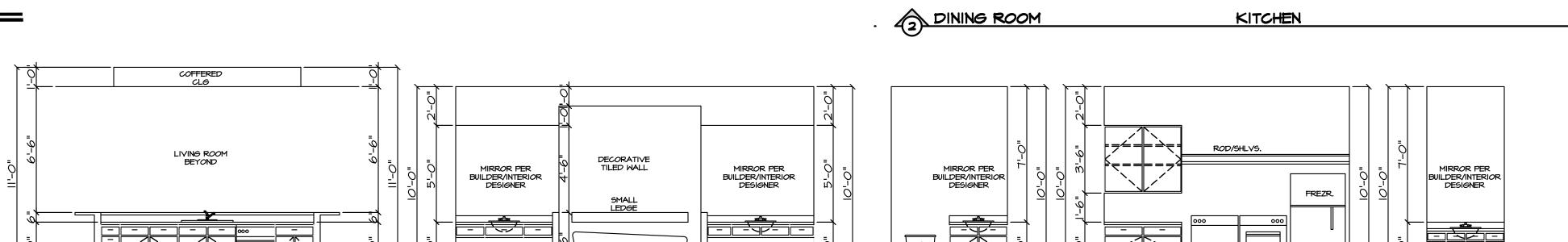


LEFT ELEVATION





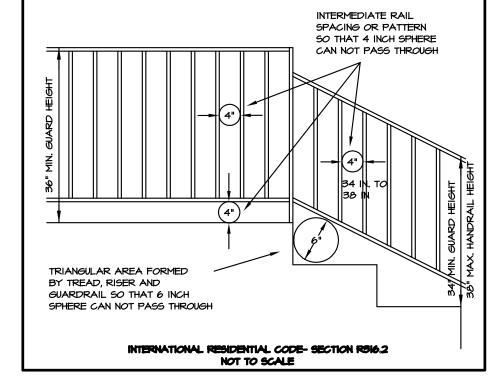
KITCHEN ISLAND



FLOATING

POWDER BATH

UTILITY ROOM

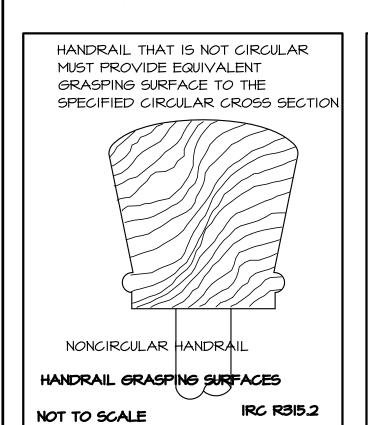


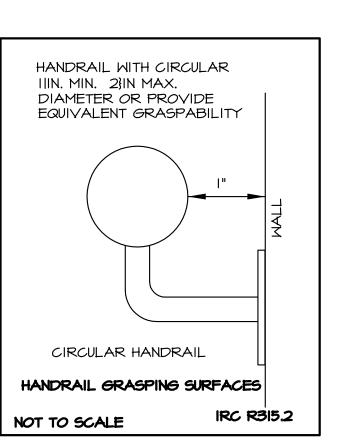
INTERNATIONAL RESIDENTIAL CODE- SECTION R315.1

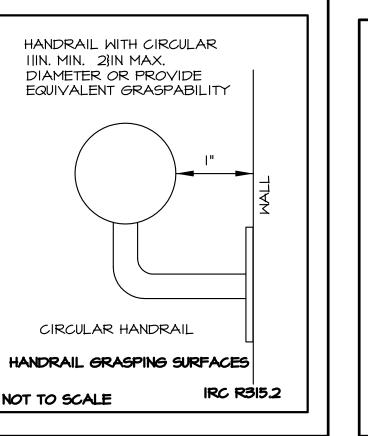
THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL BE PLACED NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS AND LANDINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND, EXCEPT FOR PRIVATE STAIRWAYS, AT LEAST ONE HANDRAIL SHALL EXTEND IN THE DIRECTION OF THE STAIR RUN NOT LESS THAN 12 INCHES BEYOND THE TOP RISER OR LESS THAN 12 INCHES BEYOND THE BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

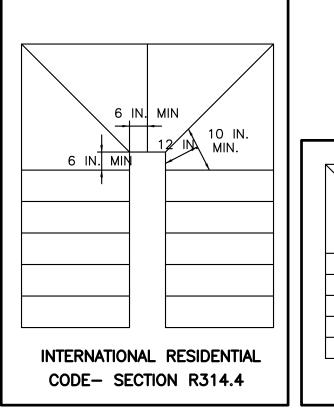
THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN I I/2 INCHES OR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

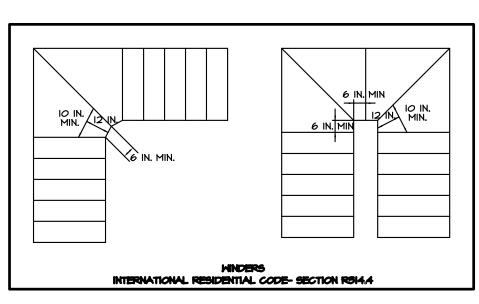
HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN I I/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

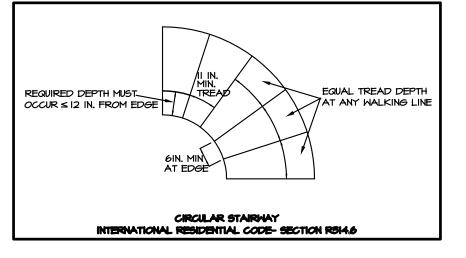












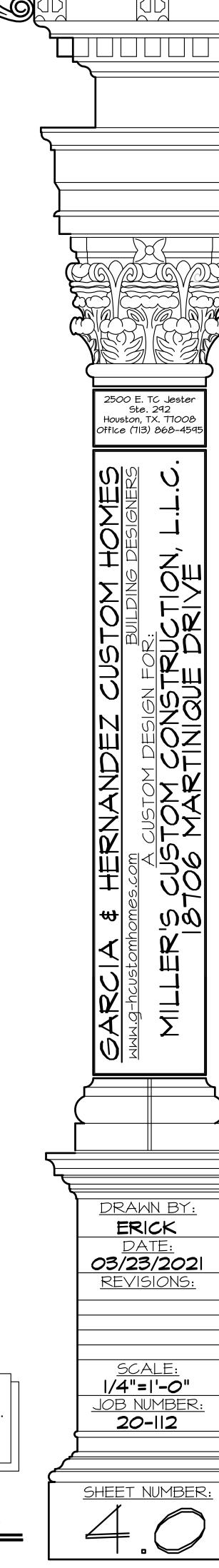
FREE STANDING TUB

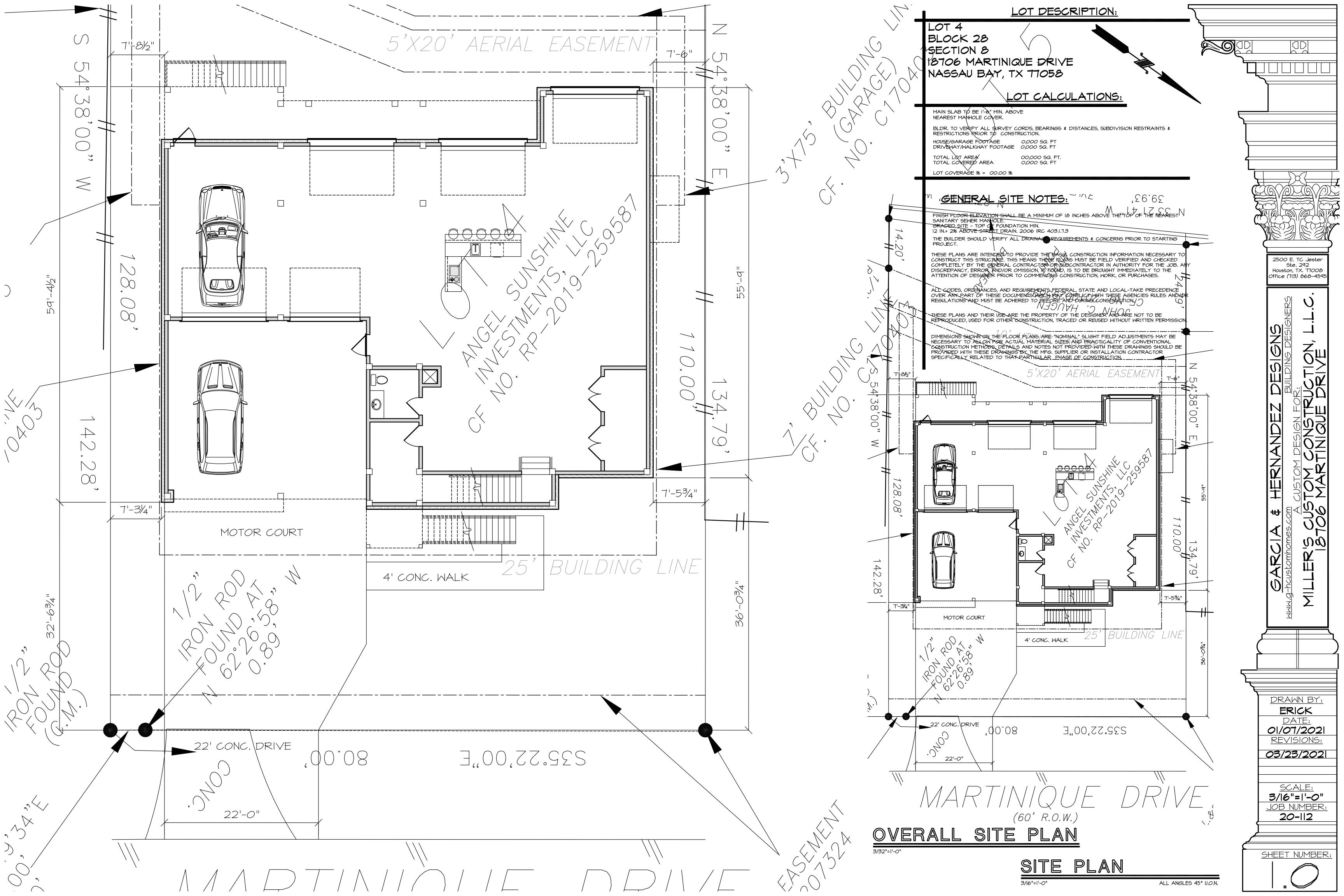
MASTER BATH

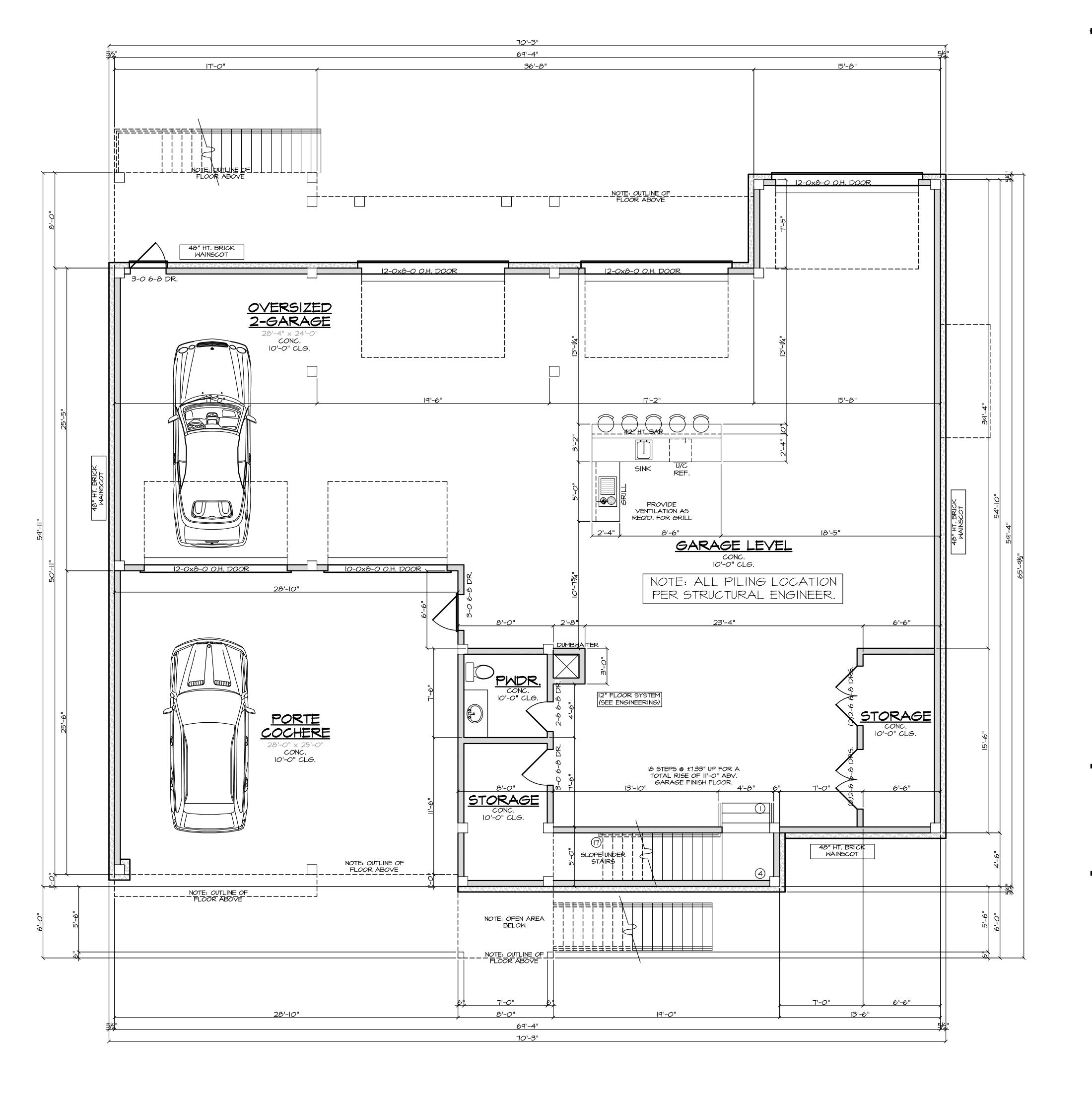
NOTE: ALL INTERIORS ARE SUBJECT TO CHANGE PER BUILDER/OWNER AS REQ'D. OWNER TO APPROVE ALL MATERIALS PRIOR TO ORDERING.

TYP. DRSG.

SECTIONS/INTERIORS







FLOOR PLAN NOTES:

I. 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. IRC 2012 R309.2- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH (12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½ INCH (15.9mm) TYPE "X" GYPSUM BOARD OR EQUIVALENT.

4. IRC 2012 R311.5.I- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914mm) IN CLEAR WIDTH AT ALL POINTS ABOVE THE 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 HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

5. IRC 2012 R311.5.6- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

6. IRC 2012 R311.5.6.I- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).

7. IRC 2012 R311.5.6.2- 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 NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 ½ INCH (38mm) BETWEEN THE WALL AND HANDRAILS.

8. IRC 2012 R312.2- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (IO2mm) OR MORE IN DIAMETER. EXCEPTION I- 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 INCHES (I52mm) CANNOT PASS THROUGH.

EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 %INCHES (107mm) TO PASS THROUGH.

9. IRC 2012 R311.5.3.1- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196mm). 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 3/4 INCH (9.5mm).

IO. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.

II. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.

12. ALL BEDROOM WINDOWS SHALL BE 44" A.F.F.(MAX) WITH 24" HIGH (MIN.) X 20" WIDE (MIN.) OPENING AND 5.7 SQ.FT.(MIN.) NET CLEAR OPENING 13. PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC 2012.

14. FINAL LOCATION OF ALL A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.
15. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH

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IT. 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 2012 311.2.2- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (13mm) GYPSUM BOARD.

= 2X4 STUDS AT 16" O.C.

S.R.A.= SHEETROCK ARCH

S.R.A.= SHEETROCK ARCH

INTERIOR ELEVATION

WITH BRICK/STONE LEDGE

= MIN. 2X6 STUDS AT 16" O.C.

MIN. 2X6 STUDS AT 16" O.C.

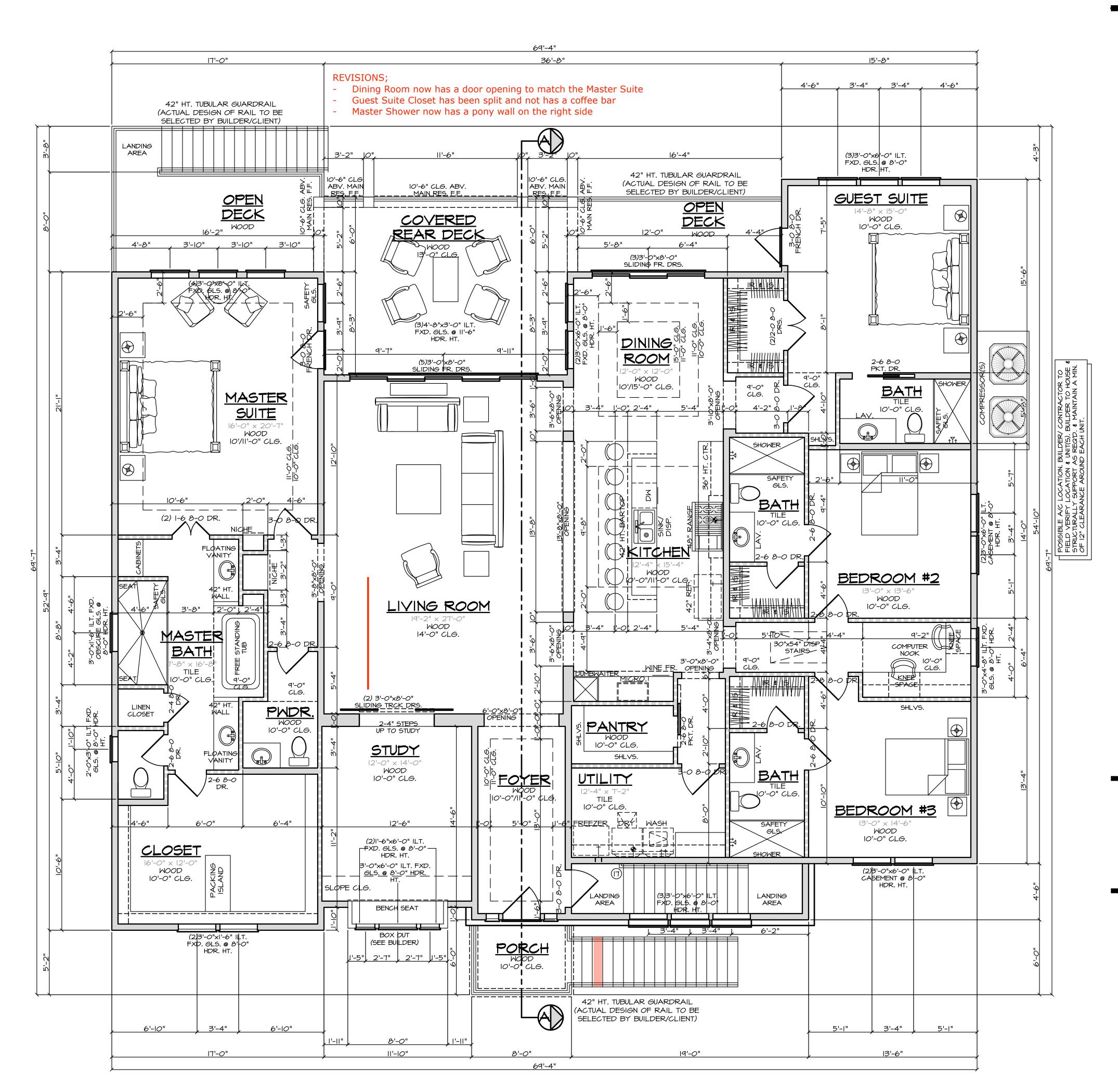
WITH BRICK/STONE LEDGE

2500 E. TC Jester Ste. 292 Houston, TX. 77008 Office (713) 868-4595 CONSTRI HERNAN 15 CUS 106 DRAWN BY: ERICK DATE: 01/07/2021 REVISIONS: 03/23/202 SCALE: 1/4"=1'-0" JOB NUMBER: 20-112 SHEET NUMBER

GARAGE LEVEL FLOOR PLAN

Α

ALL ANGLES 45° U.O.N.



FLOOR PLAN NOTES:

I. 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).

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8. IRC 2012 R312.2- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER EXCEPTION I- 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 INCHES (152mm) CANNOT PASS THROUGH.

EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/1NCHES (107mm) TO PASS THROUGH.

9. IRC 2012 R311.5.3.I- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196mm). 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 3/21NCH (9.5mm).

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14. FINAL LOCATION OF ALL A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS. 15. 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

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 2012 311.2.2- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH (13mm) GYPSUM BOARD.

= 2X4 STUDS AT 16" O.C. S.R.A. = SHEETROCK ARCH = INTERIOR ELEVATION 📆 = 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE MIN. 2X6 STUDS AT 16" O.C.

SQUARE FOOTAGES:

3,410 S.F. IST. FLOOR MAIN RES 3,410 S.F. TOTAL LIVING AREA GARAGES/STORAGE AREA 3,591 S.F. FRONT PORCH 48 S.F. IST. FLOOR REAR COVERED DECK 290 S.F. 7,339 S.F. TOTAL COVERED AREA IST. FLOOR REAR OPEN DECK 230 S.F.

MIN. 2X6 STUDS AT 16" O.C.

WITH BRICK/STONE LEDGE

FIRST FLOOR PLAN

ALL ANGLES 45° U.O.N.

SHEET NUMBER

DRAWN BY:

ERICK

DATE:

01/07/2021

REVISIONS:

03/23/2021

SCALE:

1/4"=1'-0"

JOB NUMBER: 20-112

2500 E. TC Jester

Ste. 292 Houston, TX. 77008

Office (713) 868-4595

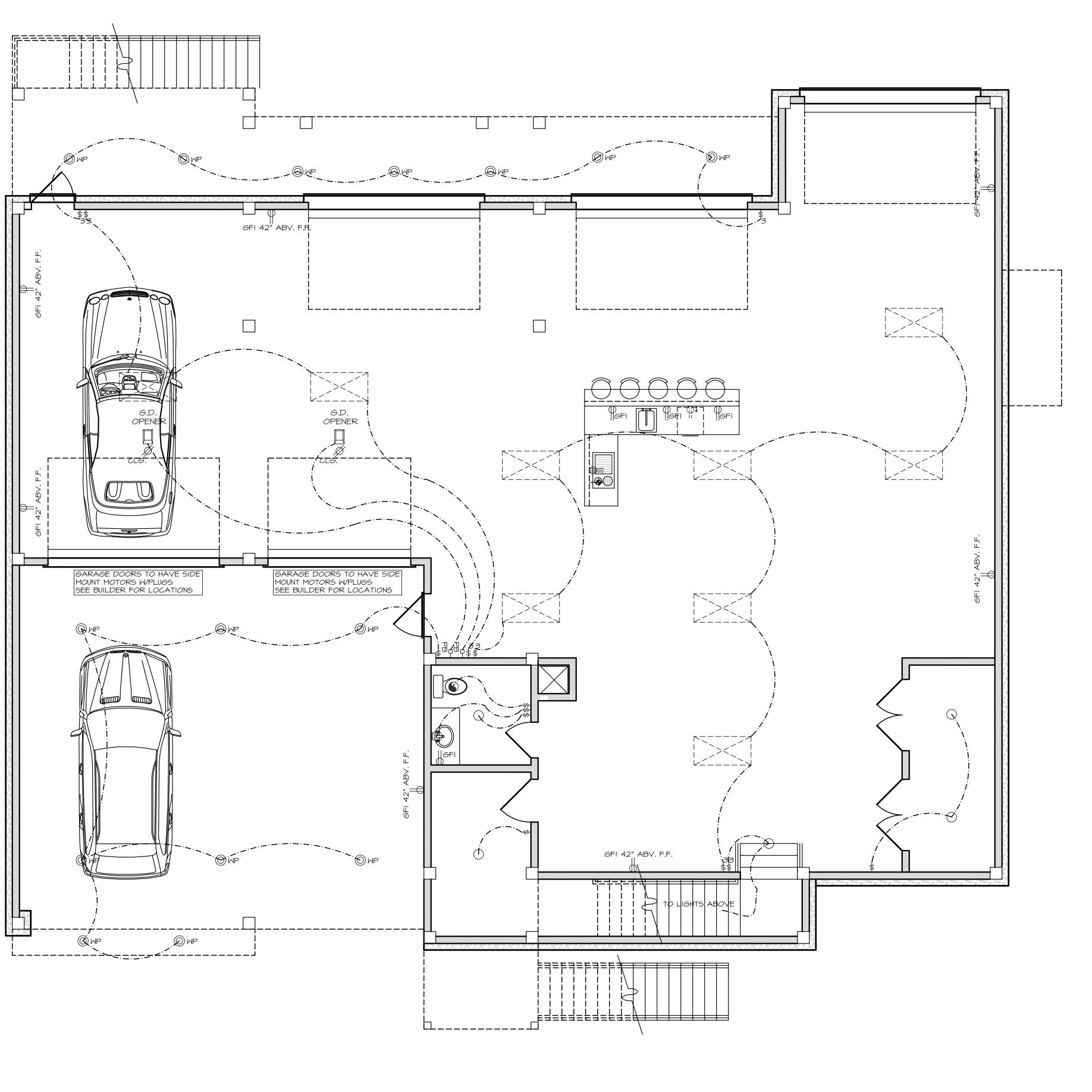
RUCTION DRIVE

I CONSTR RTINIQUE

15 CUS 106

RNAN

OARCI



WATERPROOF RECEPTACLE IIO VOLT IN CEILING IIO VOLT AT FIREPLACE MANTLE IIO VOLT W/GROUND FAULT INTERRUPT IIO VOLT IN FLOOR IIO VOLT "PLUG MOLD" 220 VOLT RECEPTACLE TELEVISION ANTENNA/CABLE JACK TELEPHONE JACK SINGLE POLE SWITCH 3-WAY SWITCH 4-WAY SWITCH DIMMER SWITCH PUSH BUTTON SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP CABON MONOXIDE DETECTOR THERMOSTAT CEILING MOUNTED LIGHT FIXTURE HANGING LIGHT LAMP POST RECESSED CAN LIGHT WATERPROOF RECESSED CAN LIGHT RECESSED EYEBALL SPOT LIGHT MONO-POINT OR DIRECTIONAL LT. STEP LIGHT WALL WASHER OR LOW VOLTAGE LT. SCONCE OR WALL MOUNTED FIXTURE PORCELAIN FIXTURE W/ PULL 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

I' × 4' FLUORESCENT LIGHT

2' x 4' FLUORESCENT LIGHT

OVER-COUNTER LIGHT

ELECTRICAL LEGEND

IIO VOLT RECEPTACLE

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.

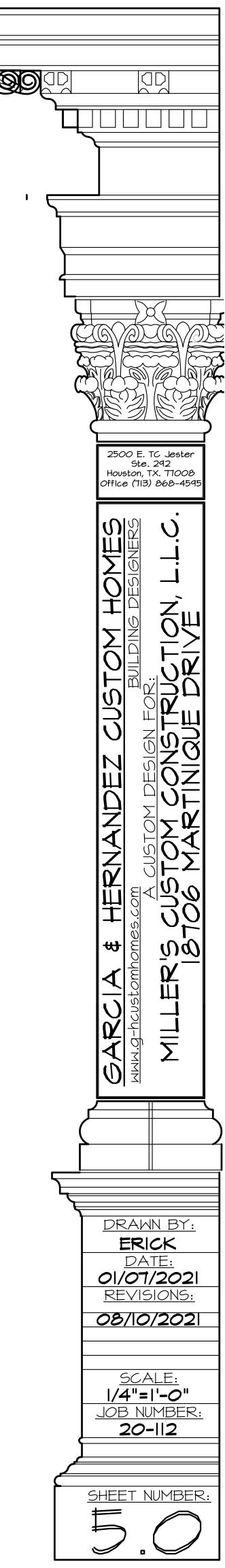
NEED INTER-CONNECTED SYSTEM FOR ALL SMOKE DETECTORS, SO ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE RESIDENCE. HAS TO BE INSTALLED TO MEET NFPA 72

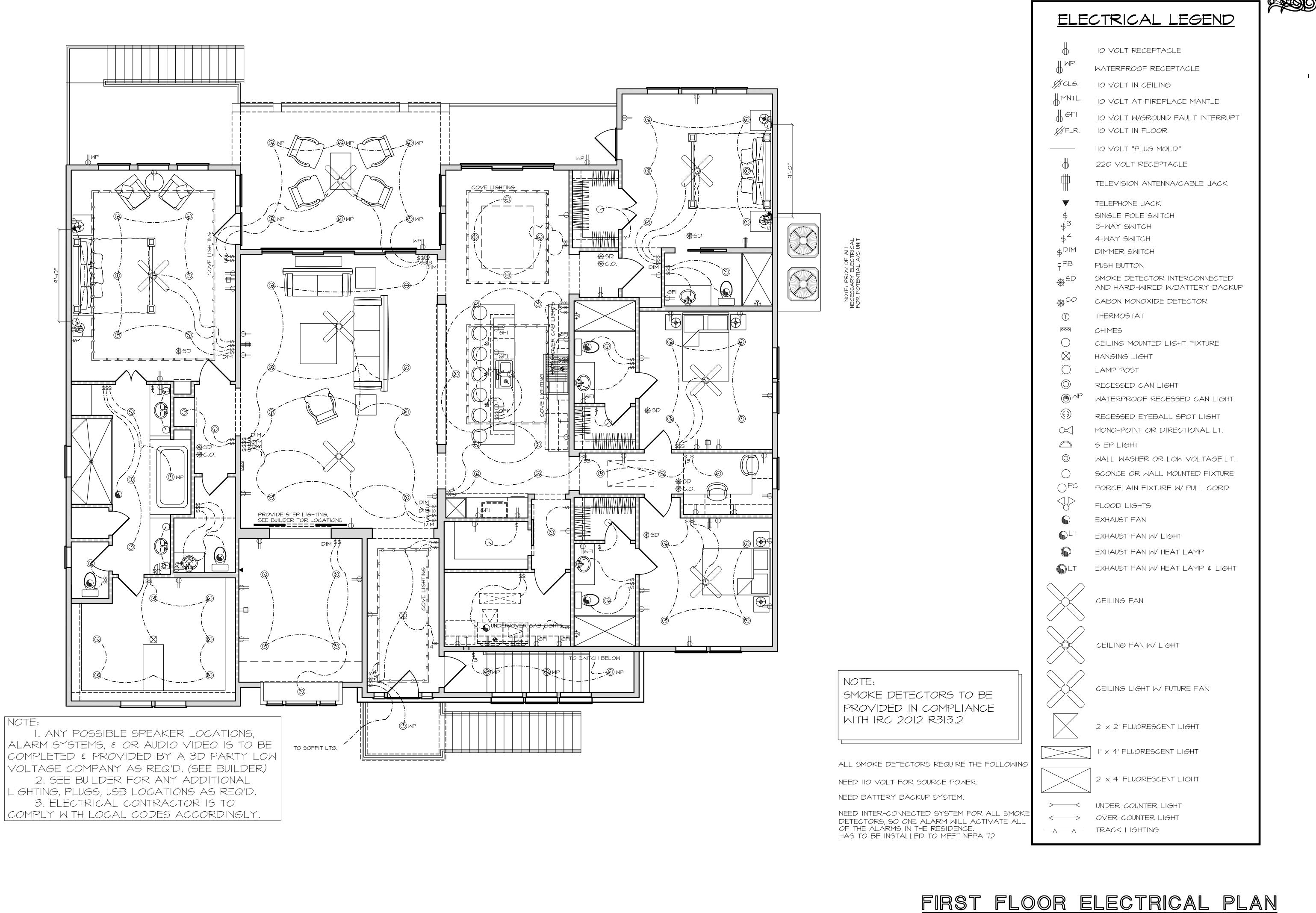
FIRST FLOOR ELECTRICAL PLAN

> UNDER-COUNTER LIGHT

TRACK LIGHTING

|/4"=|¹





2500 E. TC Jester Ste. 292 Houston, TX. 77008 Office (713) 868-4595 12 CUS 18 CUS DRAWN BY: ERICK <u>DATE:</u> 01/07/2021 REVISIONS: 03/23/2021 <u>SCALE:</u> 1/4"=1'-0" JOB NUMBER: 20-112 SHEET NUMBER: