



**SQUARE FOOTAGES:**

1ST FLOOR MAIN RES.	2600 SF
2ND FLOOR	1018 SF
TOTAL LIVING AREA	3618 SF
3-CAR GARAGE/STORAGE	100 SF
ENTRY PORCH	111 SF
REAR PORCH	560 SF
TOTAL COVERED AREA	5216 SF

**FIRST FLOOR PLAN**  
ALL DIMS IN FT

**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 HIBBLE 5'00" ELEVATION).
3. IRC 2012 R301.2 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 2 INCH (2 3/8" SYSTEM BOARD) APPLIED TO THE GARAGE SIDE (GARAGES SEPARATE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 3/4 INCH (5/8" TYPE "X" GYPSUM BOARD) OR EQUIVALENT.
4. IRC 2012 R301.5.1 - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE PERMITTED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 43 INCHES (1093MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR HEIGHT OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 81 1/2 INCHES (2070MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 77 INCHES (1955MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
5. IRC 2012 R301.5.2 - 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 R301.5.3.1 - HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE FINISHED OR AN ADJACENT TREAD NOSING OR FINISH SURFACE OF RAMP SLUPE SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM).
7. IRC 2012 R301.5.3.2 - 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.
8. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NOBEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A HALL SHALL HAVE SPACES OF NOT LESS THAN 1 1/2 INCH DOWN BETWEEN THE HALL AND HANDRAILS.
9. IRC 2012 R301.5.3.2.2 - 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 EXCEPT ON 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 UP TO 4 INCHES (102MM) IN DIAMETER AND 4 INCHES (102MM) CANNOT PASS THROUGH.
10. IRC 2012 R301.5.3.2.3 - THE MAXIMUM RISER HEIGHT SHALL BE 7 INCHES (178MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE MAXIMUM RISER HEIGHT WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SHALLEST BY MORE THAN 3/8 INCH (9.5MM).
11. PROVIDE JOHNNITE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
12. SMOKE DETECTORS REQUIRE 10V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.
13. ALL BEDROOM WINDOWS SHALL BE 44" AFFIXED WITH 24" HIGH (610) X 30" WIDE (762) OPENING AND 5" SOFTENED NET CLEAR OPENING IS PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS. THIS NATURAL OR MECHANICAL VENTILATION SHALL COMPLY WITH IRC 2012.
14. FINAL LOCATION OF ALL A/C COMPRESSORS SHALL VARY DUE TO FIELD CONDITIONS.
15. SHOWER STALLS AND TUB HALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 30" ABOVE THE DRAIN INLET OVER A CONCRETE BACKER BOARD.
16. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 10" ABOVE FINISH FLOOR OR LESS NOTED OTHERWISE. ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
17. THE 30" X 24" (762X610) ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SLOTTING PROTECTED ON THE ENLARGED SIDE WITH 1/2" HIGH (12MM) SYSTEM BOARD.

GARCIA & HERNANDEZ CUSTOM HOMES  
 19415 DEENA DRIVE  
 MARIETTA, GA 30067  
 MR. FABIAN GARCIA  
 MR. JESUS HERNANDEZ  
 ARCHITECTS

DRAWN BY: ERICK  
 DATE: 02/17/2025  
 REVISED: 02/17/2025  
 001001000

SCALE: 1/4" = 1'-0"  
 OR NUMBER  
 2.00

SHEET NUMBER  
 2.0