



SECOND FLOOR PLAN

FLOOR PLAN NOTES:

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR FINISH AT LEVEL INSIDE WINDOW.
2. ALL CEILING HEIGHTS MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HEIGHTS MEASURED FROM THE WHEEL STOP ELEVATION).
3. IRC 2012 R601.2 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" HIGH (2 1/4" SYSTEM BOARD ABOVE) TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED THEREFROM BY FULL WALL ROOMS ABOVE BY NOT LESS THAN 1/2" HIGH (2 1/4" SYSTEM BOARD OR EQUIVALENT).
4. IRC 2012 R601.3 - 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 4 1/2 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 36 INCHES (914MM) TO TWO WHERE A HANDRAIL IS PROVIDED ON ONE SIDE AND 37 INCHES (940MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
5. IRC 2012 R601.3.1 - 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 R601.3.1.1 - HANDRAIL HEIGHT - MEASURED VERTICALLY FROM THE SLOPED PLAN INCLUDING THE TREAD NOSING OR FINISH SURFACE OF RAISED SURFACE SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM).
7. IRC 2012 R601.3.2 - HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISES OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE BOTTOM RISES OF THE FLIGHT. HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL RODS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A HALL SHALL HAVE SPACES OF NOT MORE THAN 1/2" HIGH (12MM) BETWEEN THE HALL AND HANDRAILS.
8. IRC 2012 R601.3.2.2 - REQUIRED GUARDS ON OPEN STAIRWAYS, RAMPED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR SUBSTANTIAL GUARDS WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.
- 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 INCHES (152MM) CANNOT PASS THROUGH.
- EXCEPTION - OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 INCHES (102MM) TO PASS THROUGH.
9. IRC 2012 R601.3.3 - THE MAXIMUM RISER HEIGHT SHALL BE 7 INCHES (178MM). 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).
10. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
11. SMOKE DETECTORS REQUIRE LOW CONNECT ON TO HOME WITH BATTERY BACKUP. LOCATIONS COMPLY WITH IRC 2012.
12. ALL BEDROOMS IN ROOMS SHALL BE 44" AFF. (SHALL NOT HAVE INCHES) 1/2" (127MM) NET CLEAR OPENING. PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS THROUGH MECHANICAL MEANS AND COMPLY WITH IRC 2012.
13. FINAL LOCATION OF ALL GAS CONNECTIONS, ELECTRIC METERS, GAS METER, PHONE CABLE, ETC. MAY VARY DUE TO FIELD CONDITIONS.
14. SMOKE SIGNALS AND FIRE ALARMS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 10' ABOVE THE FINISH FLOOR LEVEL TO BE A MINIMUM OF 18" ABOVE FINISH FLOOR (UNLESS NOTED OTHERWISE).
15. IRC 2012 R601.2.2 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SKIRTS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" HIGH (12MM) SYSTEM BOARD.

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DRAWN BY: **BRUCK**
 DATE: **02/11/2023**
 REVISION: **001/001/00**

SCALE: **1/4" = 1'-0"**
 JOB NUMBER: **21-00**

SHEET NUMBER: **2.1**