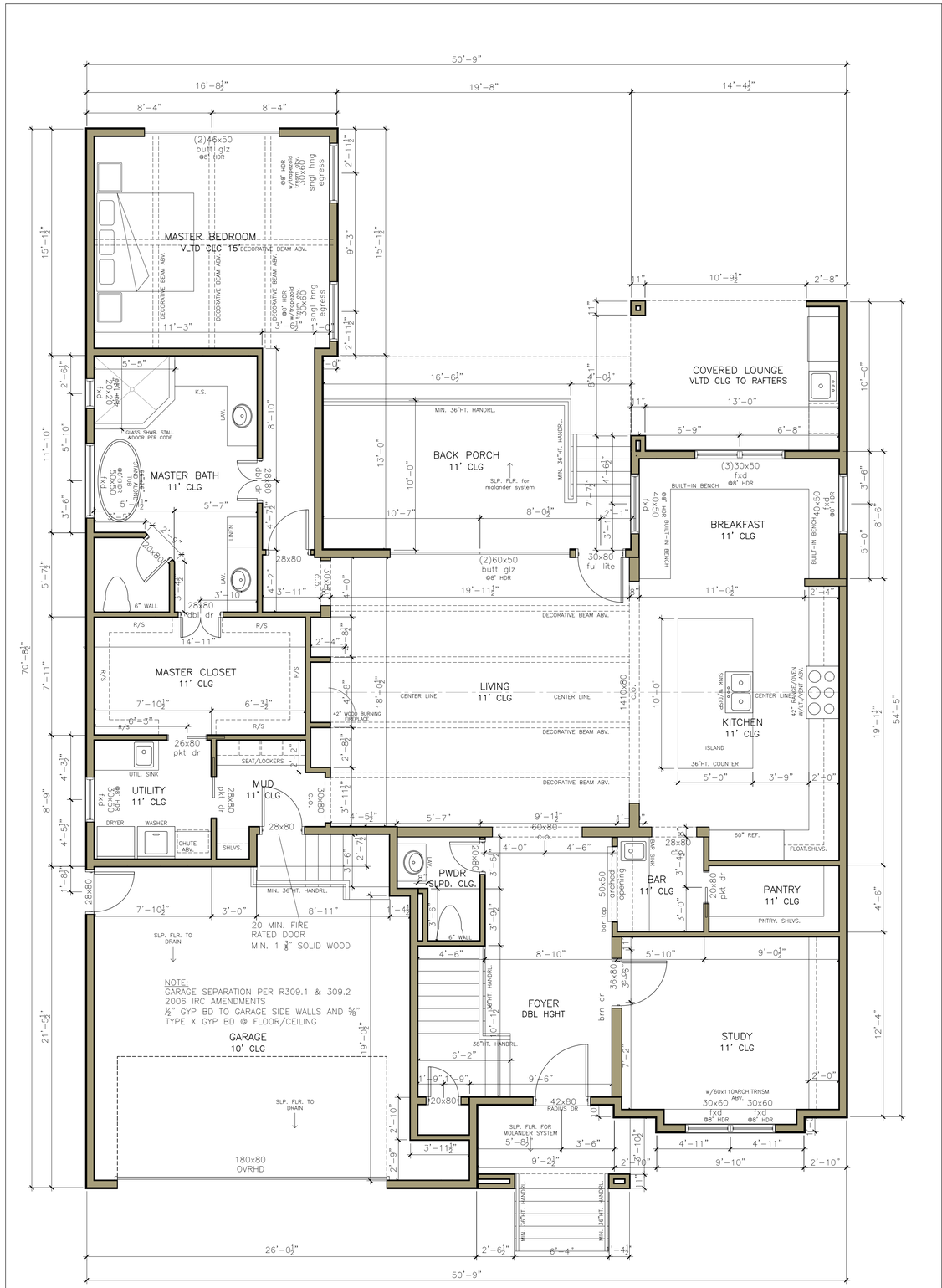
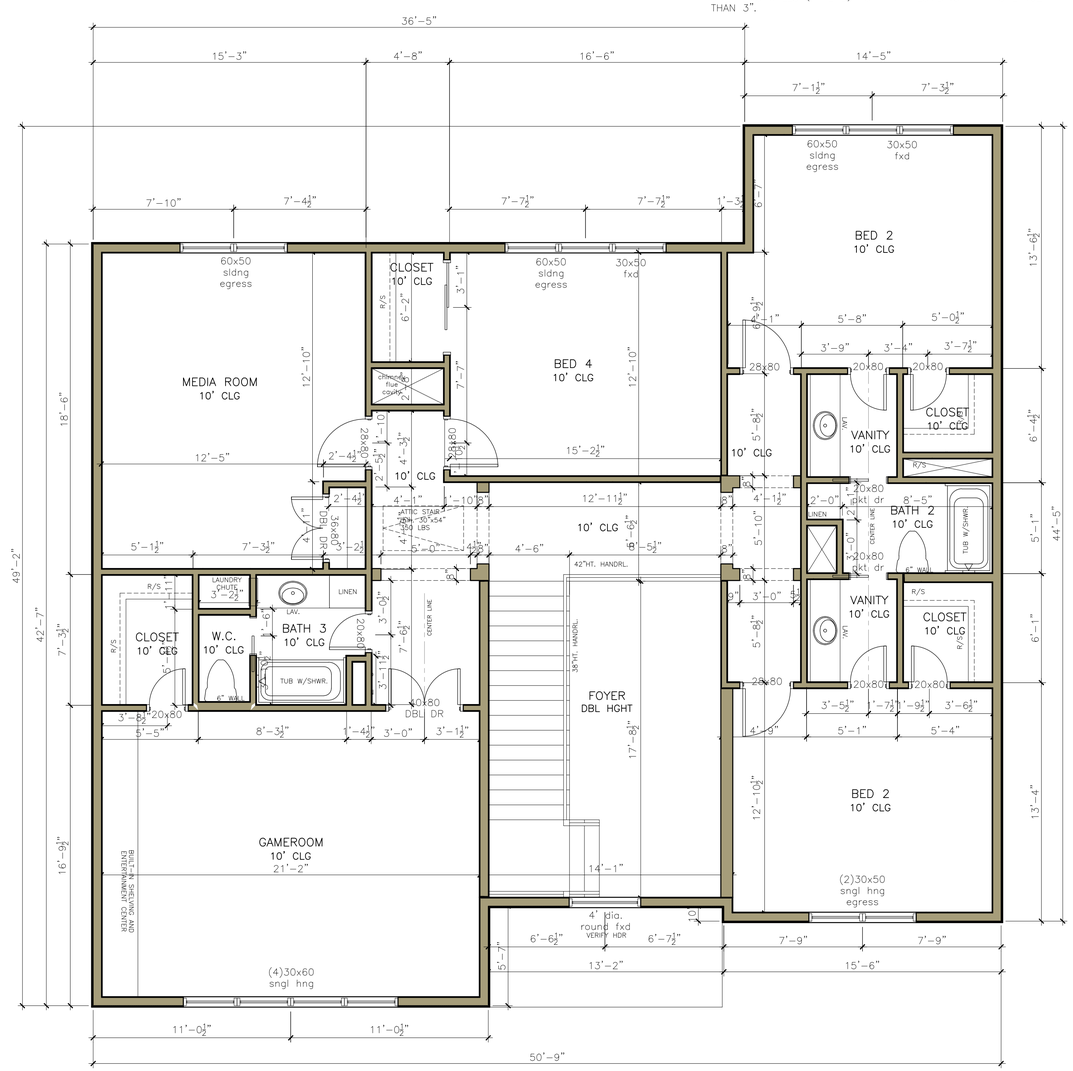


01 1ST FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"



02 2ND FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"

1. DIMENSIONS ARE TO FACE OF STUD U.N.O.
2. REFER TO STRUCTURAL FOR FOUNDATION AND FRAMING.
3. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF.
4. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC R308.
5. SEE STAIR NOTES AND DETAILS ON S1.5. CONFORM TO IRC R311. PROVIDE CONTINUOUS RAILING SIDE OF RUN OF TREADS WITH 4 OR MORE RISERS PER IRC 311.7.8.
6. PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" X 30". PROVIDE CAPACITY OF 350 LBS. SEE IRC R807 AND M1305.1.3.
7. LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD BEARING PARTITION WITH A PAN AND DRAIN LINE. DRAIN LINE SHALL TERMINATE OVER AN INDIRECT WASTE RECEPTOR OR STALL EXTEND TO THE EXTERIOR. INSTALLATION SHALL COMPLY WITH IRC P2801.5.
8. LOCATE HVAC EQUIPMENT IN ATTIC UNLESS OTHERWISE NOTED.
9. PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
10. PLUMBING WALLS SHALL BE 2X6 UNLESS OTHERWISE NOTED. USE ONLY 2X6 WALLS (TYPE B) FOR ANY PLUMBING THAT IS LARGER THAN 3".

ROBRYAN
CUSTOM BUILDERS

CONDITIONED	
1ST FLOOR:	2,123
2ND FLOOR:	1,889
UNIFINISHED:	0
TOTAL	4,012
NON-CONDITIONED	
GARAGE:	485
FRNT PRCH:	56
BCK PRCH:	179
SUMMER KITCHEN:	145
CARPORT:	0
TOTAL COVERED:	4,877

2114 WOODCREST DR
Houston, TX 77018

FLOOR PLAN

Issue/Revision:
09.23.19 BANK SET

Drawing Description:
FLOOR PLAN

Dwg. Name:
Layer mgr: XX
Scale: AS NOTED
Drawn by:
Proj. Mgr.:
Date:
Sheet No.: A 1.1
Oct 18, 2019 - 3:45pm