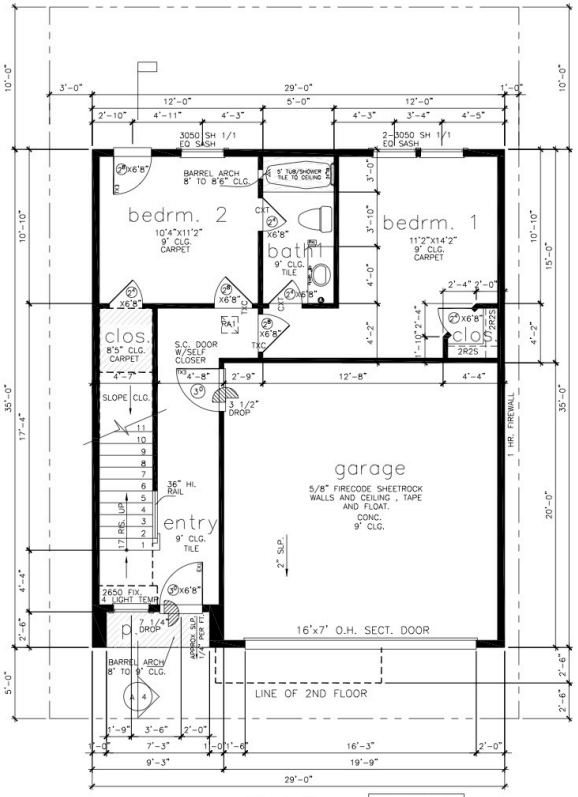
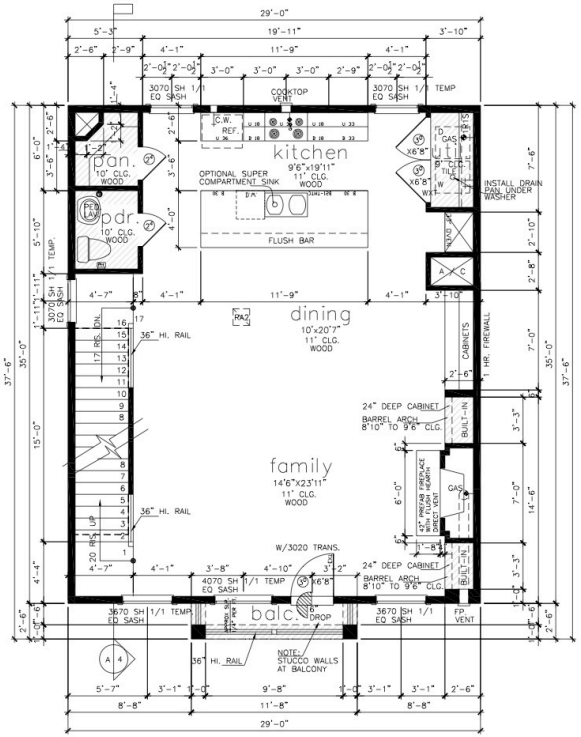


first floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

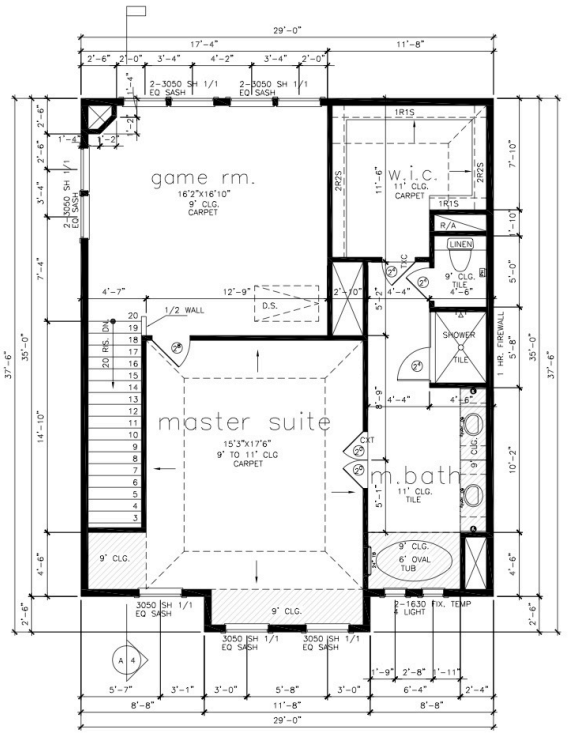
SCALE: 1/4" = 1'-0"



second floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

SCALE: 1/4" = 1'-0"



third floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- FOR CEILING HEIGHTS SEE FLOOR PLANS
- FOR HEADER HEIGHTS SEE ELEVATIONS
- 8'-0" DOORS AT 9'-0",10'-0",12'-0" PLATES
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE TEMP GLASS IN COMPLIANCE WITH (IRC 2006.)
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH (IRC 2006.)
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
- ALL PREFAB FIREPLACES TO BE U.L. & IRC 2006 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2006, WITH 1/2" GAP MAX.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH (IRC 2006.)
- STAIRWAYS SHALL BE 3'-0" CLEAR MINIMUM COMPLY WITH (IRC 2006.)
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2 5/8" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER (IRC 2006.)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH (IRC 2006.)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBs/SQ.FT. LIVE LOAD PER (IRC 2006)
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER (IRC 2006.)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.) & SHALL COMPLY WITH (IRC 2006). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS PANEL 22"x30" MIN.
- 5/8" GYP. BETWEEN GARAGE AND LIVING SPACE
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED AND MUST COMPLY WITH (IRC 2006.)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO CEILING OVER CONCRETE BAKERBOARD
- ALL PLUMBING FIXTURES SHALL BE SPACED PER (IRC 2006)
- SMOKE DETECTORS SHALL BE HARDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP AS PER THE IRC 2006
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- SPRINKLER NOTE:FOUR STORY PLANS SHALL CONFORM TO 2006 IBC REGARDING AUTOMATIC SPRINKLER SYSTEM

NOTE: PLACE WATER HEATER NEAR MASTER BATH AREA IF POSSIBLE

NOTE: BARREL ARCH CEILINGS AT SECONDARY TUBS SHALL BE 2'-8" DEEP

square footage	
FIRST FLOOR	602
SECOND FLOOR	1015
THIRD FLOOR	983
TOTAL LIVING AREA	2600
GARAGE	395
PORCH	18
BALCONY	29
TOTAL SLAB AREA	1015
ENGINEERING #	3132

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

Drawn By/Checked By: D.W./P.W.
Original Date Issued: 02/27/2012
Scale: 1/4" = 1'-0"
Last Updated: 05/23/2012

BROOKSTONE HOMES, INC.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

5907 TURTLE BEACH LANE

FIRST FLOOR PLAN

PLAN NO. 2600

SHEET NO. A-2

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