



first floor

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

GENERAL NOTES

- PROVIDE SPARK ARRESTORS AT CHDNEYS TO COMPLY WITH IRC 2000, WITH 1/2" GAP MAX.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH MEANS AND COMPLY WITH R303 (IRC 2000).
- STAIRWAYS SHALL BE 3'-0" CLEAR MINIMUM COMPLY WITH R314 (IRC 2000).
- HANDICAPPING 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 AN EQUIV. GRIPPING SURFACE PER R315.2 (IRC 2000).
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD.
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R315 (IRC 2000).
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED PARTITION IN PAN WITH RELIEF BRAIN LINE TO OUTSIDE. FOR 200 LB./SQ.FT. LIVE LOAD PER R304.4 (IRC 2000) AND ALL APPL. CODES.
- ALL PREFAB FIREPLACES TO BE ULL & IRC 2000 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE # JOB SITE FOR INSPECTOR'S REVIEW.
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING 30" x 54" R313 & SHALL COMPLY WITH R307 (IRC 2000). 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 PER 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 R308 (IRC 2000).
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO CEILING OVER CONCRETE PARKERBOARD.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2000).
- SMOKE DETECTORS SHALL BE HANDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP AS PER THE IRC R317.1.
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT.
- SPRINKLER NOTE: FOUR STORY PLANS SHALL CONFORM TO 2000 IRC 504.2 AND 903.1.2 REGARDING AUTOMATIC SPRINKLER SYSTEM.

NOTE: THE BUILDER RESERVES THE RIGHT TO CHANGE OR MODIFY THE ACTUAL CONSTRUCTION OF THE HOME FROM THESE PLANS. THERE IS NO REPRESENTATION MADE BY THE BUILDER THAT THE ACTUAL HOME AS BUILT IS NOT MODIFIED FROM THESE PLANS.

square footage	
FIRST FLOOR	3108
SECOND FLOOR	2175
THIRD FLOOR	0
TOTAL LIVING AREA	5277
GARAGE	516
PORCH	56
BALCONY	0
TOTAL SLAB AREA	3663
ENGINEERING #	6135

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDER'S DRAWINGS IN GENERAL COMPLIANCE WITH ANSI 2745-2000. ACTUAL SQUARE FOOTAGE MAY VARY.

Drawn By/Checked By: J.O./F.M.
 Original Date Issued: 07/03/2013
 Scale: 1/4" = 1'-0"
 Last Updated: 07/19/2013

BROOK STONE HOMES INC

4007 PORTSMOUTH
FIRST FLOOR PLAN

P.O. BOX 540466 HOUSTON, TEXAS
77254

PLAN NO. **5277**

SHEET NO. **A-2.1**