

REVISIONS

DATE	SYMBOL	DESCRIPTION	INITIAL	DATE	SYMBOL	DESCRIPTION	INITIAL	DATE	SYMBOL	DESCRIPTION	INITIAL
07/18/2018	△	REVISE ROOF NOT TO ENCRDACHING INTO THE ADJACENT PROPERTY LINE	JESSICA								
FINAL REVISION #1											
06/21/2019	△	ADD WALL MOUNTED LIGHT TO GARAGE DOOR	EVA								
06/21/2019	△	ADD DOWN SPOUT TO FRONT ELEVATION	EVA								
06/21/2019	△	ADD OGEE GUTTER TO REAR ELEVATION	EVA								
FINAL REVISION #2											

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Drawn By/Checked By: J.O./J.S.  
 Original Date Issued: 09/02/2014  
 Scale: 1/4" = 1'-0"  
 Last Updated: 06/21/2019

**BROOKSTONE HOMES, INC.**  
 P. O. Box 540466 Houston, Texas 77254  
 713-447-7888  
 wawrose@gmail.com

**4011 & 4013 BREAKWOOD TOWNHOMES**  
**COVERSHEET**  
 PLAN NO.'S  
 4011 BREAKWOOD 2751  
 4013 BREAKWOOD 3015  
 SHEET NO.  
**A-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 HOV 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 UL & 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

# DETAILS

ENGINEERING #:  
 4011 BREAKWOOD : 3872  
 4013 BREAKWOOD : 3784

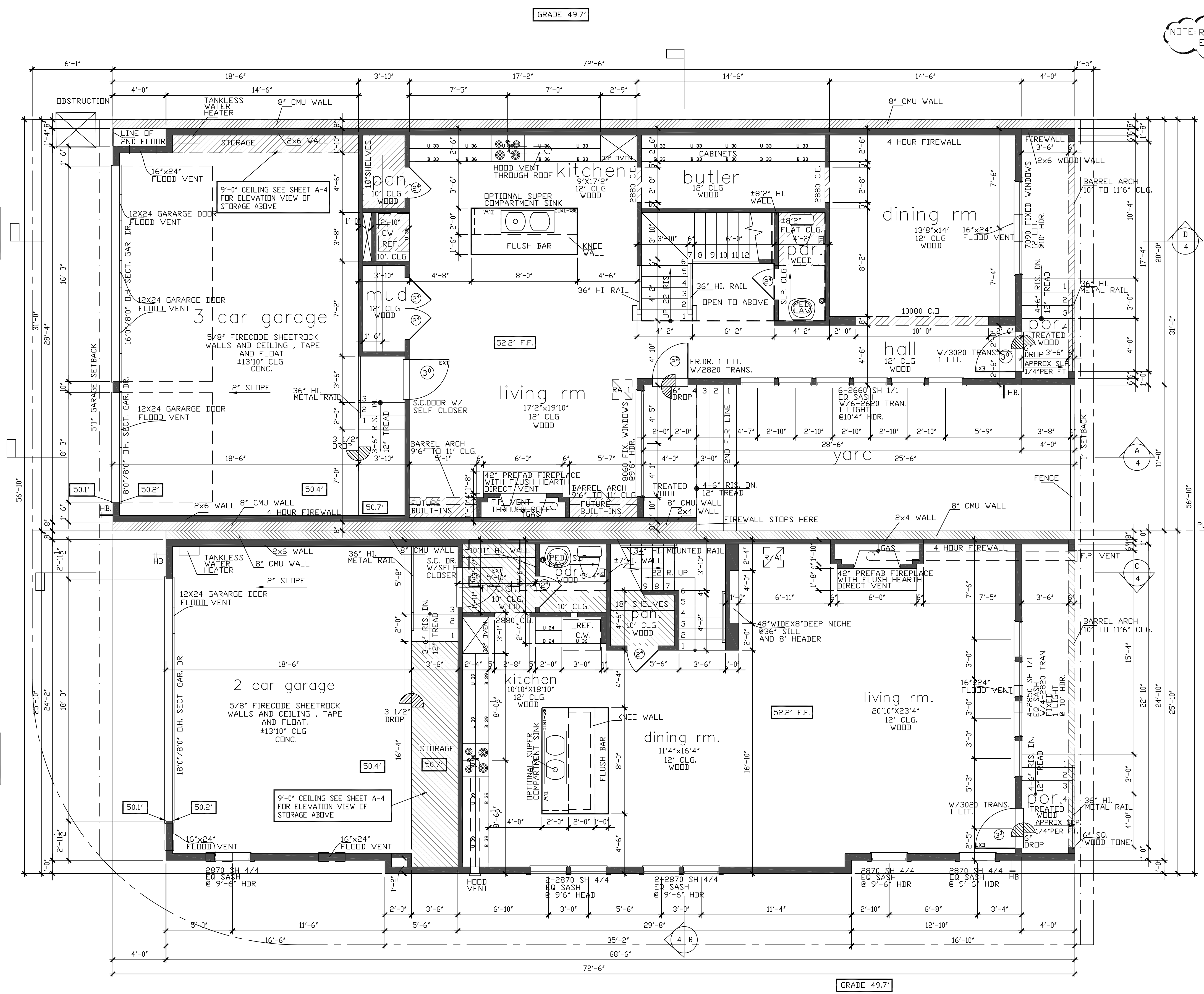
1. Glazing (Hazardous Location) R308.4 2000 IRC  
 Hazardous location for glazing shall comply with section R308.4 of the 2000 IRC for the areas that are applicable to your project.  
 Note: Family room windows next doors and master BR window  
 2. Provide double layer underlayment for low sloped roofs (2:12-4:12)  
 R-905.2.7

<p><b>A BELLY BAND</b> 1-1/2" = 1'-0"</p>	<p><b>B CORNICE WITH OVERHANG</b> 1-1/2" = 1'-0"</p>	<p><b>C CORNER TRANSITION AT STUCCO</b> 1-1/2" = 1'-0"</p>	<p><b>D STUCCO AT SLAB</b> 1-1/2" = 1'-0"</p>	<p><b>E GARAGE DOOR HEADER @ STUCCO</b> 3" = 1'-0"</p>
<p><b>F GARAGE DOOR JAMB @ STUCCO</b> 3" = 1'-0"</p>	<p><b>G ADDRESS PLATE</b> 3" = 1'-0"</p>	<p><b>H HEAD DETAIL (STUCCO VENEER)</b></p>	<p><b>I JAMB DETAIL (STUCCO VENEER)</b></p>	<p><b>J CLOSET ROD AND SHELF</b> 1/4" = 1'-0"</p>

UNDER FLOOR SPACE AREA =1190 SF  
VENTILATION OPENING REQUIRED IS 7.93 SF  
VENTILATION PROVIDED IS 10.7 SF

UNDER FLOOR SPACE AREA =1085 SF  
VENTILATION OPENING REQUIRED IS 7.23 SF  
VENTILATION PROVIDED IS 12.8 SF

NOTE: RECESS WINDOWS ON ALL ELEVATION



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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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.

4013 Breakwood square footage

FIRST FLOOR	1190
SECOND FLOOR	1825
TOTAL LIVING AREA	3015
GARAGE	612
PDRCH	20
YARD	358
TOTAL SLAB AREA	1830

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI 2765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

4011 Breakwood square footage

FIRST FLOOR	1085
SECOND FLOOR	1666
TOTAL LIVING AREA	2751
GARAGE	552
PDRCH	20
TOTAL SLAB AREA	1661

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**BROOKSTONE HOMES, INC.**

**4011 & 4013 BREAKWOOD TOWNHOMES**

**FIRST FLOOR PLAN**

Drawn By/Checked By: J.Q./J.S.  
Original Date Issued: 09/02/2014  
Scale: 1/4" = 1'-0"  
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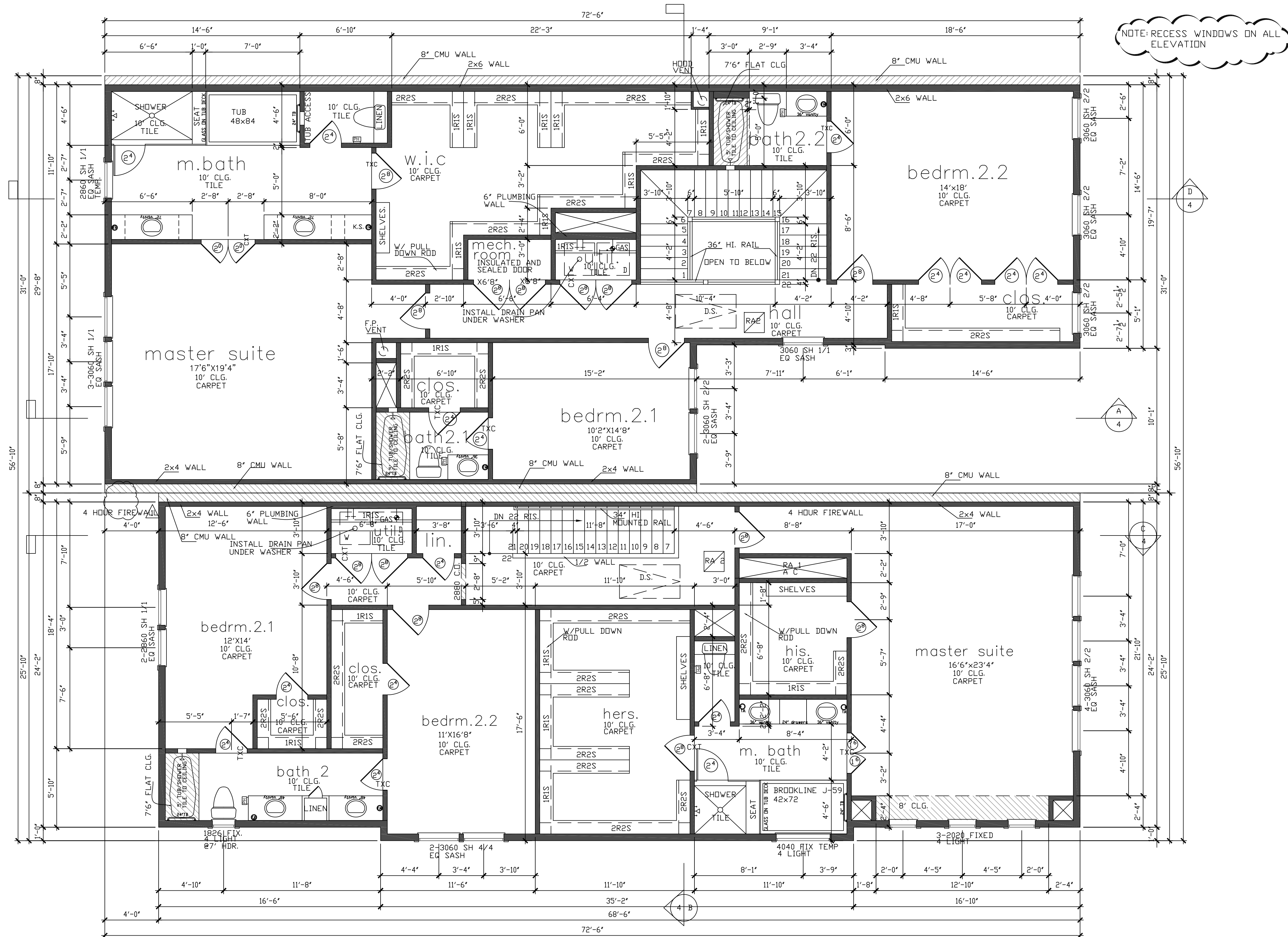
PLAN NO.'S  
4011 BREAKWOOD 2751  
4013 BREAKWOOD 3015

SHEET NO.  
**A-2.1**

REVISION SET 2

4013 BREAKWOOD

4011 BREAKWOOD



NOTE: RECESS WINDOWS ON ALL ELEVATION

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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**4011 & 4013 BREAKWOOD TOWNHOMES**  
**SECOND FLOOR PLAN**

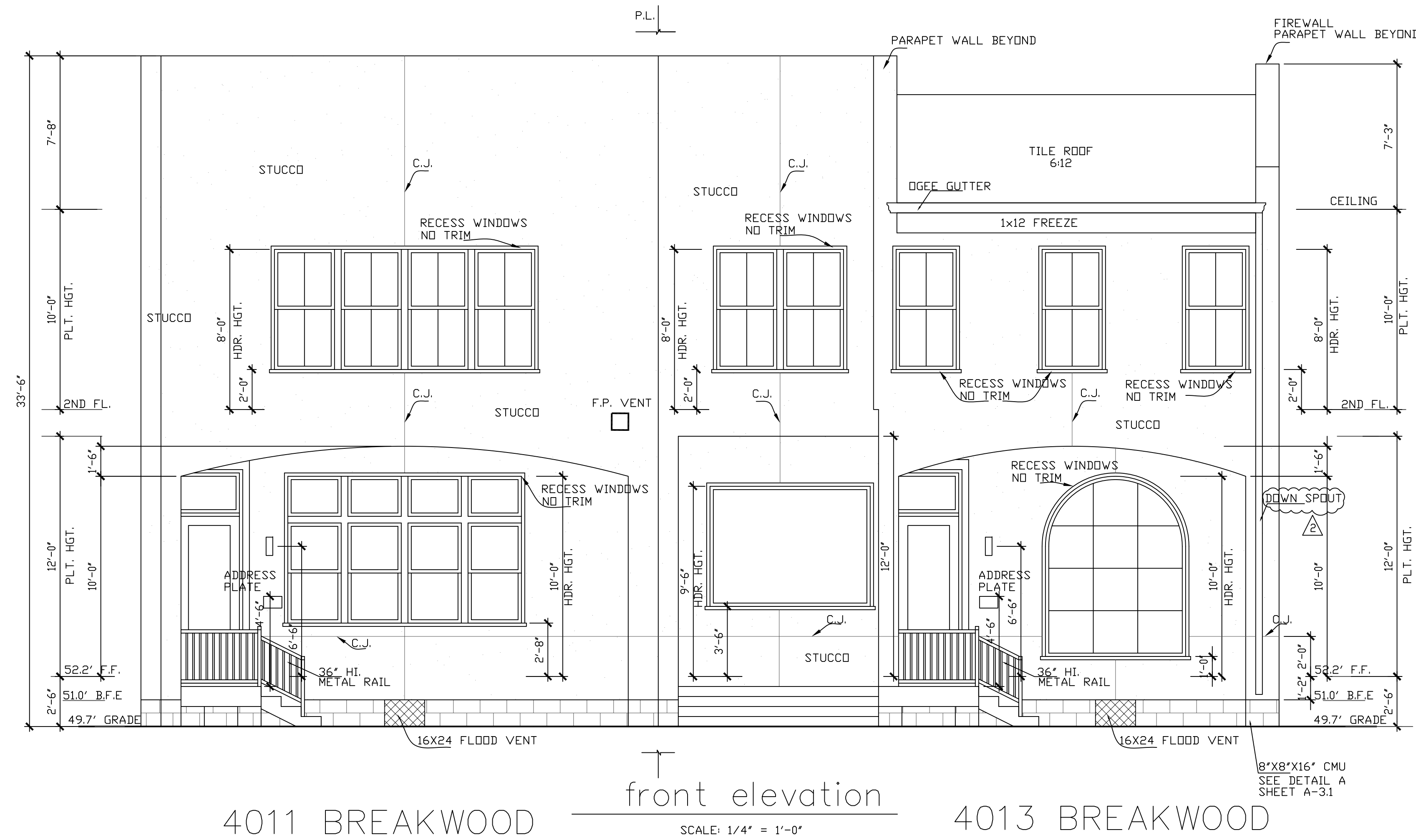
PLAN NO.'S	4011	2751
BREAKWOOD		
4013		3015
BREAKWOOD		

SHEET NO.  
**A-2.2**

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REVISION SET 2



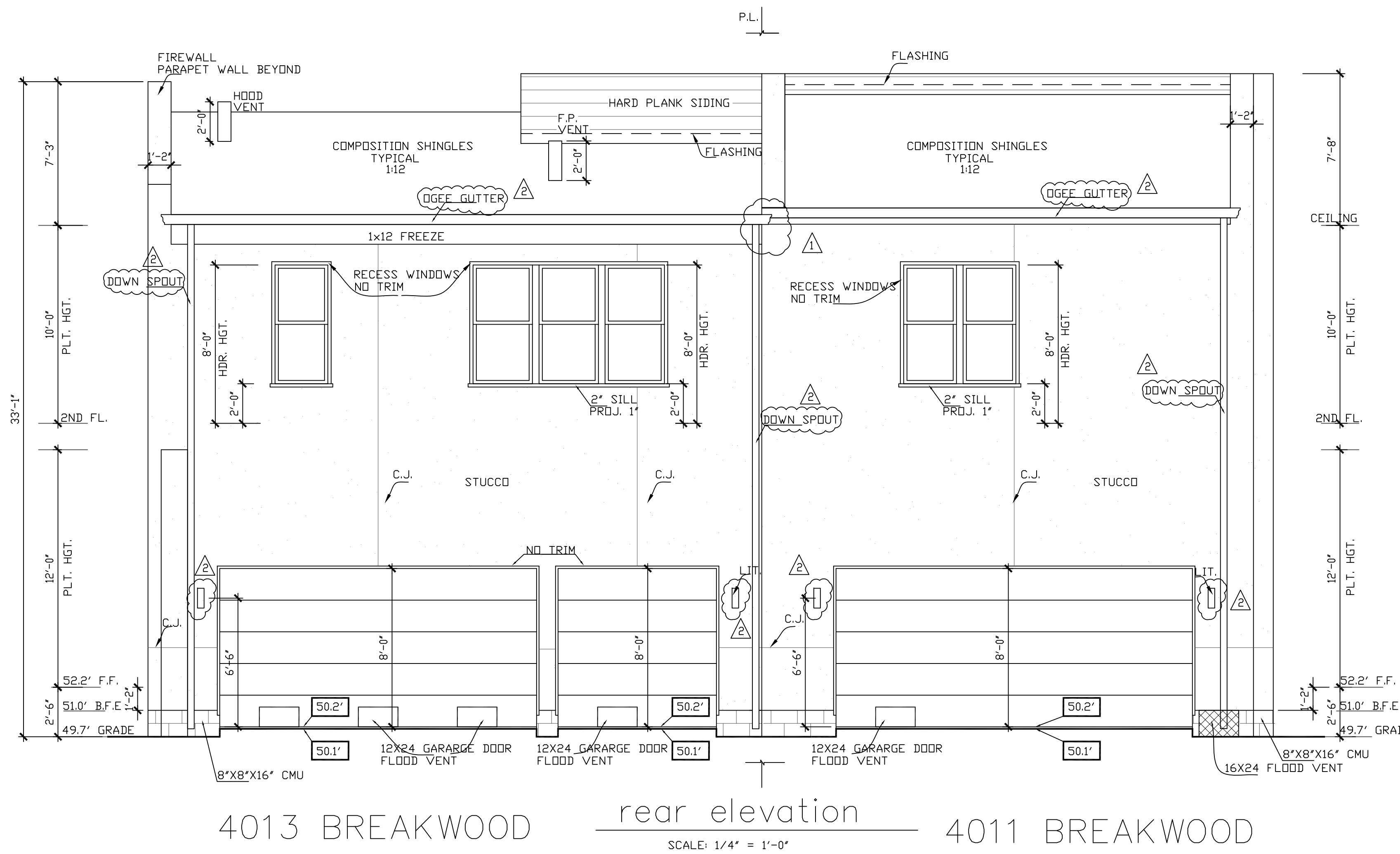
4011 BREAKWOOD

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

4013 BREAKWOOD

NOTE:  
ALL ROOF PITCHES 4:12 AND LESS  
SHALL REQUIRE EXTRA WATER  
PROTECTION, PEEL & STICK CAP  
SHEET WITH A GRANULATED BASE.

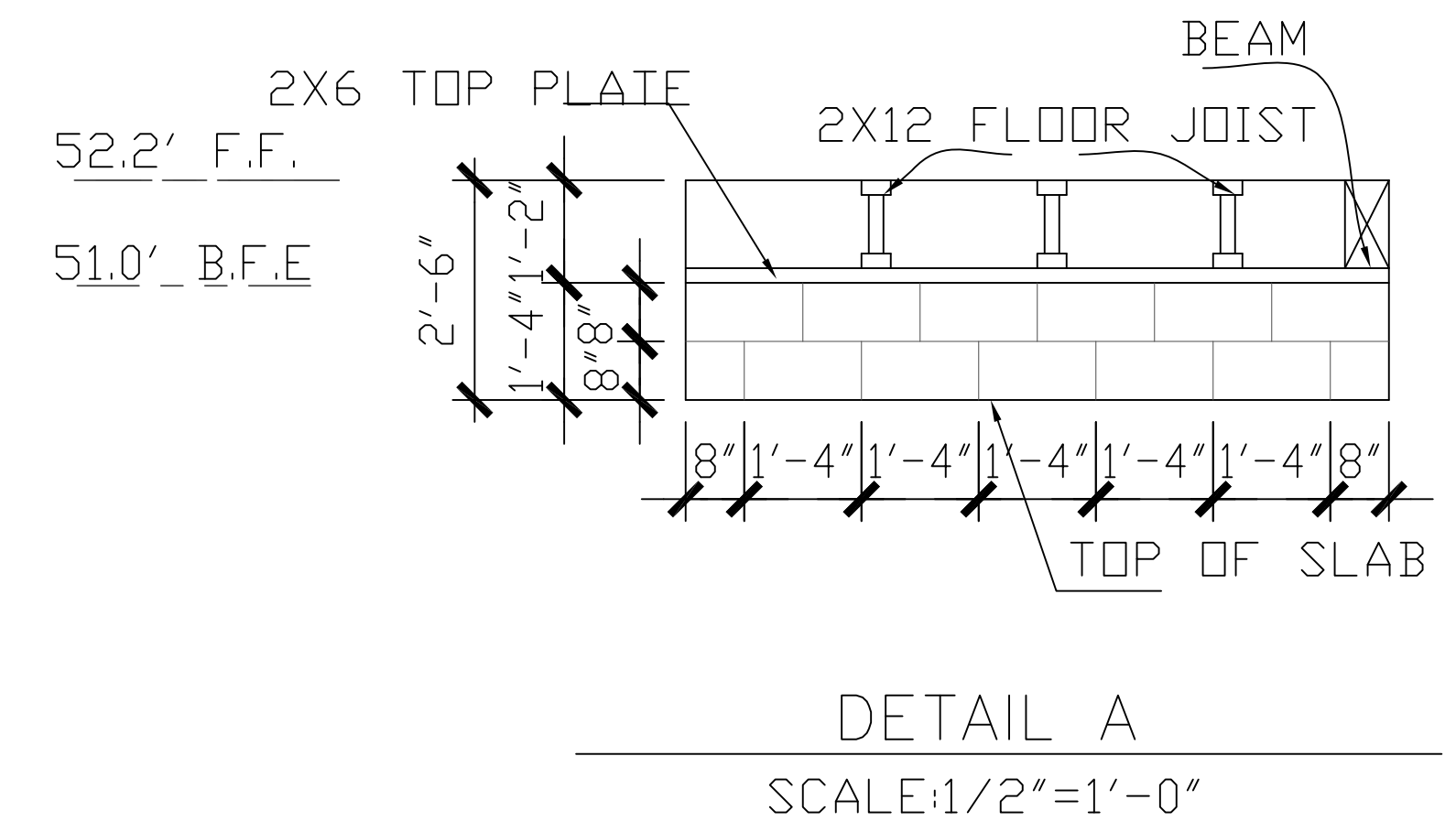
NOTE: RECESS WINDOWS ON ALL  
ELEVATION  
SEE DETAIL H & I  
ON SHEET A-0



4013 BREAKWOOD

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

4011 BREAKWOOD



DETAIL A  
SCALE: 1/2" = 1'-0"

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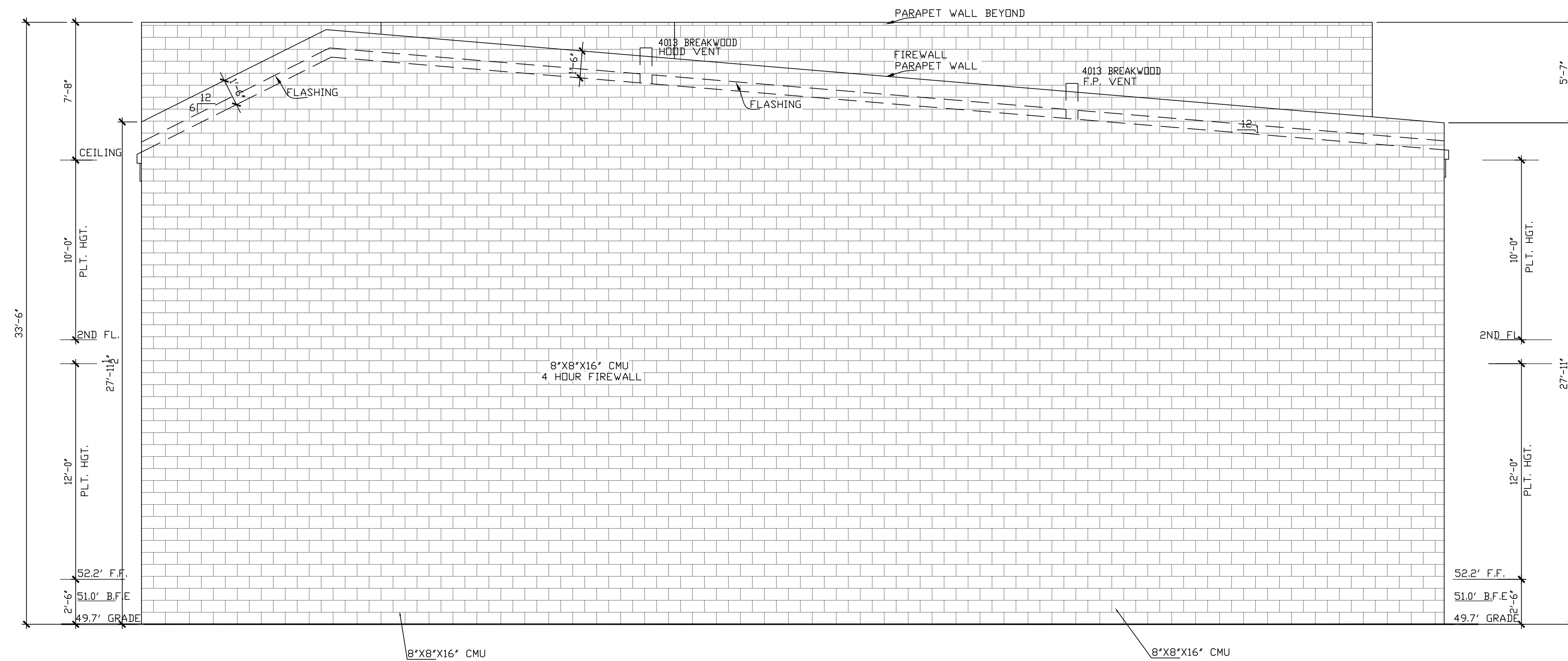
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**4011 & 4013 BREAKWOOD TOWNHOMES  
ELEVATIONS**

PLAN NO.'S  
4011 BREAKWOOD 2751  
4013 BREAKWOOD 3015  
SHEET NO.  
**A-3.1**

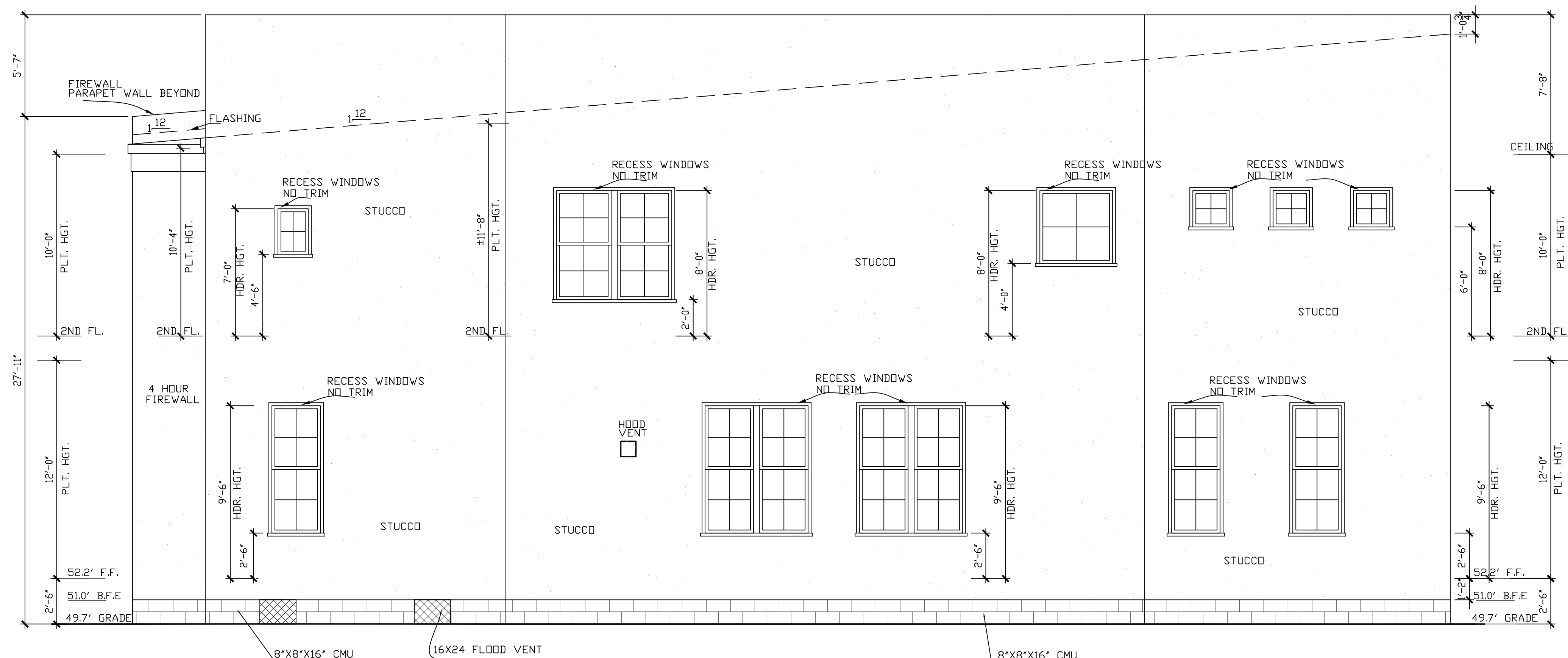
REVISION SET 2



4013 BREAKWOOD  
right elevation

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

NOTE:  
ALL ROOF PITCHES 4:12 AND LESS  
SHALL REQUIRE EXTRA WATER  
PROTECTION, PEEL & STICK CAP  
SHEET WITH A GRANULATED BASE.



4011 BREAKWOOD  
left elevation

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

NOTE: RECESS WINDOWS ON ALL  
ELEVATION  
SEE DETAIL H & I  
ON SHEET A-0

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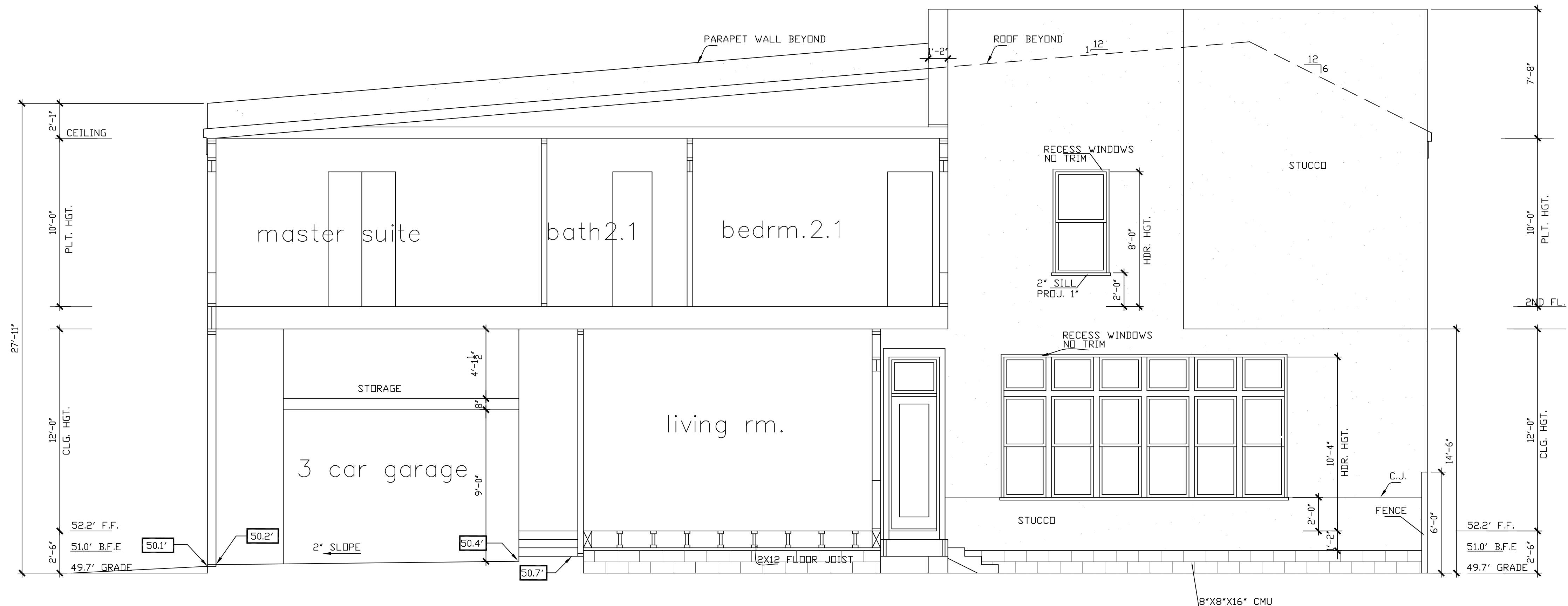
**4011 & 4013 BREAKWOOD TOWNHOMES  
ELEVATIONS**

PLAN NO.'S	
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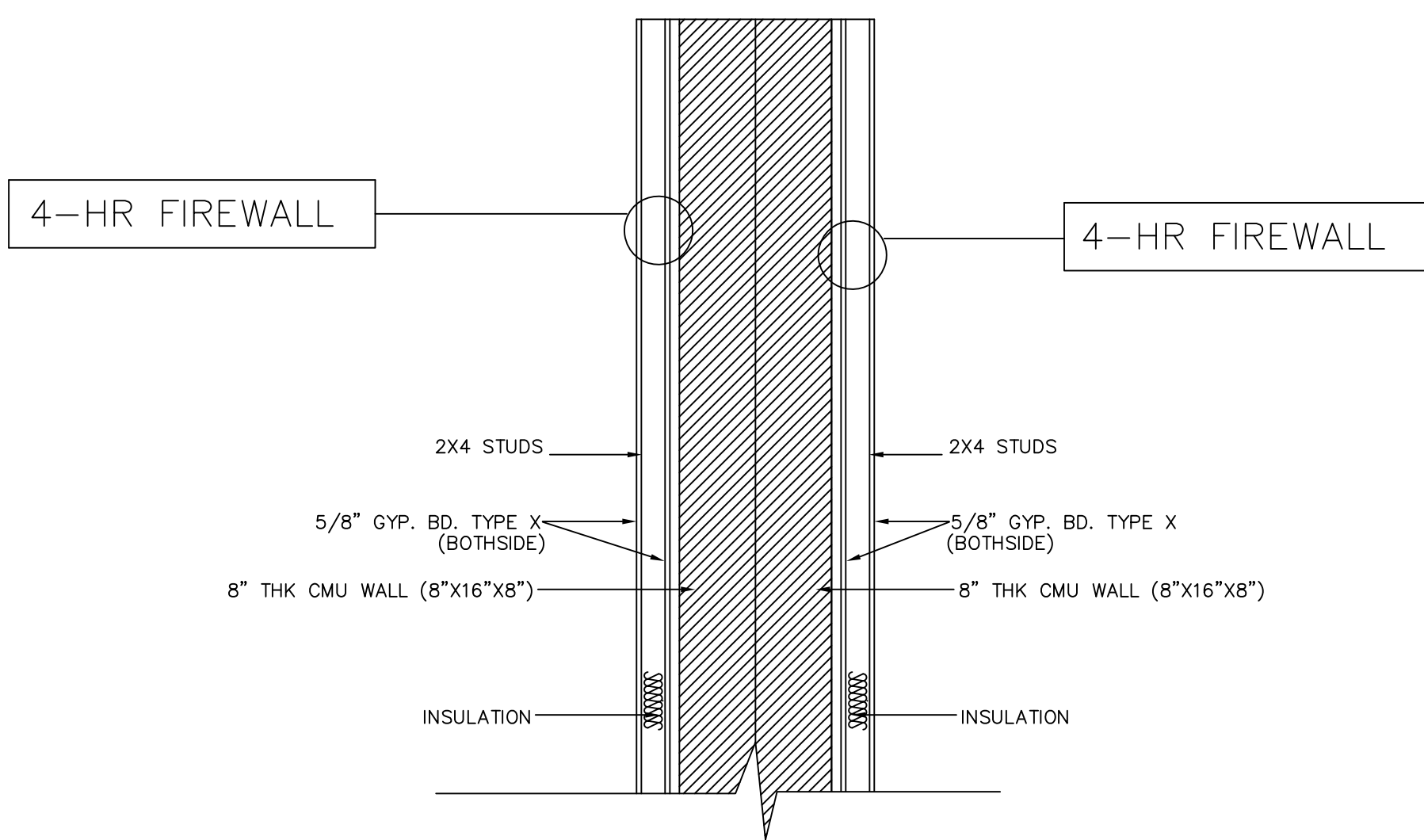
**A-3.2**

REVISION SET 2

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building section "A"  
 SCALE: 1/4" = 1'-0"



B 4 HOUR FIREWALL DETAIL  
 SCALE: 3/4" = 1'-0"

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**4011 & 4013 BREAKWOOD TOWNHOMES**

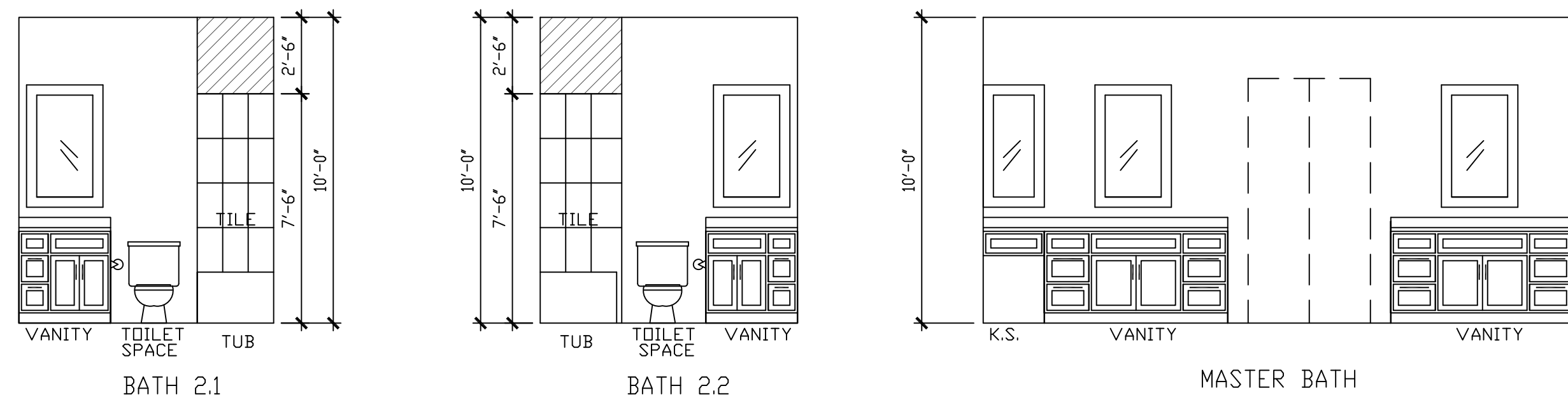
**SECTION**

PLAN NO.'S	
4011 BREAKWOOD	2751
4013 BREAKWOOD	3015

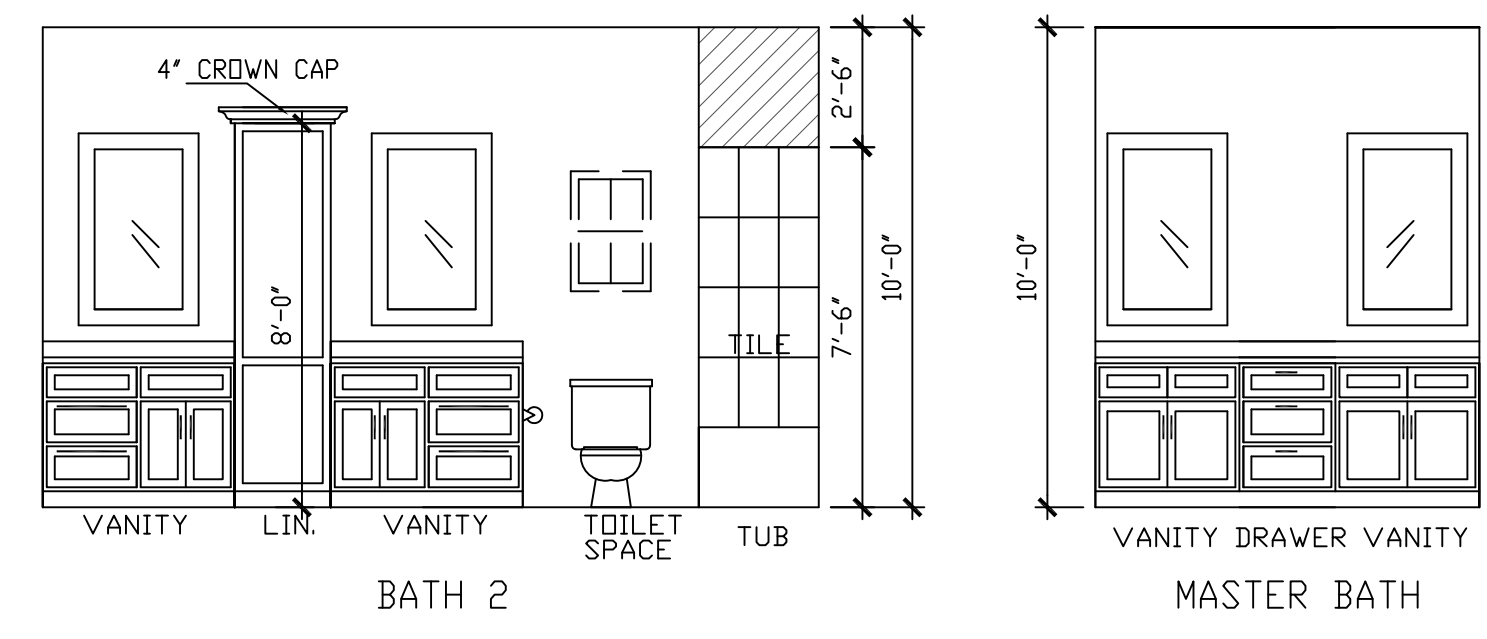
SHEET NO.

**A-4.1**

REVISION SET 2

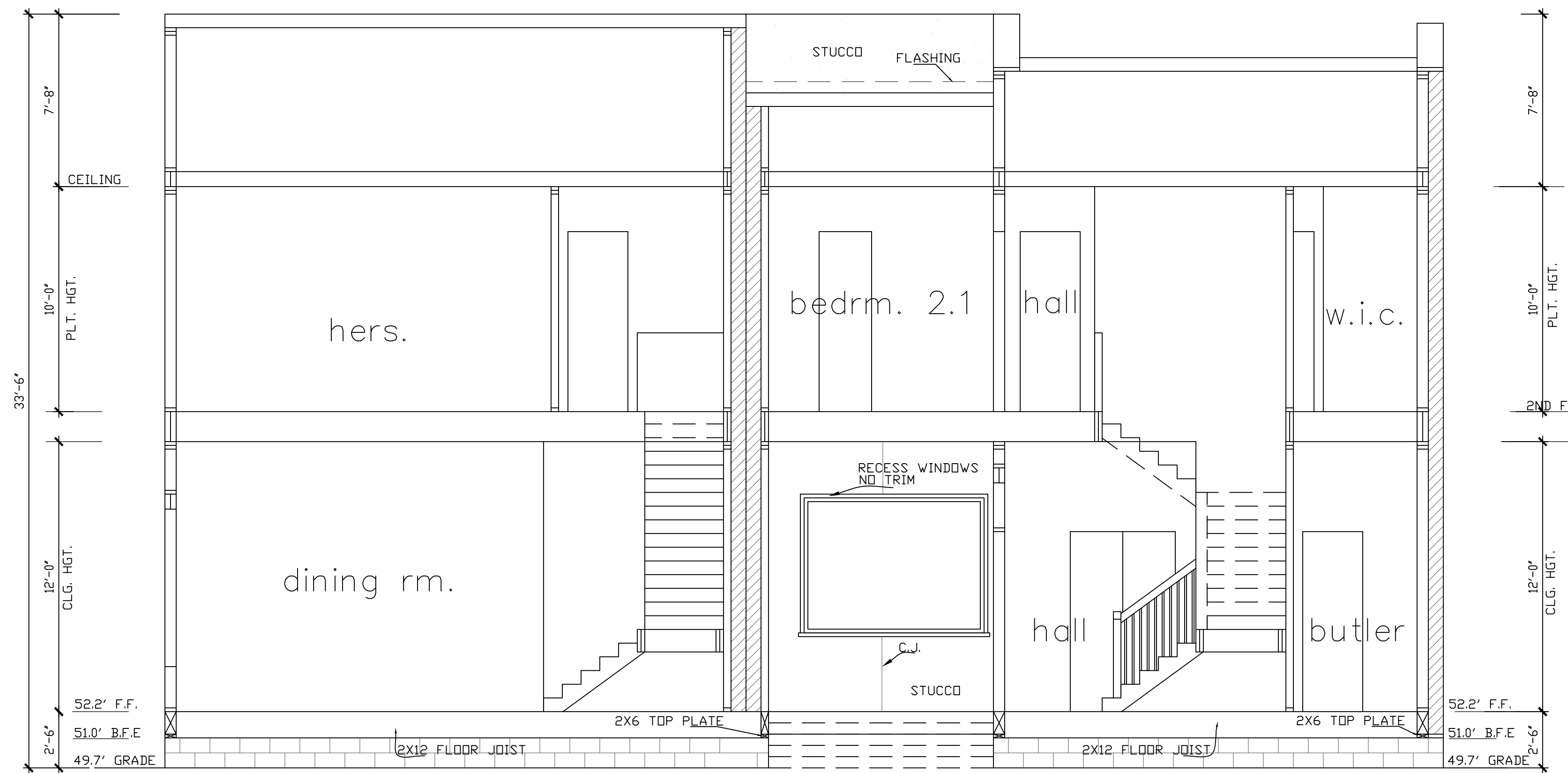


4013 BREAKWOOD



4011 BREAKWOOD

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building section "B"  
 SCALE: 1/4" = 1'-0" B  
4

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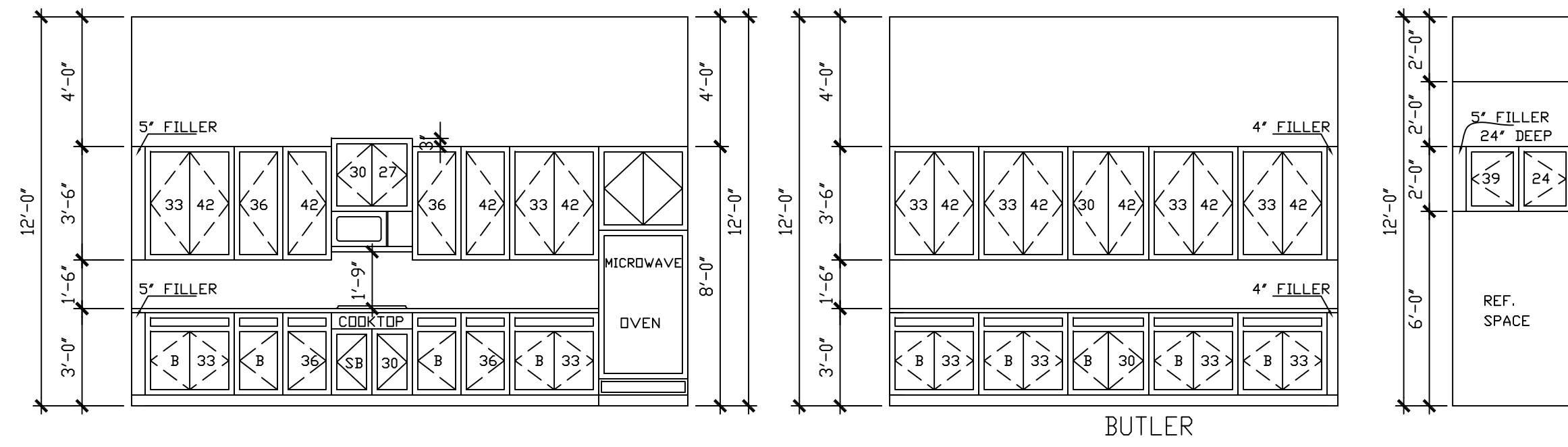
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**4011 & 4013 BREAKWOOD TOWNHOMES**  
**SECTION**

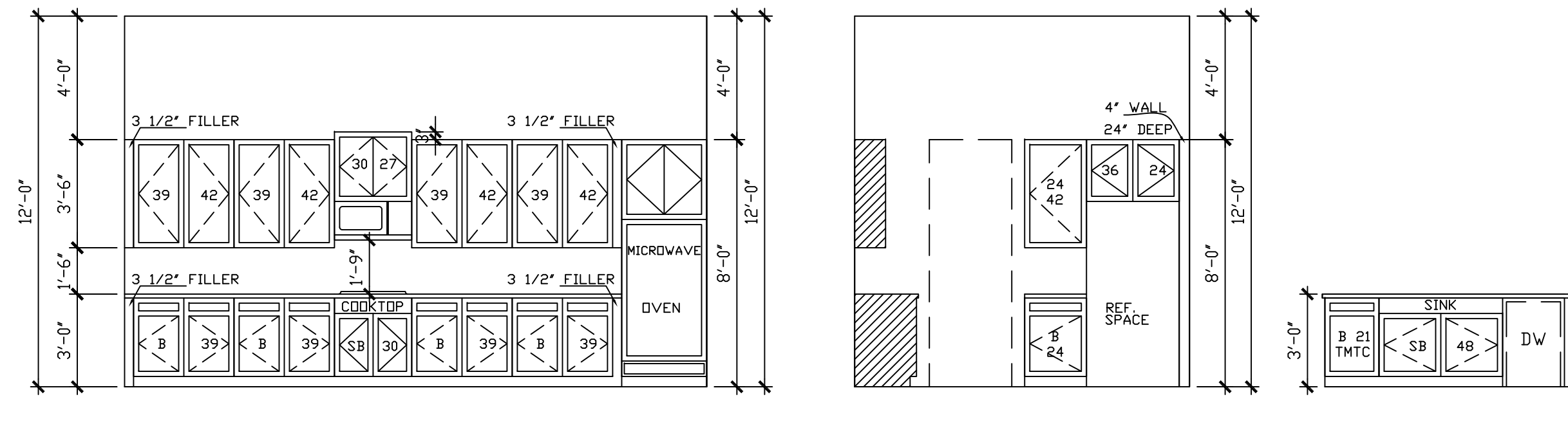
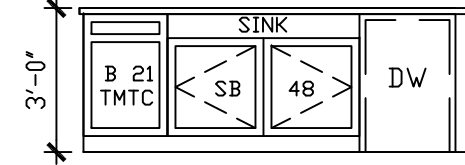
PLAN NO.'S  
 4011 BREAKWOOD 2751  
 4013 BREAKWOOD 3015

SHEET NO.  
**A-4.2**

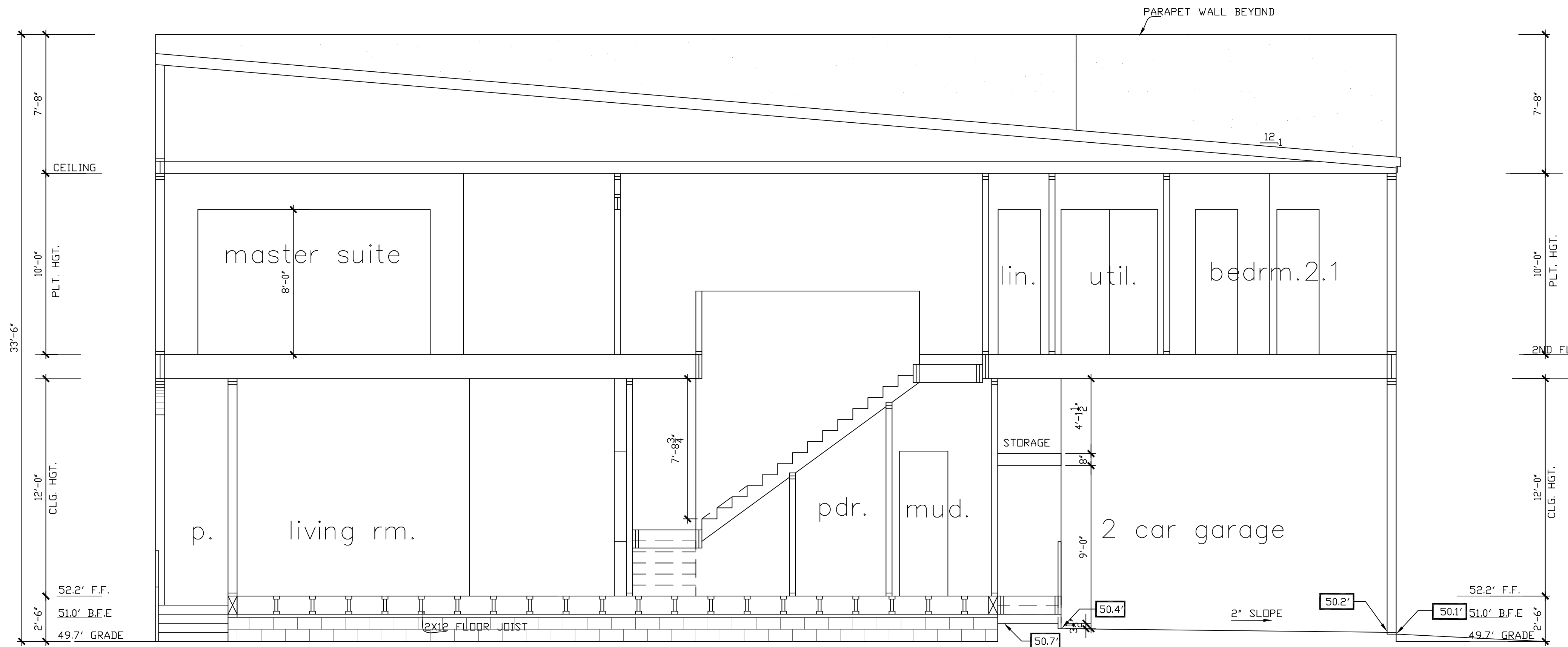
REVISION SET 2



KITCHEN (4013 BREAKWOOD )



KITCHEN (4011 BREAKWOOD )



building section "C"  
SCALE: 1/4" = 1'-0"

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**4011 & 4013 BREAKWOOD TOWNHOMES**

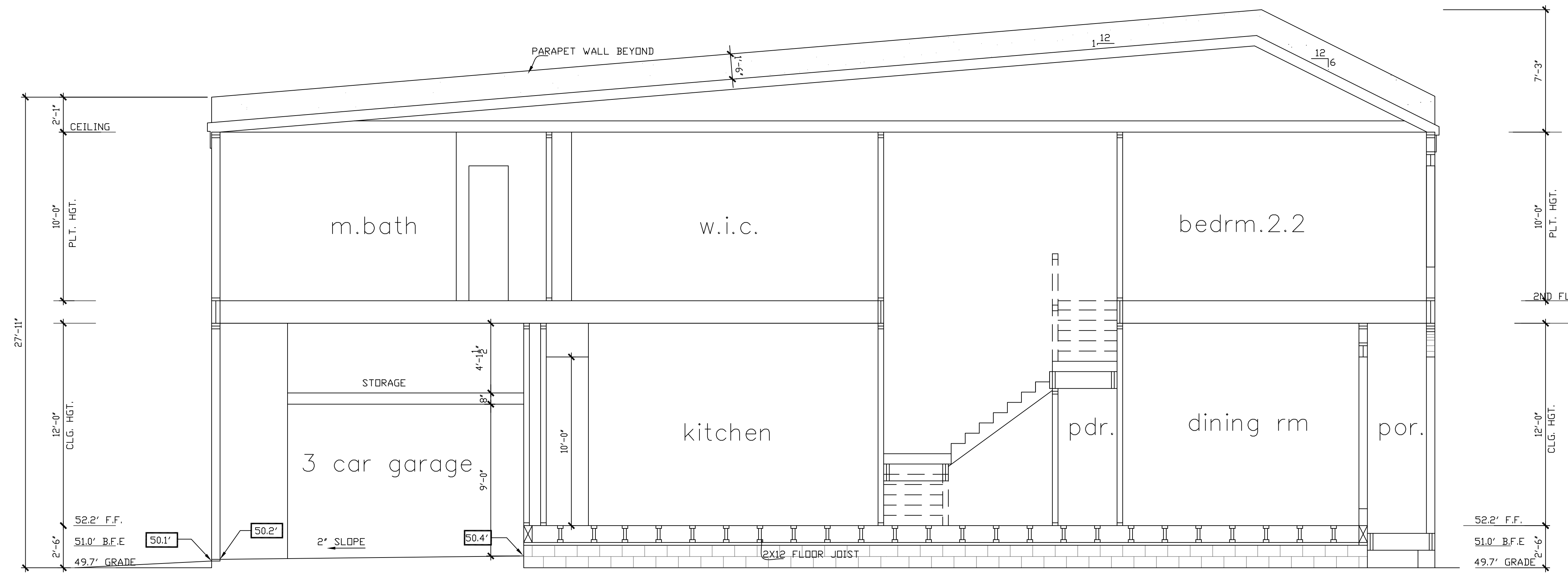
**SECTION**

PLAN NO.'S  
4011 BREAKWOOD **2751**  
4013 BREAKWOOD **3015**

SHEET NO.  
**A-4.3**

REVISION SET 2





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building section "D"  
 SCALE: 1/4" = 1'-0" D  
4

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**4011 & 4013 BREAKWOOD TOWNHOMES**

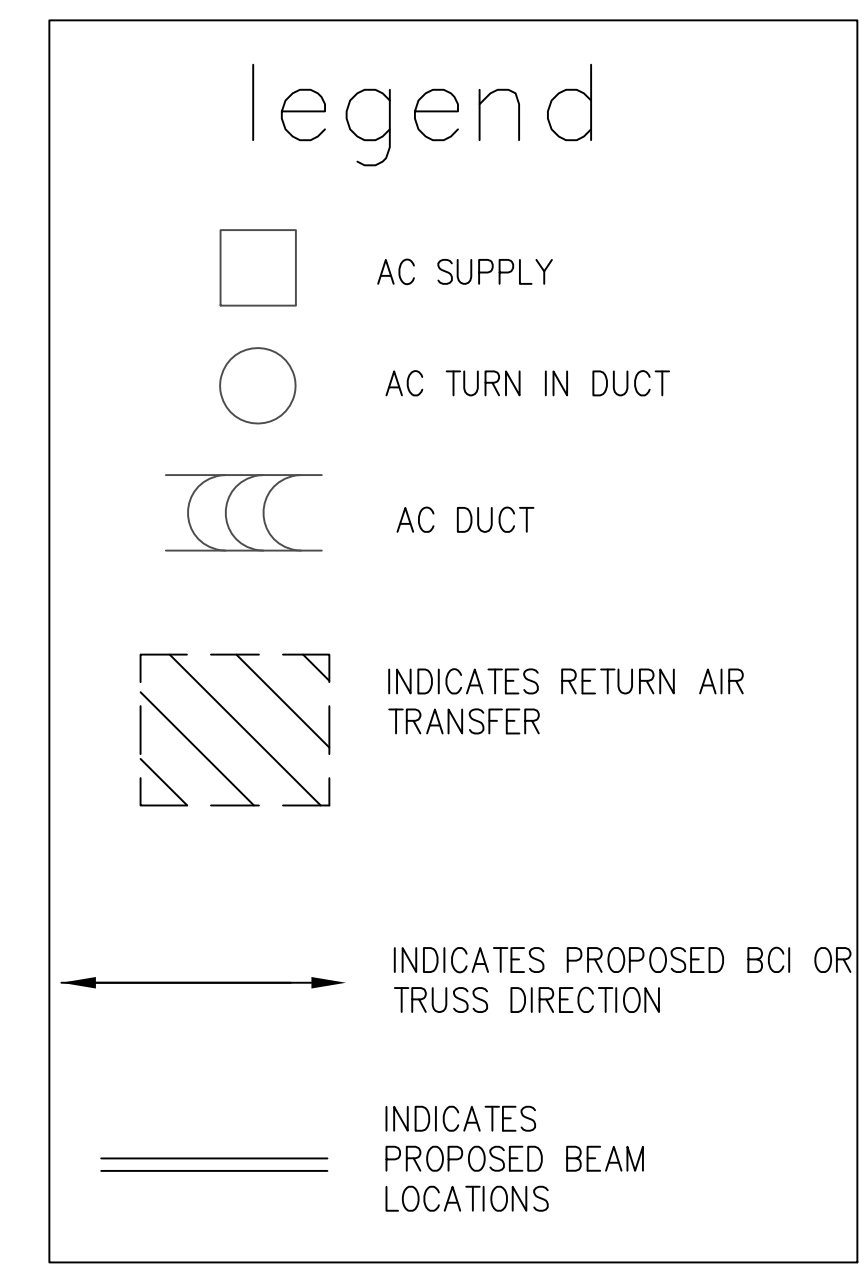
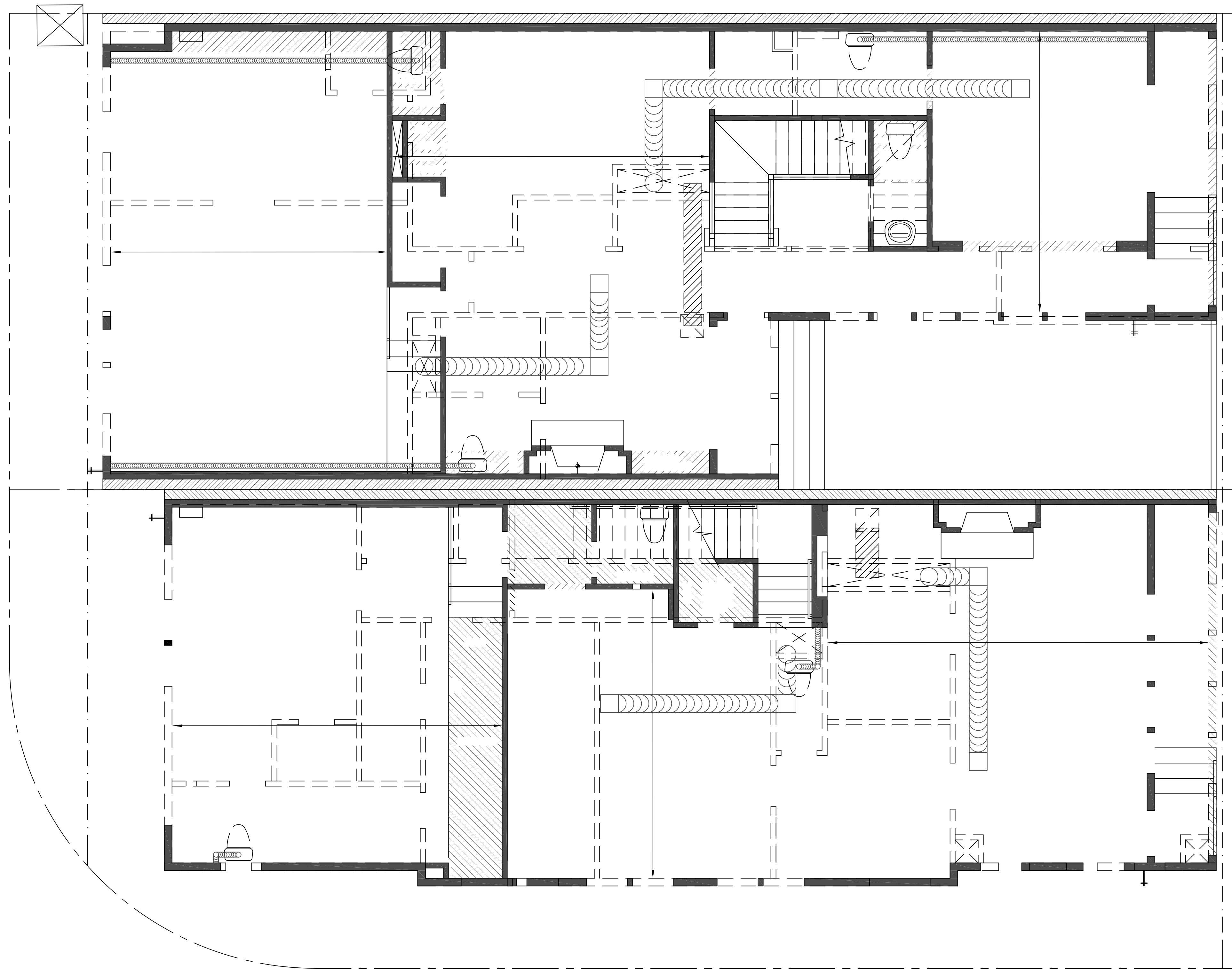
**SECTION**

PLAN NO.'S	
4011 BREAKWOOD	2751
4013 BREAKWOOD	3015

SHEET NO.  
**A-4.4**

REVISION SET 2

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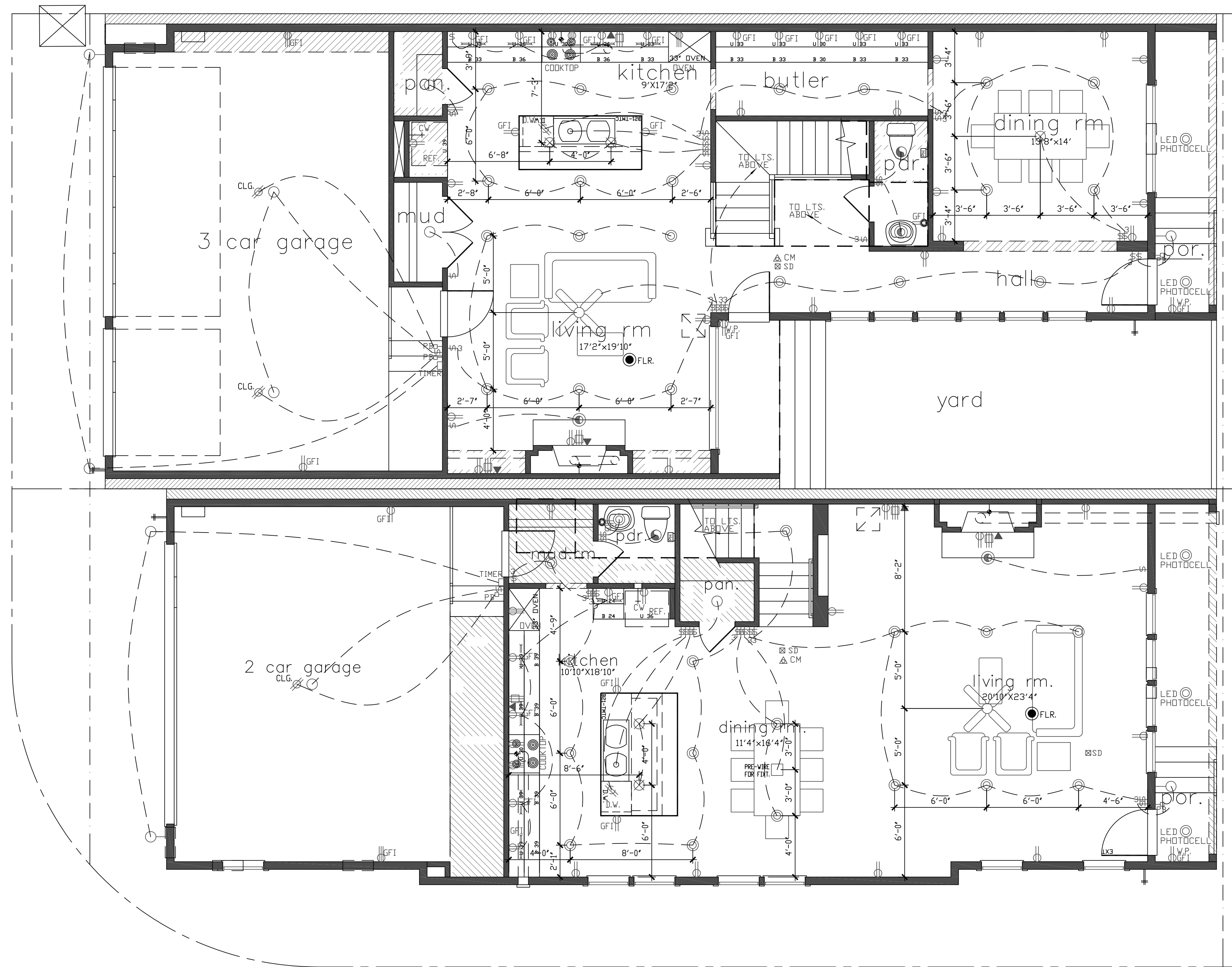
**AC LAYOUT PLAN**

Drawn By/Checked By: J.O./J.S.  
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PLAN NO.'S  
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SHEET NO.  
**A-5**

REVISION SET 2



legend	
	110 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	110 VOLT W/ GROUND FAULT INTERRUPTOR
	110 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION
	TELEPHONE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED HANGING FIXTURE
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE OR SCORCE
	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
	CEILING FAN
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT PANEL
	CLG. GARAGE DOOR OPENER
	SL. STEP LIGHT
	TIMER

LOCATE DOORBELL ON GATE IF NEEDED

LOCATE EYE FOR PHOTOCELL LIGHTS IN SUCH A MANNER TO RECEIVE LIGHT DURING DAYLIGHT HOURS

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

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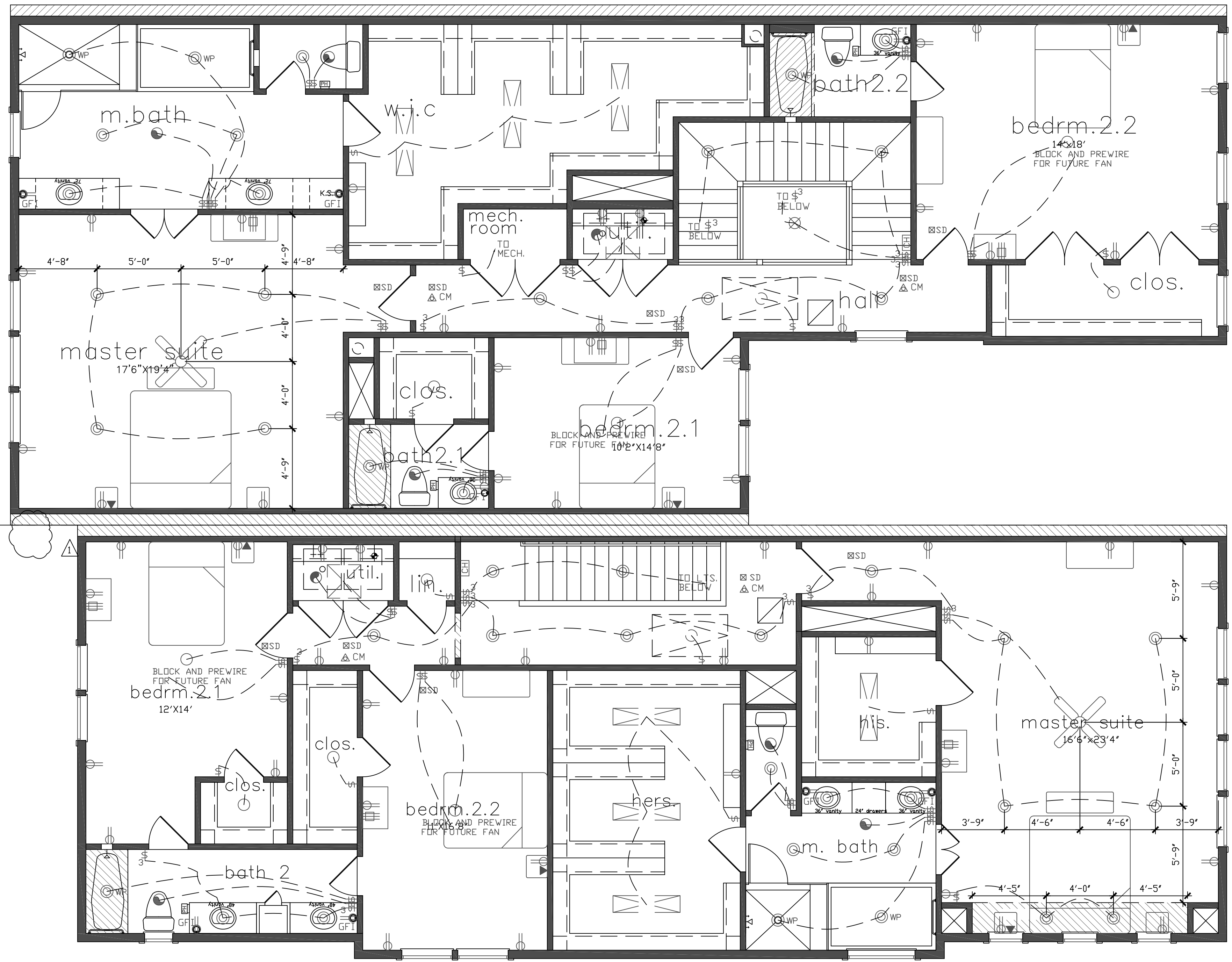
**4011 & 4013 BREAKWOOD TOWNHOMES**

**ELECTRICAL**

PLAN NO.'S	4011 2751
BREAKWOOD	
4013 3015	
BREAKWOOD	

SHEET NO.  
**A-6.1**

REVISION SET 2



second floor

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

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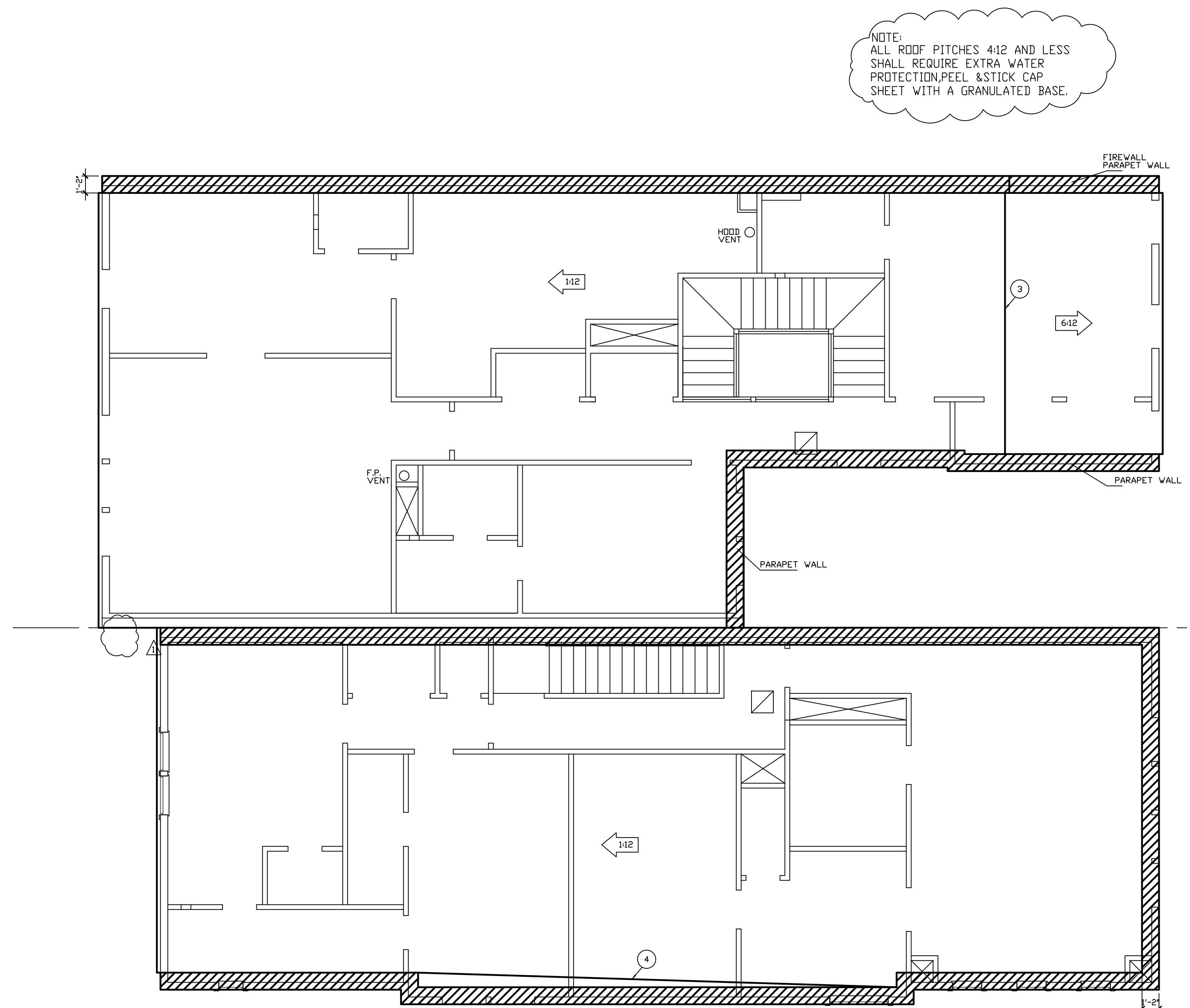
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**ELECTRICAL**

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SHEET NO.  
**A-6.2**

REVISION SET 2



NOTE:  
ALL ROOF PITCHES 4:12 AND LESS  
SHALL REQUIRE EXTRA WATER  
PROTECTION, PEEL & STICK CAP  
SHEET WITH A GRANULATED BASE.

NOTES:

- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
  - ROOF PITCHES AS INDICATED HEREIN.
  - FDR FRAMING REFER TO ENGINEERING DRAWINGS
  - ROOF OVERHANGS TO 12" UNID.
  - ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.
- ① HIP
  - ② VALLEY
  - ③ RIDGE
  - ④ CRICKET

<p>4013 BREAKWOOD HOUSE VENTILATION REQUIRED 1824 SQ FT @ 1:300 1824/300 = 6.1 ATTIC VENTILATION @ 144 SQ IN EACH = 902 SQ IN</p> <p>HOUSE VENTILATION PROVIDED 18" LIN FT RIDGE VENT @ 18 SQ IN EACH = 324 SQ IN 208" LIN FT SIFFIT VENT @ 3 SQ IN EACH = 624 SQ IN 0 AIR HAWKS @ 61 SQ IN EACH = 0 SQ IN TOTAL = 948 SQ IN</p>
<p>4011 BREAKWOOD HOUSE VENTILATION REQUIRED 1126 SQ FT @ 1:300 1126/300 = 3.75 ATTIC VENTILATION @ 144 SQ IN EACH = 833 SQ IN</p> <p>HOUSE VENTILATION PROVIDED 12" LIN FT RIDGE VENT @ 18 SQ IN EACH = 0 SQ IN 182" LIN FT SIFFIT VENT @ 3 SQ IN EACH = 546 SQ IN 0 AIR HAWKS @ 61 SQ IN EACH = 0 SQ IN TOTAL = 546 SQ IN</p>

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.

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

Drawn By/Checked By: J.O./J.S.  
Original Date Issued: 09/02/2014  
Scale: 1/4" = 1'-0"  
Last Updated: 06/21/2019

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**4011 & 4013 BREAKWOOD TOWNHOMES**  
**ROOF PLAN**

PLAN NO. S	4011 BREAKWOOD	2751
	4013 BREAKWOOD	3015
SHEET NO.	<b>A-7</b>	

REVISION SET 2