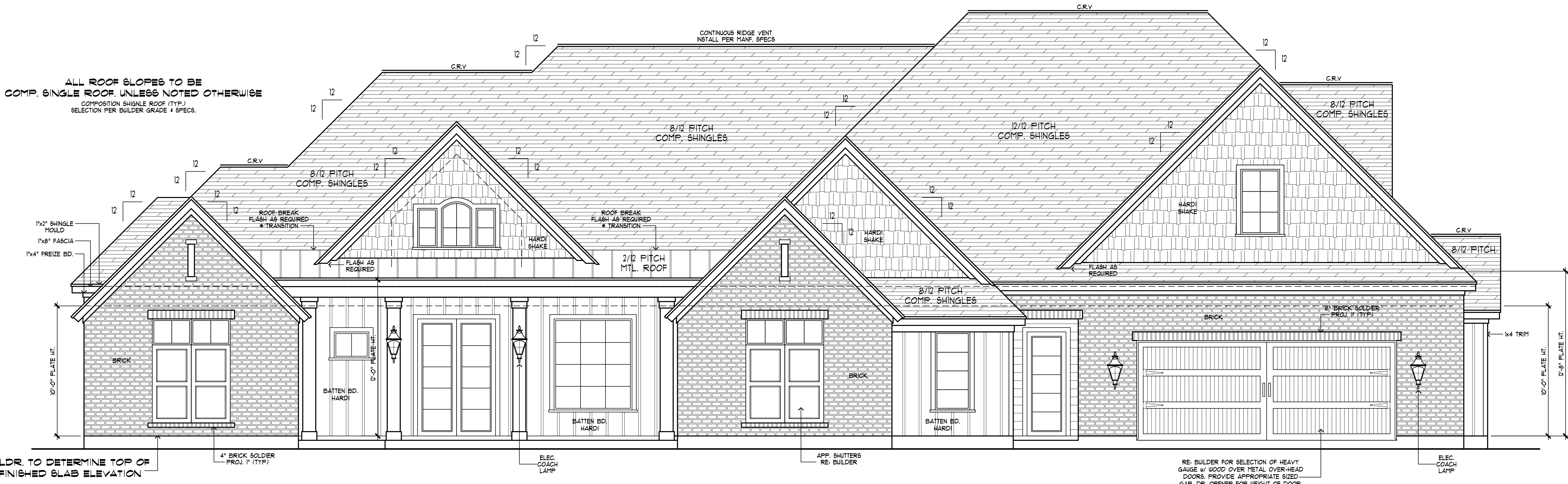
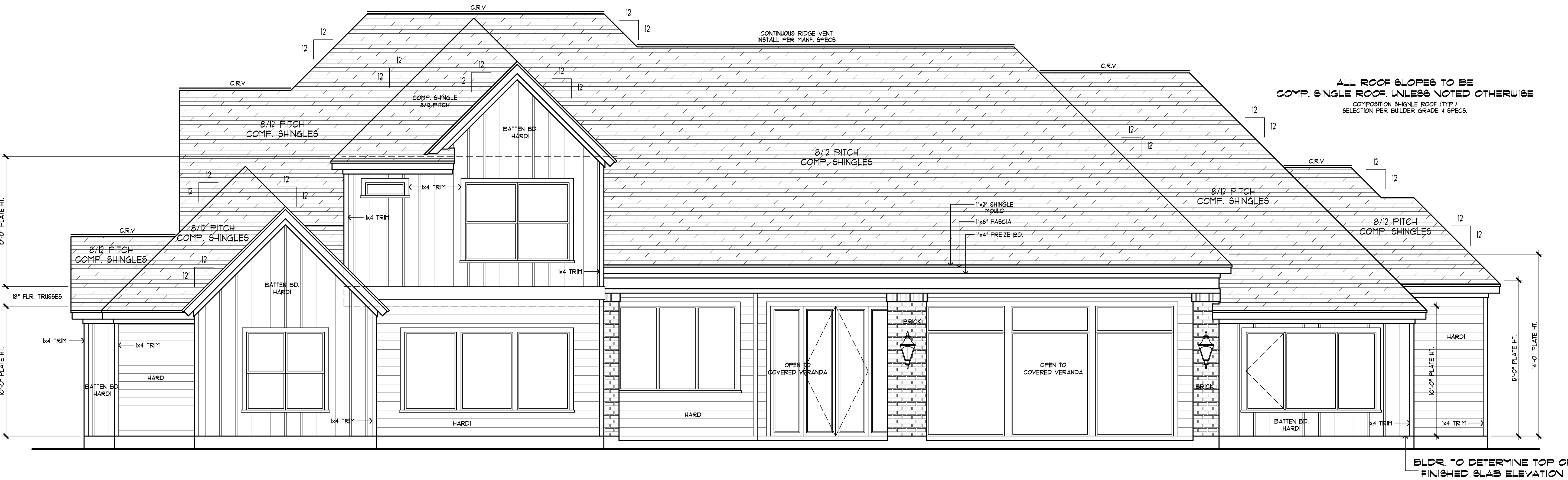




1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:
- 1). ALL EXTERIOR FINISHES, ROOFING, AND DETAILS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND COMPLY WITH U.L. AND A.S.T.M. STANDARDS. BUILDER/OWNER WILL HIRE ONLY PROFESSIONAL CONTRACTORS TO PERFORM ANY CONSTRUCTION FOR THIS DWELLING. CONSTRUCTION WILL BE SUPERVISED BY THE BUILDER WHO WILL DETERMINE, GUIDE, REVIEW, INSPECT, APPROVE AND THEN CERTIFY ALL WORKMANSHIP OF SUBCONTRACTORS. DESIGNER IS NOT RESPONSIBLE FOR POOR, INCOMPLETE OR SUBSTANDARD WORKMANSHIP. ALL CONTRACTORS HIRED BY BUILDER MUST HAVE THE EXPERIENCE AND KNOWLEDGE TO PERFORM ACCORDING TO A.S.T.M. AND U.L. GENERAL INDUSTRY STANDARDS AND PRACTICES. WORK SHALL COMPLY WITH THE 2001 IRC, BOOK OF STANDARDS WHICH IS TO BE PROVIDED BY THE BUILDER TO SUBCONTRACTORS AND KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION. DESIGNER DOES NOT CERTIFY OR APPROVE THE QUALIFICATIONS OF ANY BUILDER, HIS ASSIGNS, OR SUBCONTRACTORS. ON-SITE SUPERVISION IS NOT PART OF DESIGNER'S GENERAL SERVICES. EXACT DETAILS, MATERIALS, AND METHODS FOR CONSTRUCTION WILL BE DETERMINED AND APPROVED BY THE BUILDER IN ACCORDANCE WITH THE GENERAL DESIGNS PROVIDED BY THE DESIGNER. THE BUILDER WILL NOTIFY DESIGNER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE PLANS AND THE ENGINEERING DRAWINGS OR DETAILS PRIOR TO CONTRACTOR PERFORMING ANY WORK. BUILDER WILL HALT CONSTRUCTION IN THAT AREA/UNIT, SUCH ISSUES ARE RESOLVED.
 - 2). SEE ELEVATIONS AND DETAIL SHEET FOR TYPICAL FACIA AND SOFFIT CORNICE DESIGN. REFER TO BUILDER FOR EXACT MATERIAL SPECIFICATIONS AND EXACT CONSTRUCTION ASSEMBLY.
 - 3). VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQ'D. - LOCATED BY BLDG./CONTRACTOR AS PER ASTM MASONRY STANDARD.
 - 4). INSULATION PER OWNER / BLDG. SELECTION. MIN. R-13 WALL, R-19 SLOPE ROOF AND KNEE WALL, R-30 * ATTIC.
 - 5). BUILDER WILL USE MINIMUM (CLASS B SHINGLES) WITH A 30 YR. MANF. WARRANTY FOR COMPOSITION ROOF OVER 30 sq. ft. FELT PAPER UNDERLAY, MINIMUM 1/8" OSB ROOF DECKING WITH TECH SHIELD IF REQUESTED. BUILDER SHALL INSTALL PASSIVE DESIGNED CONTINUOUS SOFFIT AND RIDGE VENTS PER MANUFACTURER SPECIFICATIONS AND A.S.T.M. STANDARDS. POWER VENTS IF REQUIRED.
 - 6). FOR TILE ROOFING SEE ENGINEER DRAWINGS FOR STRUCTURE AND DECKING WITH 2x8 MINIMUM RAFTERS AT 16" O.C. USE 30 lb. FELT UNDERLAY WITH "GRACE ICE AND WATER SHIELD" IN AT ALL VALLEYS AND VERTICAL WALL JOINTS. INSTALL GALV. METAL VALLEYS AND FLASH ALL CRICKETS AND WALL JOINTS WITH METAL FLASHING AS REQUIRED. INSTALL CONTINUOUS SOFFIT VENTS AND "HAGAN W" ROOF VENTS PER CALCULATIONS USING THE MANUFACTURER SPECIFICATIONS ACCORDING TO ROOF SURFACE AREA AND ATTIC VOLUME. PLANT VENTS TO MATCH TILE COLOR. USE SPECIFICALLY MANUFACTURED TILES FOR ALL RIDGE AND HIP TILES WITH CUSTOM HIP END TILE CAMPS AT ALL ENDS. FILL CONCRETE (COLOR MATCHED) UNDER ALL RIDGE AND HIP TILE BEAMS BETWEEN MAIN FIELD TILES. SEE MANUFACTURER SPEC. FOR ROOF PREP, NAILING AND TILE INSTALLATION.
 - 7). ALL STUCCO TO BE (3-LAYER) HARD COAT OVER PLYWOOD OR SOLID OSB SHEATHING w/ TYVEK WRAP. INSTALLED w/ EXPANSION JOINT LOCATED BY CONTRACTOR PER INDUSTRY STANDARD.
 - 8). ALL DECORATIVE HOLDING TO BE STYROFOAM w/ STUCCO FINISH COAT. STUCCO CONTRACTOR OR BUILDER TO LOCATE HORIZONTAL AND VERTICAL EXPANSION JOINTS PER A.S.T.M. STANDARDS OR IN REQUIREMENTS PRIOR TO APPLICATION.
 - 9). STUCCO ACCENTS TO BE APPLIED STYROFOAM, EITHER GLUED OR FASTENED w/ GALVANIZED METAL FASTENERS PER MANUFACTURER - INDUSTRY STANDARD.
 - 10). ALL CHIMNEY STACKS TO RISE MINIMUM 2'-0" ABOVE ANY ROOF OR STRUCTURE WITHIN A 10'-0" RADIUS AND BE FITTED WITH A U.L. APPROVED SPARK ARRESTOR IF REQUIRED. FLASH AND CRICKET AROUND CHIMNEY AS REQUIRED. ANY DECORATIVE CHIMNEY CAP OR COVERS TO BE FABRICATED FROM NON COMBUSTIBLE METAL MATERIAL. ALLOW FOR FULL UNOBSTRUCTED VENTILATION AND DESIGN TO WITHSTAND MINIMUM 30 mph WIND LOAD OR HIGHER. FOR COASTAL INSTALLATIONS SEE ENGINEER FOR COASTAL DESIGN GUIDELINES. SEE MANF. SHOP DRAWINGS FOR ALL DETAILS.
 - 11). PLUMBER TO SIZE AND LOCATE VENT STACKS TO EXTEND THROUGH ROOF DECK AND TERMINATE NOT LESS THAN 12" AWAY FROM ANY STRUCTURE. ALL PENETRATIONS TO BE SEALED AND FLASHED AS REQUIRED. LOCATE VENT STACKS ON REAR SIDE OF MAIN RIDGE IF POSSIBLE OR OUT OF VIEW FROM FRONT ELEVATION. PAINT STACKS TO MATCH ROOF COLOR.
 - 12). ALL VENTING FOR APPLIANCES, MECHANICAL EQUIPMENT, OR COMBUSTION PRODUCING MACHINERY SHALL HAVE CONTINUOUS PIPING FROM SOURCE TO OUTSIDE. PIPES OR DUCTS SHALL BE FABRICATED FROM MATERIALS WITH SPECIFIC SIZE AND TERMINATE TO OUTSIDE AT A DISTANCE SPECIFIED BY MANUFACTURER. ALL OPENINGS OR PENETRATIONS FOR SUCH EQUIPMENT, A/C COILS, APPLIANCES, PLUMBING, AND ELECTRICAL SHALL HAVE GALV. METAL COVERS AND BE SEALED TO PREVENT WATER OR MOISTURE FROM ENTERING INTO WALL OR CEILING CAVITY. SEE MANUFACTURER SPEC'S FOR DIRECT VENT AND GAS LOG FIREBOX ASSEMBLY AND TERMINATION INCLUDING PROTECTIVE SAFETY SHIELD AND MINIMAL SURROUND CLEARANCE FOR HOT VENT PIPES. ALL SIZING FOR PIPES OR DUCTS TO BE DETERMINED BY MANUFACTURER AND SHALL COMPLY WITH U.L. AND A.S.T.M. STANDARDS OR GUIDELINES. DUCTWORK SHALL INCLUDE DEVICE TO PREVENT BACK DRAFT AND EXHAUST FROM RE-ENTERING BUILDING. TERMINATIONS SHALL BE LOCATED NOT CLOSER THAN 36" MINIMUM FROM ANY OPENING SUCH AS A DOOR OR WINDOW LEADING DIRECTLY INTO THE BUILDING. ABSOLUTELY NO VENTING OF ANY KIND INTO ATTIC, GARAGE, HALL, OR CEILING CAVITIES.
 - 13). ALL A/C COILS & ELEC. PENETRATIONS TO BE PLACED THROUGH GALV. COUNTER FLASH DUCT AND SEALED w/ NON-COMBUSTIBLE PERM. FOAM INSULATION.
 - 14). OWNER / BUILDER TO APPROVE AND LOCATE ALL GUTTERS AND DOWN SPOUTS w/ CONTRACTOR AND TIE INTO LANDSCAPE DRAIN AS REQUIRED.
 - 15). TYPICAL VERTICAL ELEVATION DIMENSIONS TAKEN FROM TOP OF SLAB. ALL DIMENSIONS ARE NOMINAL NOT ACTUAL. ADJUST ACTUAL SIZES ACCORDINGLY.
 - 16). BUILDER / CONTRACTOR TO INSTALL BRICK TIES, DEEP HOLES, MORTAR JOINTS, AND EXPANSION JOINTS PER B.L.A. AND ASTM STANDARDS.

CONSTRUCTION SET

FLAIR BUILDERS

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CUSTOM RESIDENTIAL DESIGNS
DESIGN, PLANNING, MARKETING

OFFICE: (281) 807-6822
25311 BUDDIE RD. / SUITE 601 / THE WOODLANDS, TX. 77380

BUILDER / 50 FT.

14301 BONNEY BRIER DR.

G.K.J. PROJECT NUMBER

FB2501

SHEET NUMBER

A1

DATE	
ISSUE	04/28/25
REVISED	09/23/25

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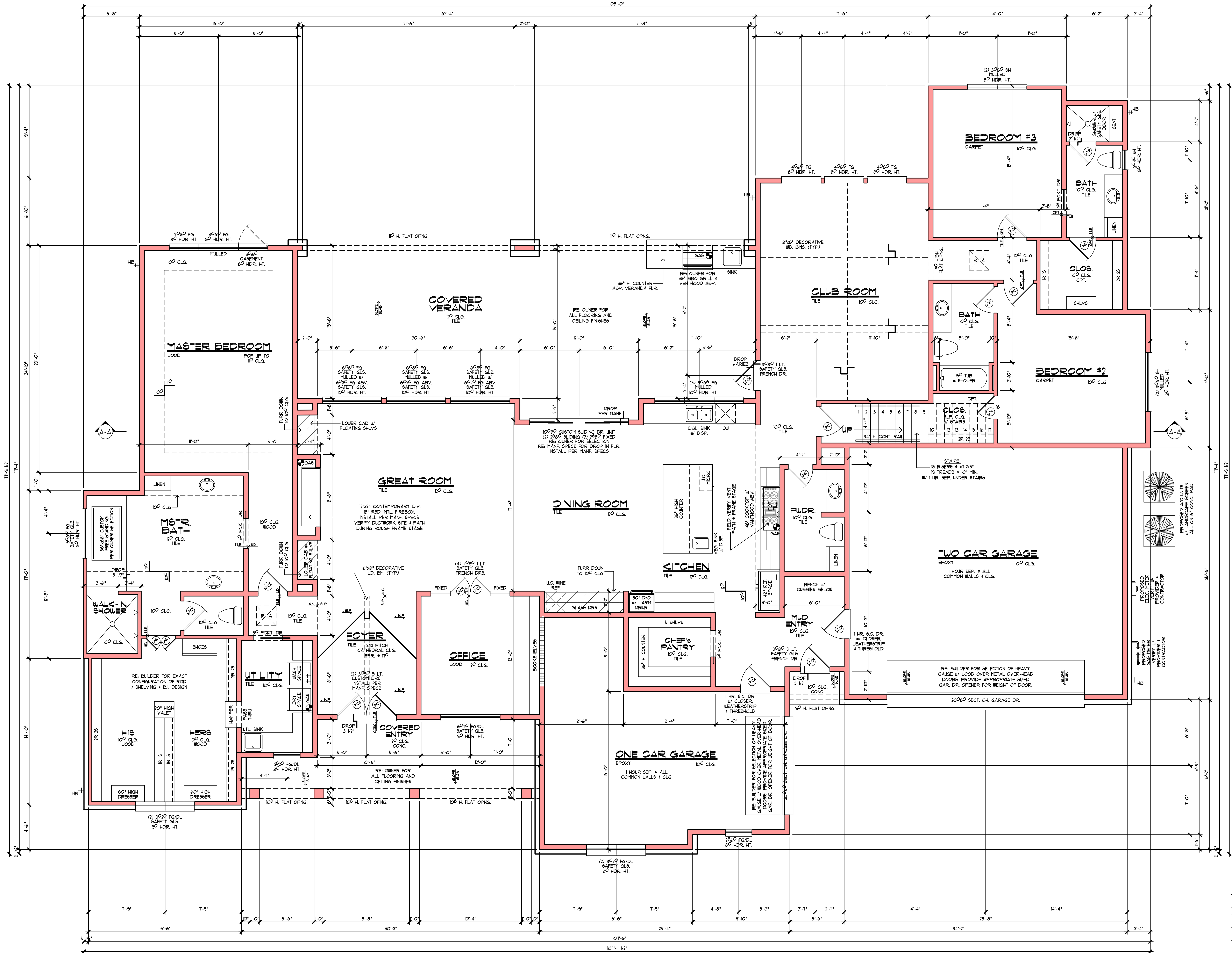
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BUILDER / 50 FT.
14301 BONNEY BRIER DR.
G.K.J. PROJECT NUMBER
FB2501
SHEET NUMBER
A2

CONSTRUCTION SET



APPROX. FOOTAGE CALCULATIONS	
BUILDER SHALL CERTIFY	ACTUAL SQ. FOOTAGE
FIRST FLOOR LIVING	3,883 S.F.
SECOND FLOOR LIVING	391 S.F.
TOTAL LIVING	4,274 S.F.
GARAGE	1,200 S.F.
PORCHES	998 S.F.
BALCONY	---
BONUS/MEDIA	460 S.F.
TOTAL SLAB	6,071 S.F.
TOTAL COVER	1,844 S.F.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-0" PLATE HEIGHT (U.N.O.)
8'-0" HEADER HEIGHT (U.N.O.)
UNLESS NOTED OTHERWISE
ONE STORY STRUCTURES
ALL STUDS TO BE 2X4 @ 16" O.C. UP TO 10'-0" PLATE HT., 2X6 @ 16" O.C. HIGHER THAN 10'-0" PLATE HT.
TWO STORY STRUCTURES
ALL STUDS TO BE 2X4 @ 16" O.C. UP TO 10'-0" PLATE HT., DBL 2X4 @ 16" O.C. HIGHER THAN 10'-0" PLATE HT.
TYPICAL VERTICAL ELEVATION DIMENSIONS TAKEN FROM TOP OF SLAB.
ALL DIMENSIONS ARE NOMINAL, NOT ACTUAL. ADJUST ACTUAL SIZES ACCORDINGLY.
BUILDER TO DETERMINE FINISHED TOP OF SLAB ELEVATION.

GENERAL NOTES:

THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE (2021 I.R.C.) THIS IS A "BUILDER SET OF PLANS" LIMITED IN SCOPE AND DETAIL, THIS PLAN WAS PREPARED BY A PROFESSIONAL A.I.D. DESIGNER AND NOT BY A STATE LICENSED ARCHITECT. THEY ARE NOT COMPLETE SET ARCHITECTURAL DOCUMENTS. ANY CONSTRUCTION ACCORDING TO THE GENERAL DESIGNS DEPICTED HEREIN SHOULD BE DONE BY A BUILDER FAMILIAR WITH USING THIS TYPE OF BUILDER SET OF PLANS AND DETAILS.

1) THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF THE COMPANY GARY KEITH JACKSON DESIGN, INC. THIS PLAN AND ALL DERIVATIVE WORKS ARE SUBJECT TO FEDERAL COPYRIGHT LAW PROTECTION AND MAY NOT BE COPIED, REPROD, OR REPRODUCED BY ANY MEANS WHATSOEVER.

2) THINSET ALL TILE AND WOOD FLOORS UNLESS OWNER/BUILDER SPECIFIES DROP. SEE BUILDER FOR SELECTIONS AND SLAB DROPS WHERE REQUIRED.

3) ALL CHRISTOPHMELESTOPS LOCATION IN GARAGES OR CARPORTS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONCRETE POUR.

4) ALL GARAGES TO HAVE 5/8" 1 HOUR RATED TYPE "X" GYP. BRD. SEPARATION AT COMMON WALLS AND CEILING. PROVIDE 1/8" SOLID CORE DOOR WITH CLOSURE DEVICE WHEN OPENING DIRECTLY INTO DWELLING. DOOR INTO THE HOUSE FROM THE GARAGE ARE TO BE SELF-CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF 20 MINUTES. DOOR IS TO BE WEATHER STRIPPED. INSULATION NOT TO EXCEED 25 FLAME SPREAD, 450 SMOKE DENSITIES.

5) 1 HOUR RATED GYP. BRD. SEPARATION UNDER ALL STAIRCASES, ALL STAIRWAYS AND HANDRAILS TO COMPLY WITH SECT. R301-R302 OF 2021 I.R.C. BUILDER/CONTRACTOR WILL CERTIFY INSTALLATION COMPLIANCE.

6) SMOKE DETECTORS
a) SMOKE ALARMS WILL COMFORM TO THE 2021 I.R.C. SECTION R304 (SPECIAL NOTE WHEN ELEVATION OF CEILING CHANGES MORE THAN 24 INCHES THE SMOKE ALARM TO BE PORTIONED AT THE HIGHEST POINT)
b) SMOKE DETECTORS SHALL BE POWERED IN ACCORDANCE WITH I.R.C. SECTION R304.4 1 3/4S WITH PRIMARY SUPPLY HARD WIRED ON A SINGLE CIRCUIT ALONG WITH A BATTERY BACKUP.

7) HOUSEHOLD VENTING SHALL BE IN ACCORDANCE WITH SECTIONS M801, M802, M803, M804, 1 M805 2021 I.R.C. EXHAUSTS TO VENT OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. VIA NATURAL OR MECHANICAL MEANS CAPABLE OF FIVE AIR CHANGES PER HOUR AND 8 VENTED DIRECTLY OUTSIDE WITH A POINT OF DISCHARGE MIN. 3'-0" FROM ANY OPENING THAT ALLOWS AIR REENTRY INTO OCCUPIED PORTIONS OF BUILDING. HEAT ACTIVATED BOOSTER FANS ARE TO BE INSTALLED ON DRYER DUCTS THAT EXCEED THE RESTRICTED DISTANCE OF 25 FEET.

8) HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF A/C CONTRACTOR AND MUST COMPLY WITH SECT. M401-M402 OF THE 2021 I.R.C.

9) INSTALL CLOTHES DRYER EXHAUST VENTS ACCORDING TO SECT. M901 2021 I.R.C.
10) WHERE UNOCCUPIED ARE EXPOSED TO WATER SPRINKLING PROVIDE WATERPROOF AFTER FLASHING AND COUNTER FLASHING. FIRE STOPPINGS IN CONCEALED SPACES OF WALLS, FURR DOWNS, CEILING AND FLOOR LEVELS AND AT 12'-0" INTERVALS ALONG LENGTH OF WALL.

11) SHOWER STALLS TO BE FINISHED WITH NONABSORBENT SURFACE TO MIN. HEIGHT OF 12" ABV. FLOOR PER SECT. R301.2 2021 I.R.C. SHOWER RECEPTORS TO COMPLY WITH SECT. P7108 TO P7110 2021 I.R.C. ALL SHOWER DOORS TO BE TEMPERED SAFETY GLASS.

12) ALL PLUMBING INSTALLATION, RISER DIAGRAM, AND FIXTURE LOCATIONS WILL BE DONE BY A LICENSED PLUMBER AND WILL COMPLY WITH THE NATIONAL PLUMBING CODE AND CHAPT. 26-32 OF THE 2021 I.R.C. ALL PLUMBING MATERIALS AND INSTALLATION MUST COMPLY WITH LOCAL MUNICIPAL CODES AND STANDARDS.

13) WINDOWS AND DOORS
SEE OWNER/BUILDER FOR WINDOW MANUFACTURER AND STYLES. INSTALL EXTERIOR WINDOWS 4 DOORS PER SECT. R602 2021 I.R.C. WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED 4 CERTIFY ALL WINDOWS TO COMPLY WITH 2021 I.R.C. 2021 I.R.C. AND 2021 ENERGY CODE PROVIDE PLASTIC WRAP, WATERPROOFING AND GULK SURROUND FLASHING ABOVE WINDOWS AND COUNTERFLASH AS REQUIRED.

ALL WINDOWS WITHIN 24 INCHES RADIUS OF A DOOR WILL BE TEMPERED SAFETY GLASS. ALL WINDOWS THAT ARE LESS THAN 60 INCHES FROM THE BOTTOM OF THE TUB WILL BE SAFETY GLASS AND ALL WINDOWS THAT ARE LESS THAN 60 INCHES FROM A STAIR PLATFORM SHALL BE SAFETY GLASS 156E SECTION R308.4) WINDOW SILL HEIGHT BELOW 24 INCHES SHALL COMPLY WITH I.R.C. 2021 R603.2

14) ALL SLEEPING ROOMS TO HAVE MINIMUM OF ONE WINDOW SIZE WITH MINIMUM 24" HT X 20" WD THAT PROVIDES 5.7 SQUARE FEET NET CLEAR OPENING TO MEET EGRESS PER 2021 I.R.C./2021 I.R.C. WITH A 44" MAXIMUM SILL HEIGHT.

15) STAIRS DESIGN
2021 I.R.C. R301.18) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4"
2021 I.R.C. R301.19) THE MAXIMUM TREAD DEPTH SHALL BE 10 INCHES
2021 I.R.C. R301.21) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE ALL WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

1 HOUR RATED GYP. BRD. SEPARATION UNDER ALL STAIRCASES. ALL STAIRWAYS AND HANDRAILS TO COMPLY WITH SECT. R301-R302 OF 2021 I.R.C. BUILDER/CONTRACTOR WILL CERTIFY INSTALLATION COMPLIANCE.

16) ALL STAIR BALUSTERS TO HAVE 5 INCHES O.C. MAX SPACING WITH NO MORE THAN 4" MAX OPENING. INSTALL CONTINUOUS HANDRAIL MIN. 34" HT AT ALL STAIRCASE LOCATIONS 4 MINIMUM 42" HT. AT ALL LANDINGS.

17) ATTIC ACCESS (APPLIANCE) M1009.13
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 9 OF THE 2021 I.R.C. AND NOT LESS THAN 24 INCHES WIDE. A LEVEL SURFACE SPACE ATLEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30 INCHES BY 30 INCHES, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ACCESS MUST BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.

18) FIREPLACE
a) FIREPLACE HEARTH TO BE 3/8" THICK NON COMBUSTIBLE MATERIAL AND NOT TO BE LESS THAN 10" WIDE AND EXTEND 12" BEYOND EACH SIDE OF OPENING.
b) FIREPLACE STACK HEIGHTS WILL COMFORM TO SECTION R1011, R1013, 8, 1 R1013.8 OF THE 2021 I.R.C.
c) WIRE MESH SPARK ARRESTOR OPENINGS ARE NOT TO EXCEED 1/2" SQUARE.

d) FIREBRICK TO BE NON COMBUSTIBLE AT 1" MINIMA. SURROUND OPENINGS. ALL FIREPLACES TO BE UL 1 (I.C.B.) APPROVED INSTALLED AND VENTED PER MANUFACTURER SPECIFICATIONS. CHIMNEYS TO RISE 24" MINIMUM ABOVE ALL ROOF OR STRUCTURE WITHIN 10'-0" DISTANCE. BUILDER WILL SUPPLY ALL MANF'S DOCUMENTATION TO HOMEOWNER.

19) ALL ELECTRICAL INSTALLATION TO BE CERTIFIED BY A LICENSED MASTER ELECTRICIAN SELECTED BY BUILDER OR OWNER. ALL LOAD CALCULATIONS AND PANEL BOX SIZING, LOCATIONS, AND SERVICES BY ELECTRICAL CONTRACTOR. ALL WIRING TYPES, GAUGE, AND TERMINATION WILL BE SELECTED AND APPROVED BY BUILDER/OWNER. INSTALLATION TO COMPLY WITH THE 2021 NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES, STANDARDS, AND COMPLY WITH CHAPTERS 35-39 OF THE ELECTRICAL SECTIONS OF THE 2021 I.R.C. THE DESIGNER'S SCOPE FOR ELECTRICAL PLANS ARE LIMITED ONLY TO GENERAL FIXTURE AND SWITCH LOCATIONS.

20) WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH MANF. INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF SECT. M1009 OF THE 2021 I.R.C. UNDER ALL WATER HEATERS PROVIDE 26 GAUGE METAL DRAIN PAN (SIZED PER CAPACITY) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR AND NOT INTO SANITARY SEWER. ALL UNITS TO BE EQUIPPED WITH 1/4" PRESSURE RELIEF VALVES. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDED WITH APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FUE FLASHED AT ROOF DECK PENETRATION. INSTALLATION TO COMPLY TO MANUFACTURER SPEC. AND CHAPTERS 1024-1028 OF THE 2021 I.R.C.

ALL SIZES, LOCATIONS, AND NUMBER OF WATER HEATERS TO BE DETERMINED BY BUILDER/OWNER/CONTRACTOR.

21) COOKING APPLIANCES TO CONFORM TO SECT. G244.1 OF THE 2021 I.R.C.

22) FINISHED FLOOR HEIGHTS ARE NOT TO BE LESS THAN 1" ABOVE THE NEAREST HANHOLE

23) FOUNDATION ANCHORAGE
a) EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE SLAB IN ACCORDANCE TO 2021 I.R.C. SECTION R403.16

24) FRAMING
a) FRAMING MEMBERS (CEILING JOISTS AND RAFTERS) SHALL BE 2x6 #0.3 SPACED AT 24 INCHES ON CENTER UNLESS OTHERWISE NOTED ON THE APPLICABLE LAYOUT.

b) ALL HEADERS TO COMPLY WITH I.R.C. 2021 TABLE R502.1(1) AND R502.1(2)

25) INTERIOR TRIM
a) HANDRAIL HEIGHT WILL BE A MINIMUM OF 34" AND MAXIMUM OF 38" IN HEIGHT
b) ALL HORIZONTAL RAILS WILL BE A MINIMUM OF 36" IN HEIGHT
c) OPEN RAILS WILL HAVE CLEARANCE BETWEEN RAILS NOT TO EXCEED 4"

d) HANDRAIL TO HAVE A CROSS-SECTION OF 1 1/2" TO 2"
e) HANDRAILS ARE TO BE DESIGNED AT A 100% LIVE LOAD

26) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD. APPLIED TO THE GARAGE SIDE. GARAGES BEHIND HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.

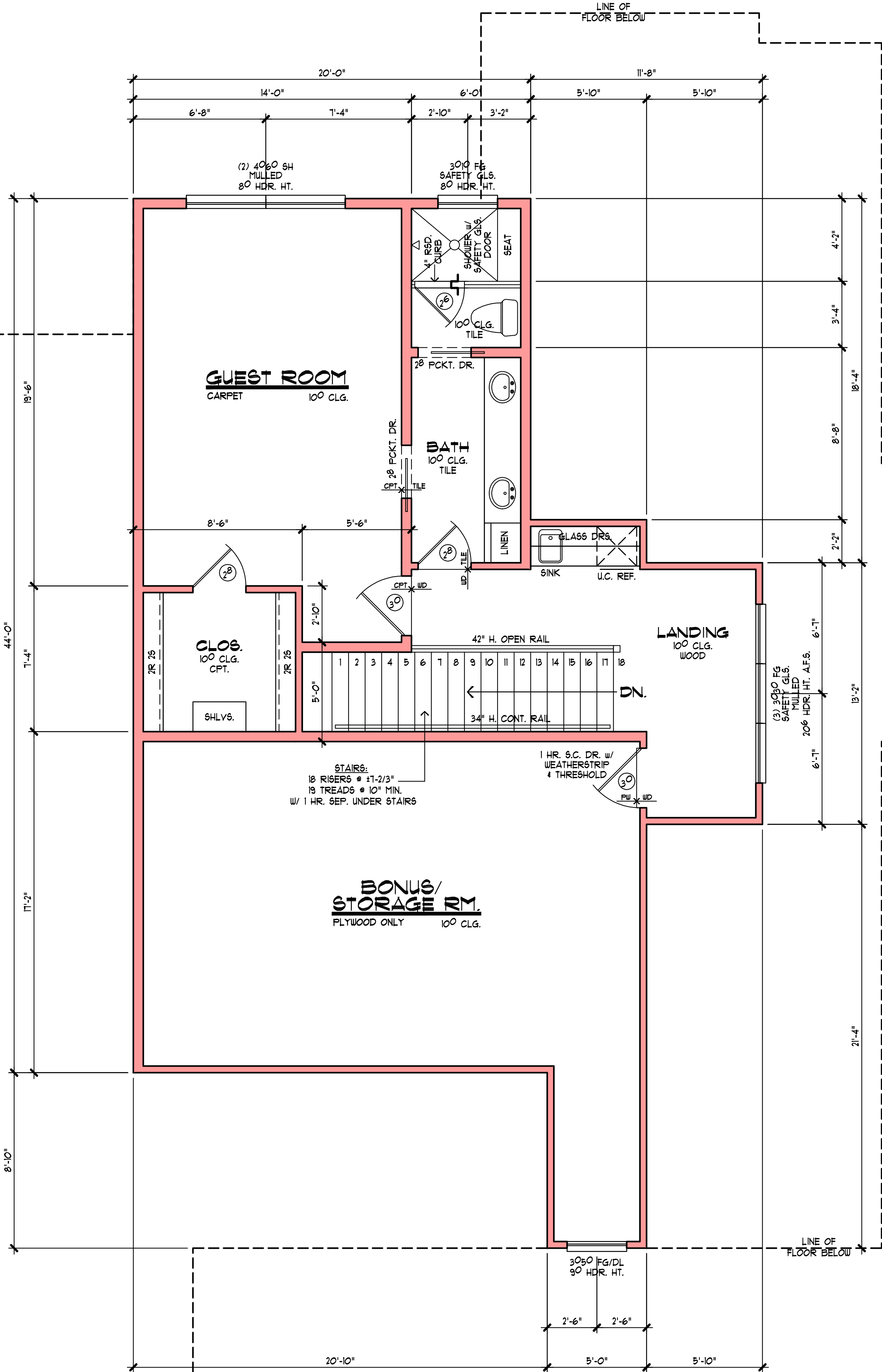
27) STEEL LINTELS ARE TO BE NON-CORROSIVE AND HAVE A BEARING OF 4" ON EACH SIDE

28) NOT IN SCOPE OF DESIGNER SERVICES.
SEE ELEVATION AND DETAIL SHEETS FOR ADDITIONAL SPECIFICATIONS.

TOPOGRAPHIC DESIGN IS NOT PART OF THE SCOPE OR WORK OF GARY KEITH JACKSON DESIGN, INC. THE OWNER/BUILDER WILL WORK DIRECTLY WITH FOUNDATION ENGINEER FOR SLAB REQUIREMENTS. THE BUILDER IS TO COMPACT PAD SITE SOLS IN ACCORDANCE WITH PLANS AND SPECS PROVIDED BY ENGINEER. BUILDER/OWNER OR ENGINEER WILL ESTABLISH TOP OF SLAB ELEVATION, THE FINISH GRADES, SLOPES, AND SITE DRAINAGE. SWIMMING POOLS, POOL EQUIPMENT, A/C PADS AND LOCATIONS ARE NOT IN THE SCOPE OF SERVICES PROVIDED BY DESIGNER. JOB SITE SUPERVISION OR INSPECTIONS ARE NOT PART OF DESIGNER SERVICE. BUILDER WILL SUPERVISE CONTRACTORS AND CERTIFY CONSTRUCTION.

BUILDER RESPONSIBILITY FOR THIS DWELLING:

BUILDER MUST BE ABLE TO READ, UNDERSTAND, AND EXECUTE CONSTRUCTION WITH THIS "BUILDER SET OF PLANS". ALL SITE PREPARATION, CONTRACTOR, AND TOPOGRAPHIC REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BUILDER, OWNER, OR APPROVED CONTRACTOR. BUILDER WILL LOCATE HOUSE ON SITE VIA SURVEY AND VERIFY THAT THIS BUILDING DOES NOT ENROACH ONTO ANY BUILDING LINES, SETBACKS, EASEMENTS OR AERIAL EASEMENTS PRIOR TO PAD CONSTRUCTION OR SETTING COMPLETE FORM BOARD LAYOUT. BUILDER WILL SECURE ALL PROPER PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. BUILDER WILL REVIEW ALL SUBDIVISION AND MUNICIPAL GUIDELINES AND VERIFY THIS BUILDING DESIGN IS IN COMPLIANCE. CONTRACTORS WILL REFER TO BUILDER FOR ALL CONSTRUCTION METHODS, TECHNIQUES, INSTALLATION, AND CODE COMPLIANCE. BUILDER IS RESPONSIBLE FOR ALL FRAMING BEAT SIZES, LOCATIONS, DETAILS, MATERIALS AND METHODS OF CONSTRUCTION. BUILDER IS LIABLE FOR ALL ENGINEERING OVERSIGHT AND COMPLIANCE, CONSTRUCTION, AND FIELD SUPERVISION. DESIGNER IS NOT RESPONSIBLE FOR SUBSTANDARD CONSTRUCTION OR SUPERVISION. DESIGNER RECOMMENDS ALL FRAMING AND FOUNDATION DESIGN TO BE PREPARED BY A LICENSED STRUCTURAL ENGINEER WHO MUST INSPECT AND CERTIFY ALL WORK DONE BY CONTRACTORS. IF THERE IS A CONFLICT BETWEEN THESE DRAWINGS AND ENGINEERING THE BUILDER WILL NOTIFY DESIGNER IMMEDIATELY BEFORE CONTINUING CONSTRUCTION. BUILDER WILL PROMPTLY REQUEST ANY ADDITIONAL INFORMATION FROM DESIGNER, VENDORS, CONTRACTORS OR VARIOUS PROFESSIONALS NEEDED FOR CONSTRUCTION. IF CONTRACTORS PROCEED WITH THE CONSTRUCTION OF THIS DWELLING OR APPURTENANCES ASSOCIATED WITH THIS DWELLING WITHOUT THE REQUIRED KNOWLEDGE, DOCUMENTATION, PROPER SUPERVISION OR EXPERIENCE NEEDED FOR ITS PROPER COMPLETION THE BUILDER WILL BE FINANCIALLY OBLIGATED / LIABLE FOR ANY WORK PERFORMED BY ANY CONTRACTORS.



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-0" PLATE HEIGHT (UNO.)
8'-0" HEADER HEIGHT (UNO.)
UNLESS NOTED OTHERWISE
ALL STUDS TO BE 2X6's @ 16" O.C. UP TO 12'-0" PLATE HT., 2X6's @ 16" O.C. HIGHER THAN 12'-0" PLATE HT.
TWO STORY STRUCTURES
ALL STUDS TO BE 2X6's @ 16" O.C. UP TO 12'-0" PLATE HT., DBL. 2X4's OR 2X6's @ 16" O.C. ABV. 12'-0" TO 12'-0" PLATE HT., 2X6's @ 16" O.C. HIGHER THAN 12'-0" PLATE HT.
TYPICAL VERTICAL ELEVATION DIMENSIONS TAKEN FROM TOP OF SLAB.
ALL DIMENSIONS ARE NOMINAL, NOT ACTUAL. ADJUST ACTUAL SIZES ACCORDINGLY.
BUILDER TO DETERMINE FINISHED TOP OF SLAB ELEVATION

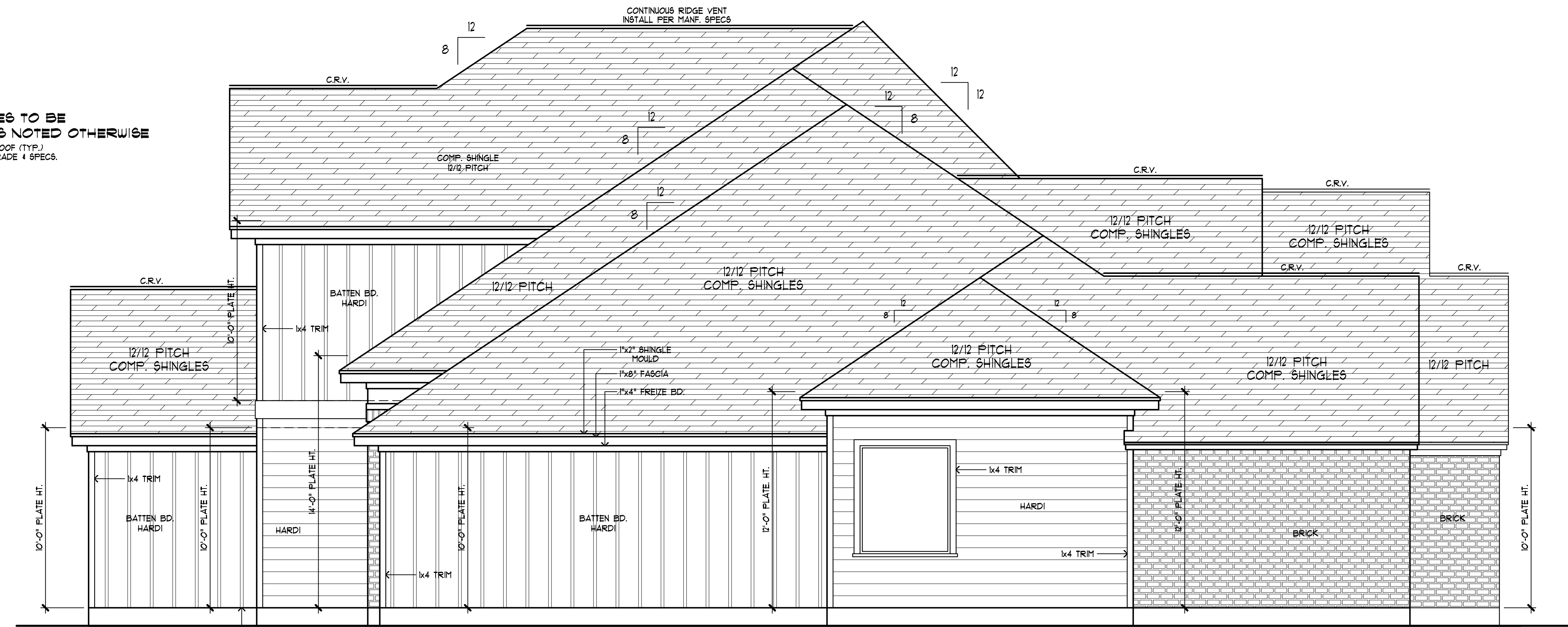
DATE	
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A CUSTOM DESIGN FOR:	
FLAIR BUILDERS	
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GARY KEITH JACKSON	CUSTOM RESIDENTIAL DESIGNS DESIGN, PLANNING, MARKETING	OFFICE: (281) 807-6822 25511 BUDDIE RD. / SUITE 601 / THE WOODLANDS, TX. 77380

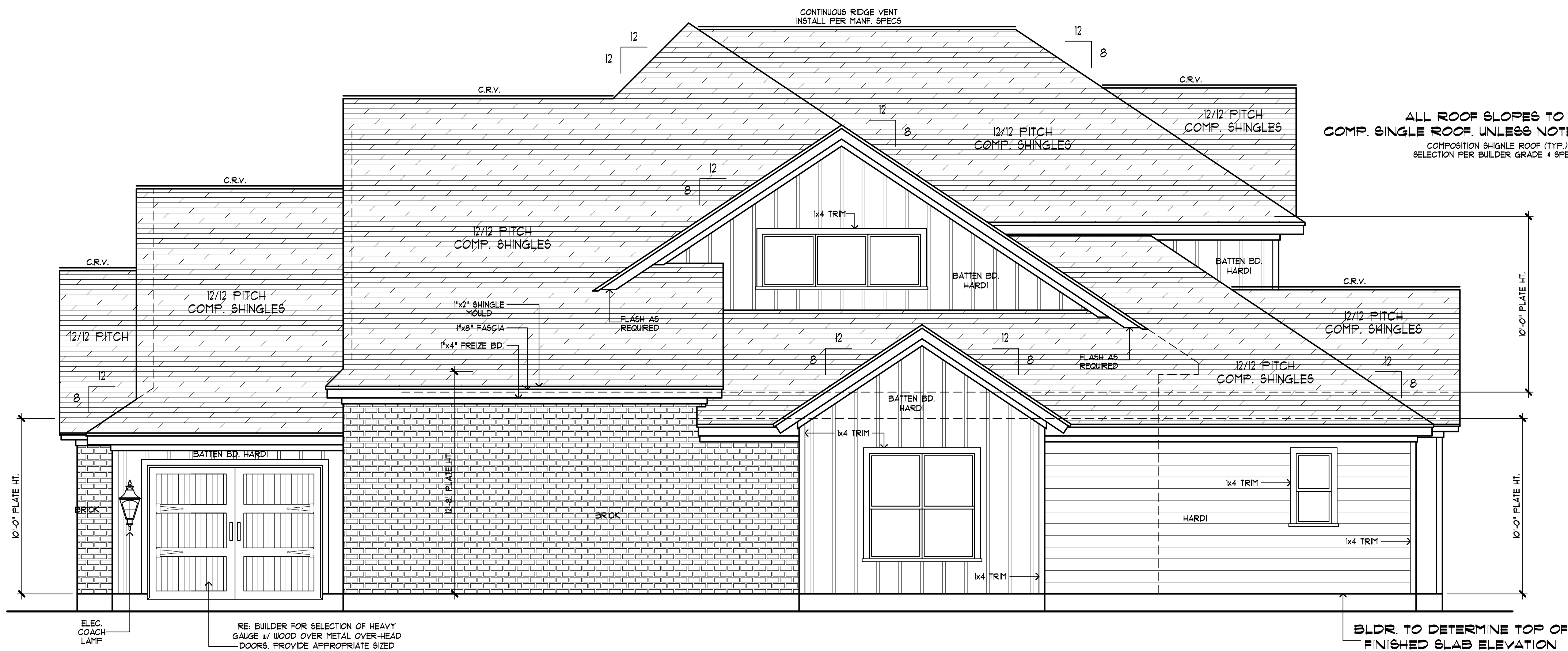
BUILDER / 50 FT.
14301 BONNEY BRIER DR.
G.K.J. PROJECT NUMBER
FB2501
SHEET NUMBER
A3

ALL ROOF SLOPES TO BE
COMP. SINGLE ROOF UNLESS NOTED OTHERWISE
COMPOSITION SHINGLE ROOF (TYP)
SELECTION PER BUILDER GRADE 4 SPECS.



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

ALL ROOF SLOPES TO BE
COMP. SINGLE ROOF UNLESS NOTED OTHERWISE
COMPOSITION SHINGLE ROOF (TYP)
SELECTION PER BUILDER GRADE 4 SPECS.



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION SET

A CUSTOM DESIGN FOR:

FLAIR BUILDERS

GARY KEITH JACKSON

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DESIGN, PLANNING, MARKETING

OFFICE: (281) 807-6822
25511 BUDD RD. / SUITE 601 / THE WOODLANDS, TX, 77380

BUILDER / SQ.FT.
14301 BONNEY BRIER DR.
G.K.J. PROJECT NUMBER
FB2501
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A4

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