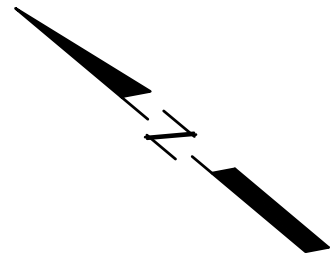


14802 LIBRA COURT



PLOT PLAN

SCALE: 1" = 20'-0"

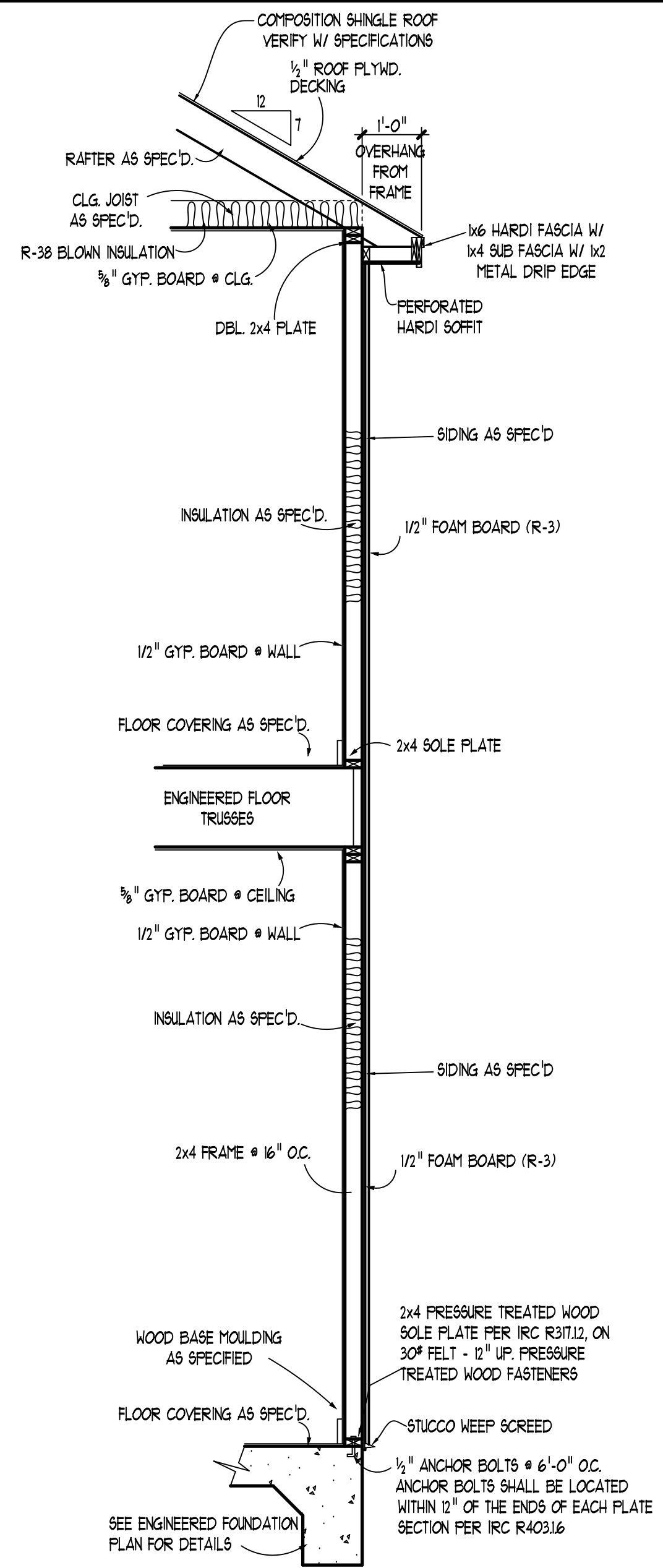
NEXT VISTA HOMES, LLC

SUBDIVISION: POINT AQUARIUS, SEC. 1
 LOT: 26
 BLOCK: 13
 NCB: -
 PLAN: 1597 'LIBERTY'
 DATE: 4-28-22
 DATE: 7-13-22

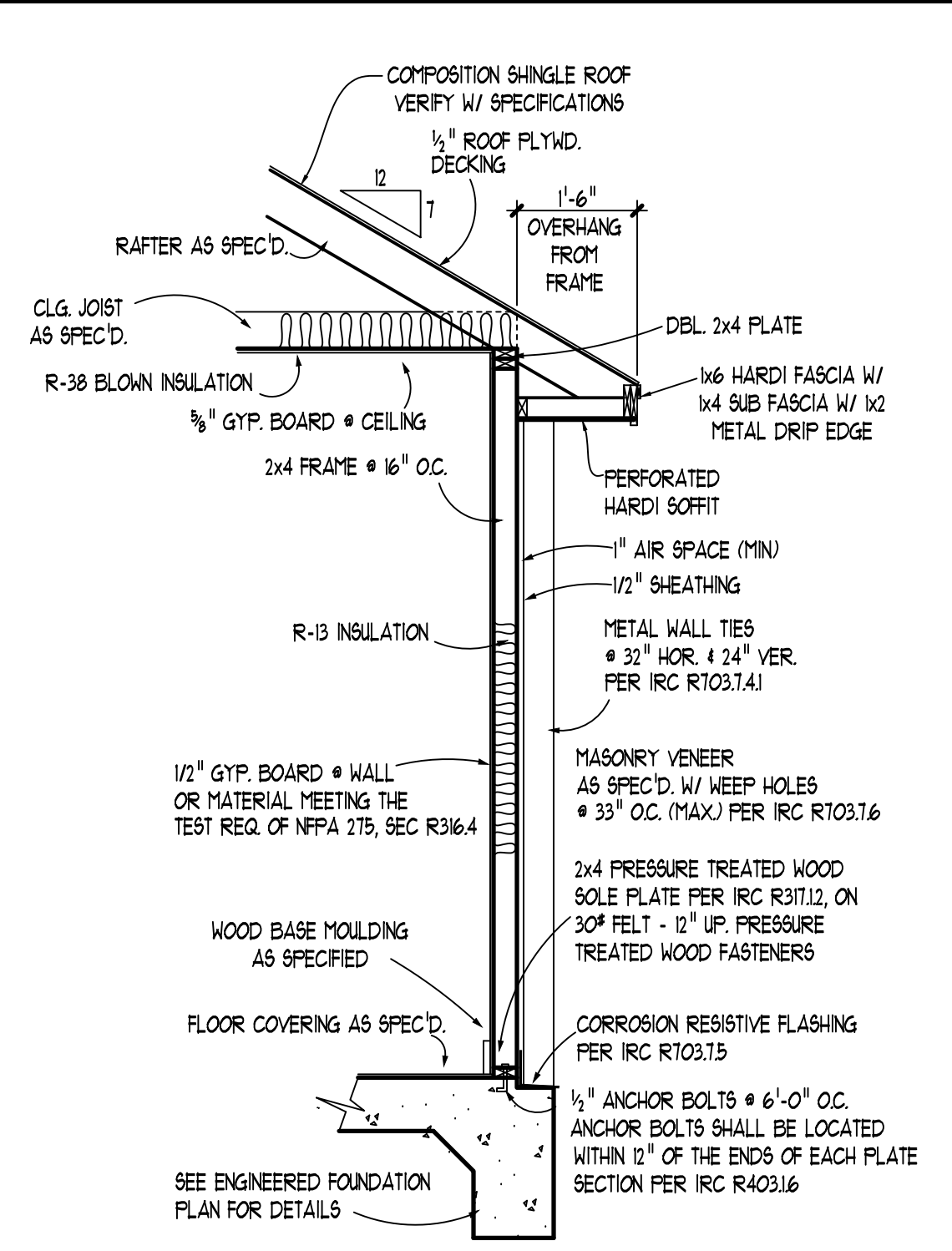
Jim Cox
DESIGNS
 EXPERIENCE | QUALITY | VISION

13333 BLANCO ROAD, SUITE 301, SAN ANTONIO, TEXAS 78216
 PH: (210) 493-0774 FAX: 493-0775
 EMAIL: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM

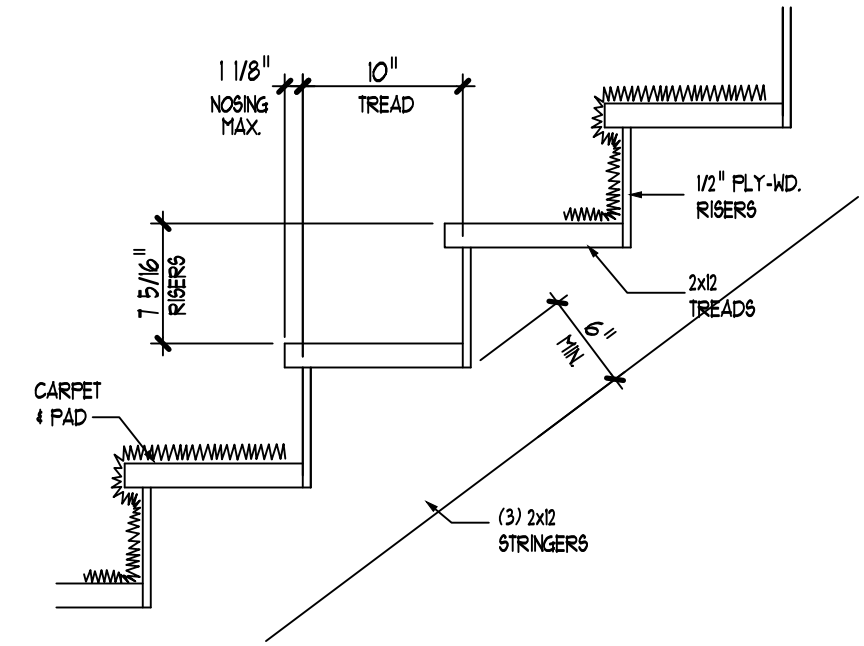
P.B.D. No. TX 335



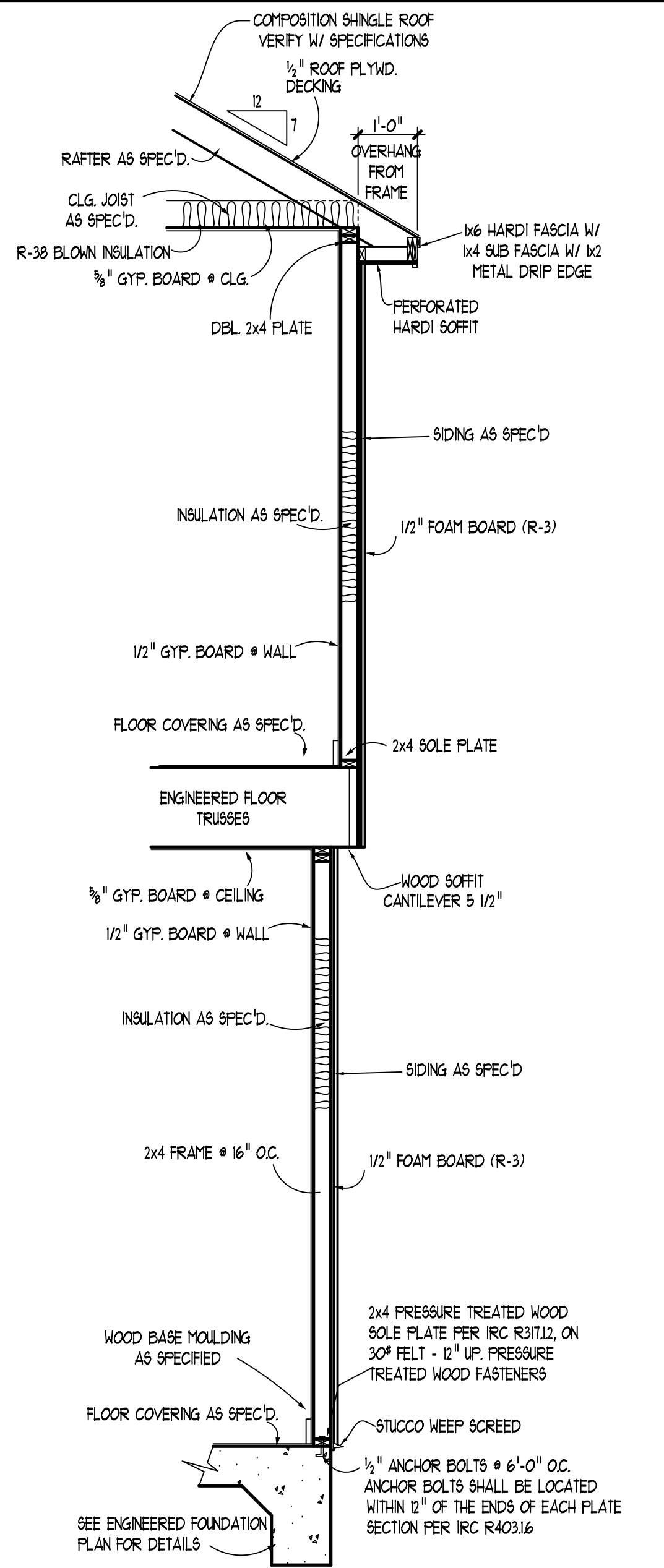
TYP. WALL SECTION TWO-STORY
 SCALE: 1/2" = 1'-0"



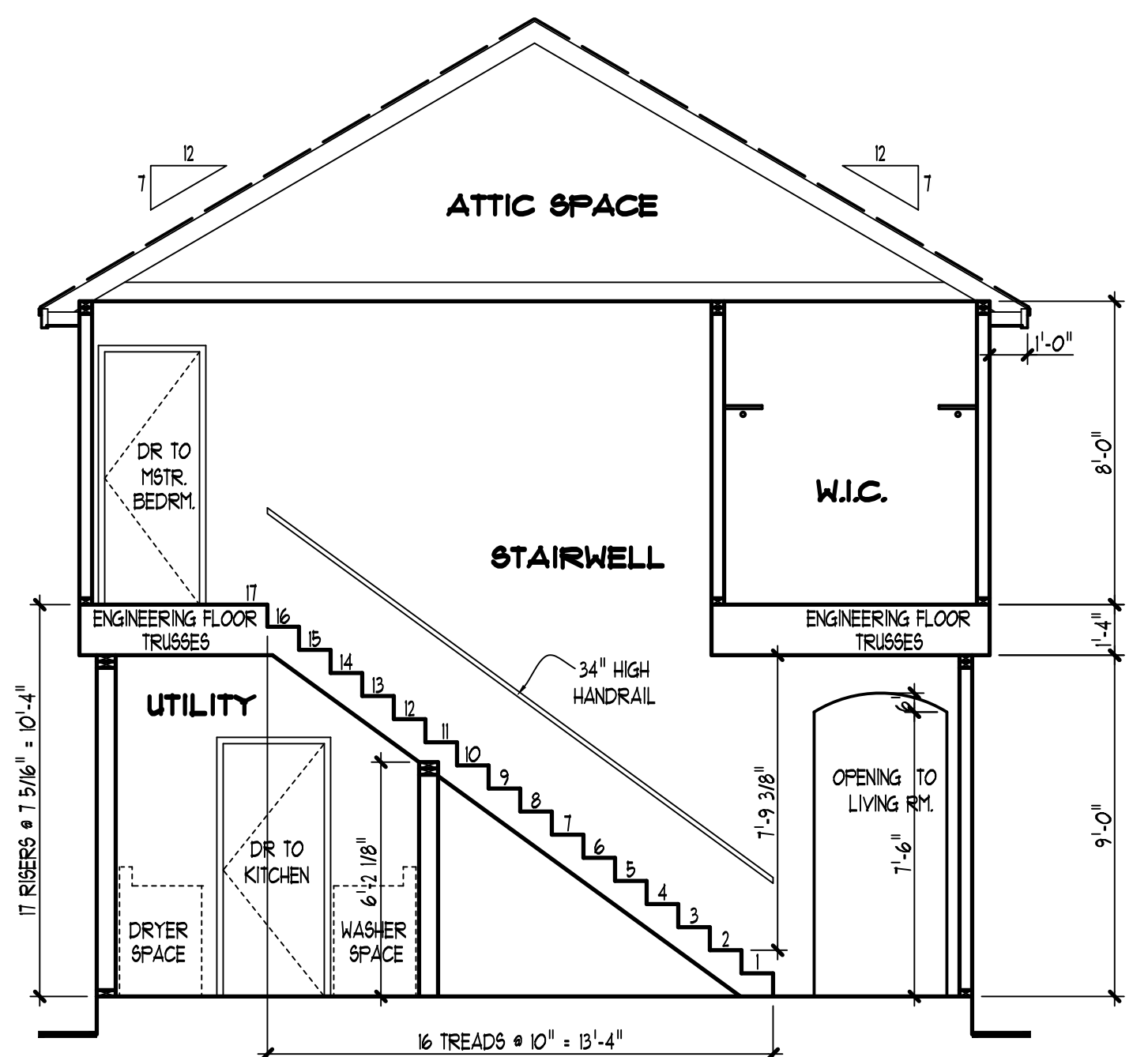
TYP. MASONRY WALL SECTION ONE-STORY (18" O.H. FROM FRAME)
 SCALE: 1/2" = 1'-0"



STAIR DET.
 SCALE: 1 1/2" = 1'-0"



TYP. WALL SECTION TWO-STORY
 SCALE: 1/2" = 1'-0"



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

- GENERAL NOTES FOR 2012 IRC AND 2015 IECC**
- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 10 MPH WIND CRITERIA AS PER SEC. R302.1 AND TABLE R302.1 (4).
 - PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD, SILLS, SILLIS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC. R404.2.
 - PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC. 404.2.
 - HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R311.7 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC. R311.5.
 - MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 24" VERTICALLY AS PER SEC. R703.1.4 AND KEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC. R703.1.6.
 - ALL GARAGE VENTS SHALL BE NO MORE THAN 18" ABOVE FINISHED FLOOR.
 - INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION - SECTION R602.1(2) BRACED WALL PANEL INFORMATION SECTION 602.1(2).
 - OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.5.
 - ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 3/4" TYPE X GYPSUM BOARD OR EQUIVALENT AS PER SECTION R302.6 AND TABLE R302.6.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SECTION R302.7.
 - AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SEC. R312.
 - TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2" AS PER SECTION R313.3.
 - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. SEC. R 312.1



PLAN No.: 1597
LIBERTY

13333 BLANCO ROAD
 SUITE 301
 SAN ANTONIO, TEXAS 78216
 PH (210) 493-0774
 FAX 493-0775
 JIM@JIMCOXDESIGNS.COM
 WWW.JIMCOXDESIGNS.COM

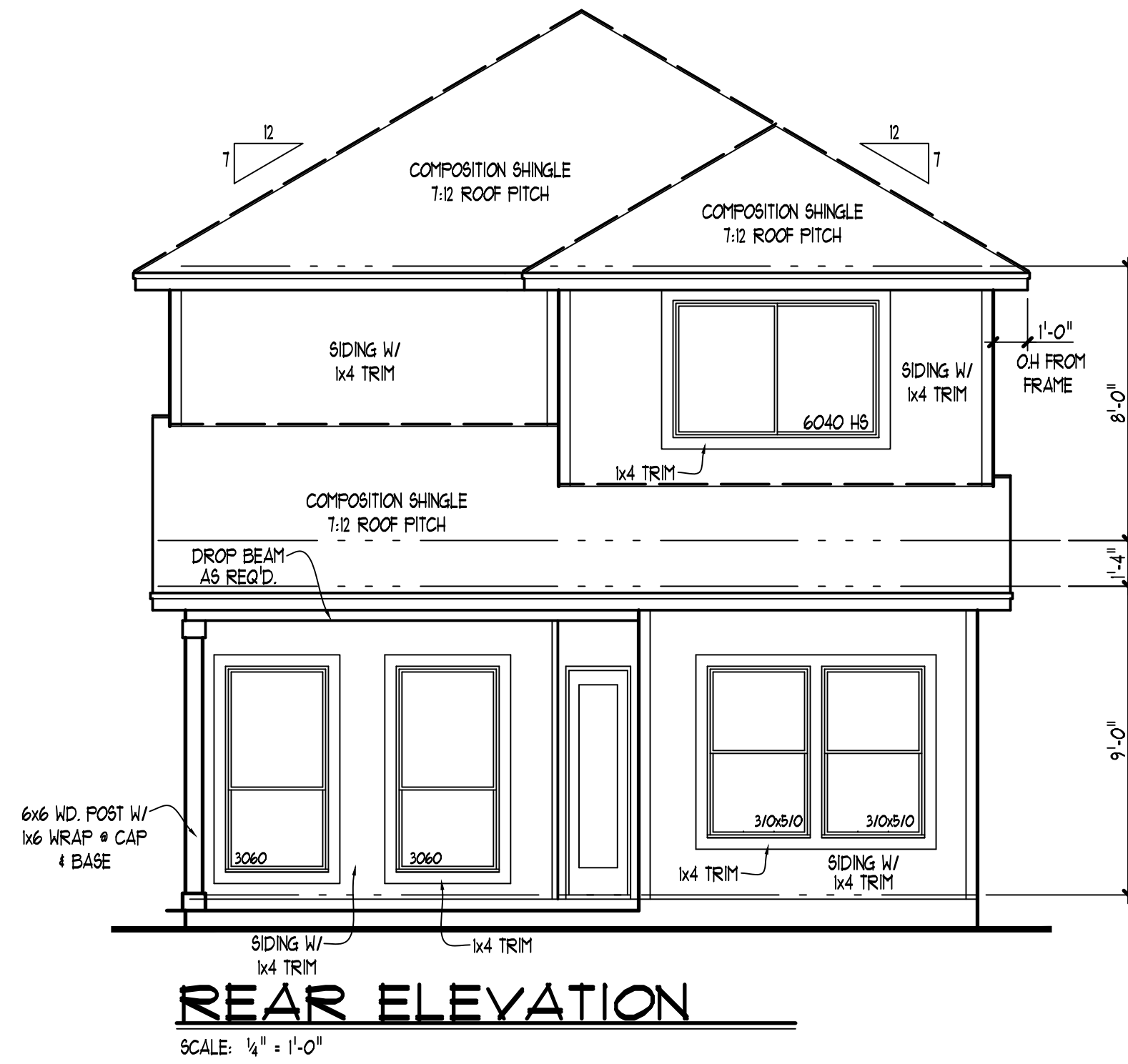
Jim Cox
DESIGNS
 EXPERIENCE | QUALITY | VISION

P.B.D. No. TX 335
 ALL IN ONE BID

CHECK SET: 08/13/15
 FINAL SET: 08/14/15
 REVISED: 2-28-22

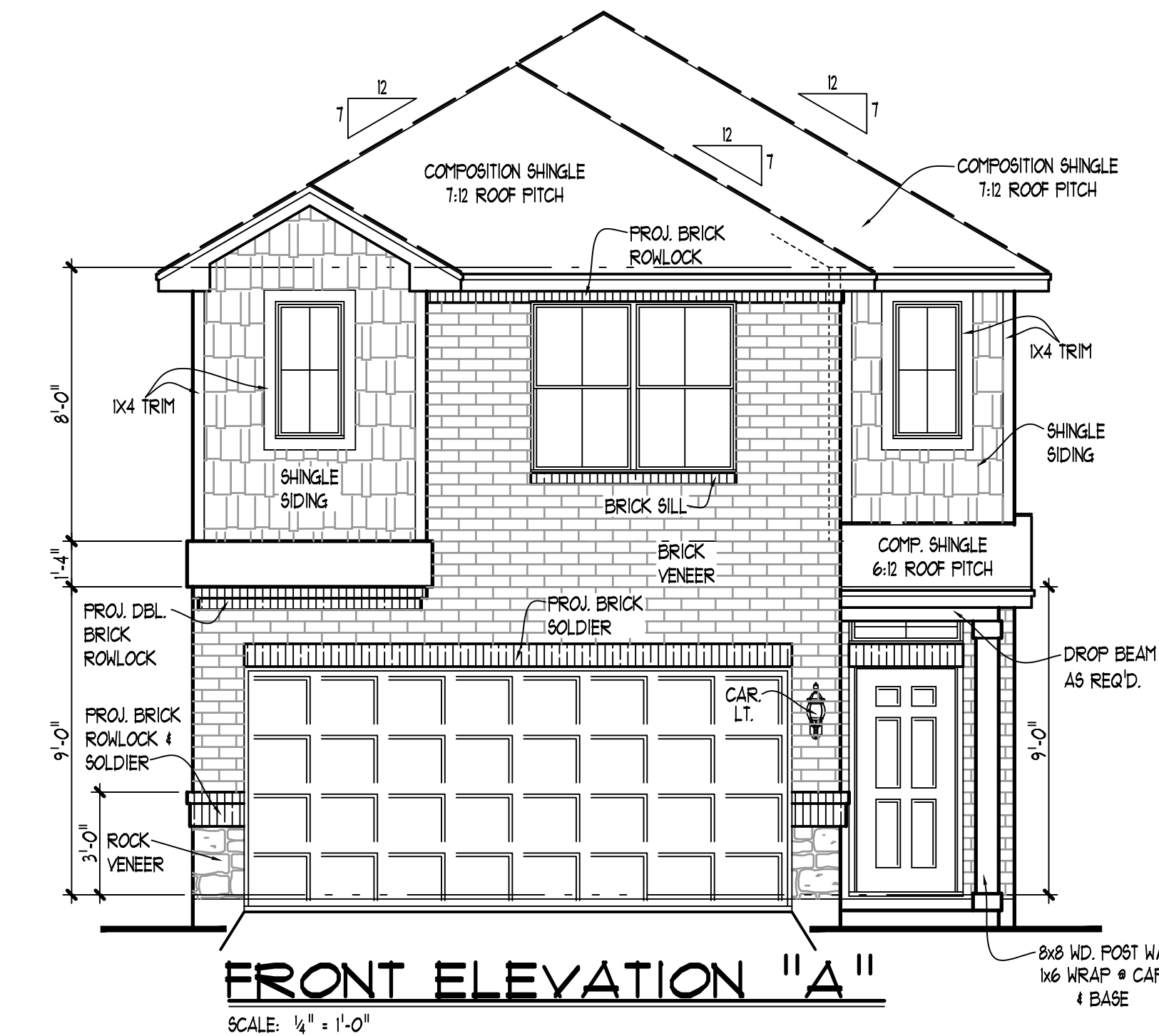
SUBDIVISION: FOUNT AQUARIUS, SEC. 1
 ADDRESS: 14802 LIBRA COURT
 LOT: 26
 BLOCK: 13
 NCB: -

NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, PERMITS, REGULATIONS, ORDINANCES, AND LOCAL LAWS AND REQUIREMENTS. CONTRACTORS SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 53. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 54. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 57. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 59. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 62. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 63. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 64. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 65. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 66. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 67. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 68. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 69. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 70. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 71. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 72. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 73. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 74. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 75. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 76. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 77. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 78. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 79. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 81. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 82. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 83. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 84. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 85. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 86. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 87. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 88. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 89. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 90. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 91. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 92. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 93. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 94. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 95. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 96. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 97. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 98. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.
 100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULED DELIVERIES.



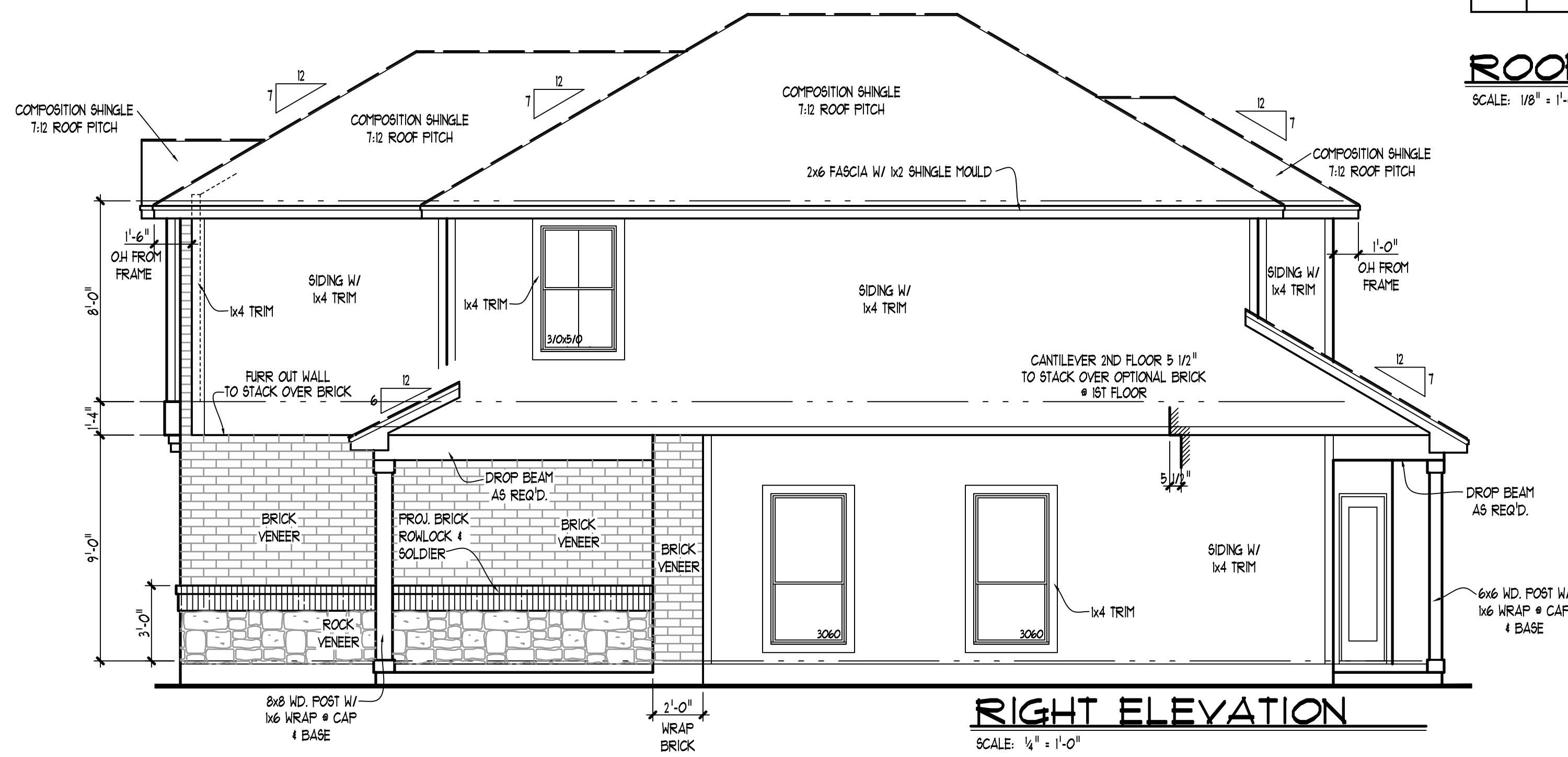
REAR ELEVATION

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



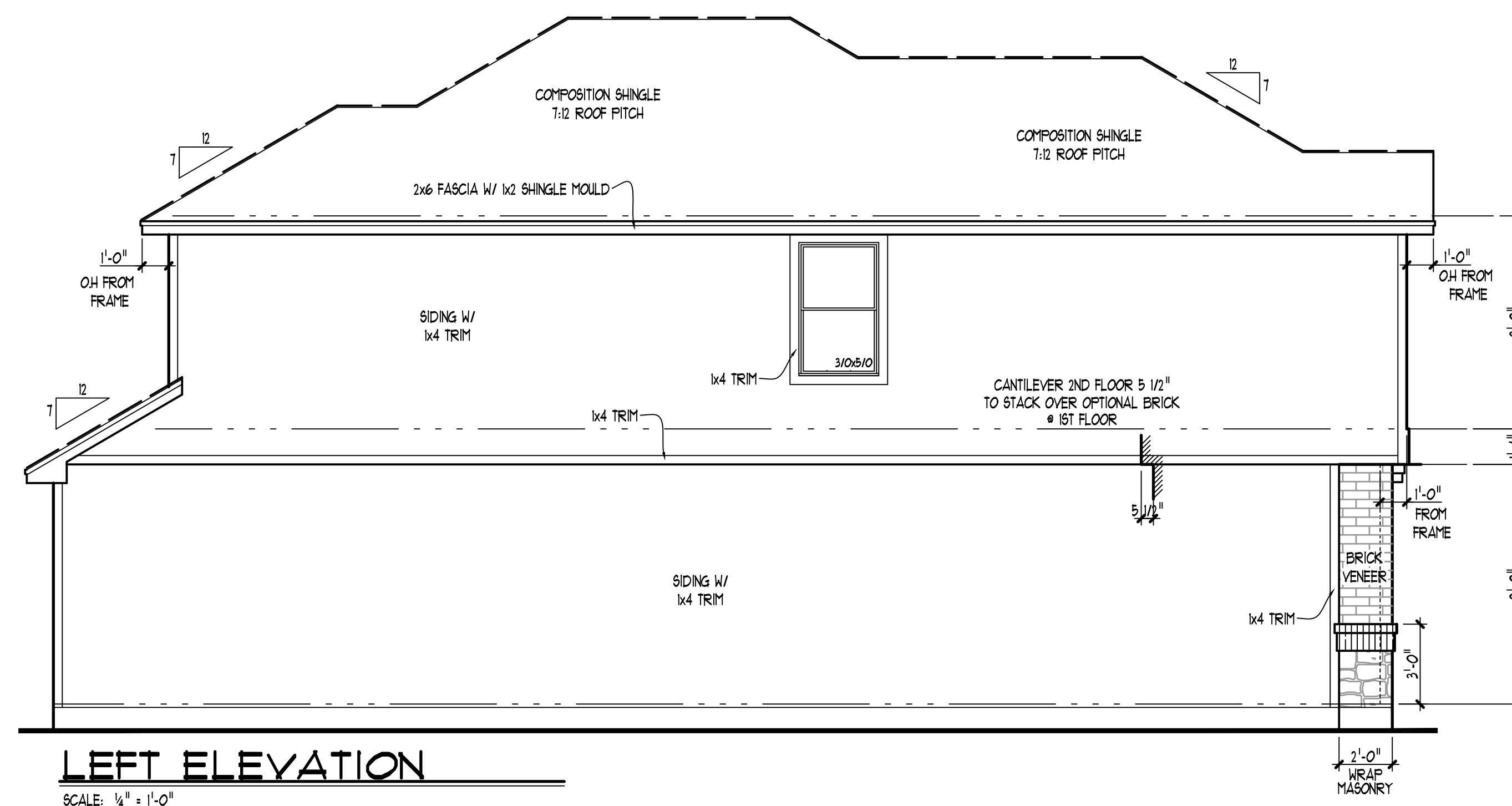
FRONT ELEVATION "A"

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



RIGHT ELEVATION

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



LEFT ELEVATION

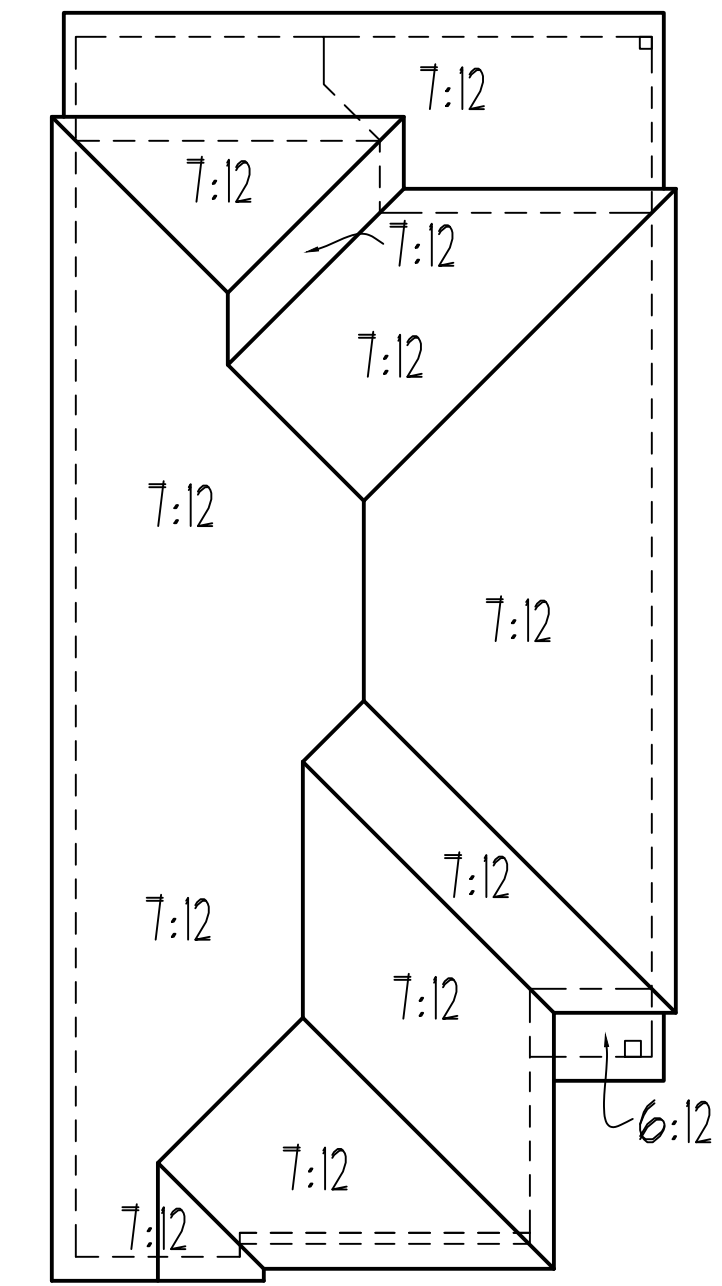
SCALE: 1/4" = 1'-0"

ATTIC VENT NOTES

AREA TO BE VENTED:
 119 # / 300 = 40 REQ'D. FREE AIR

PROVIDE MINIMUM:
 (1) TURBINES @ 2.0 # EACH = 2.0 # FA
 32 LF. 2" CONT. SOFFIT
 VENT @ 1.0 # PER. 16'-0" = 2.0 # FA

TOTAL FREE AIR = 40 #



ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTES: THE DRAWINGS SHALL NOT BE USED, REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF JIM COX DESIGNS. THE CONTRACTOR SHALL VERIFY ALL NOTES AND REQUIREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT THE DESIGNER HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR A SINGLE USE AND RETAIN THE SALE AND EXCLUSIVE PROPERTY OF JIM COX DESIGNS, INC. OR IN PART TO ITS SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONTRACTOR OBTAINS ALL LOCAL CODES.
 © 2015 JIM COX DESIGNS, INC.



PLAN No.: 1597
LIBERTY

13333 BLANCO ROAD
 SUITE 301
 SAN ANTONIO, TEXAS 78216
 PH (210) 493-0774
 FAX 493-0775
 JIM@JIMCOXDESIGNS.COM
 WWW.JIMCOXDESIGNS.COM

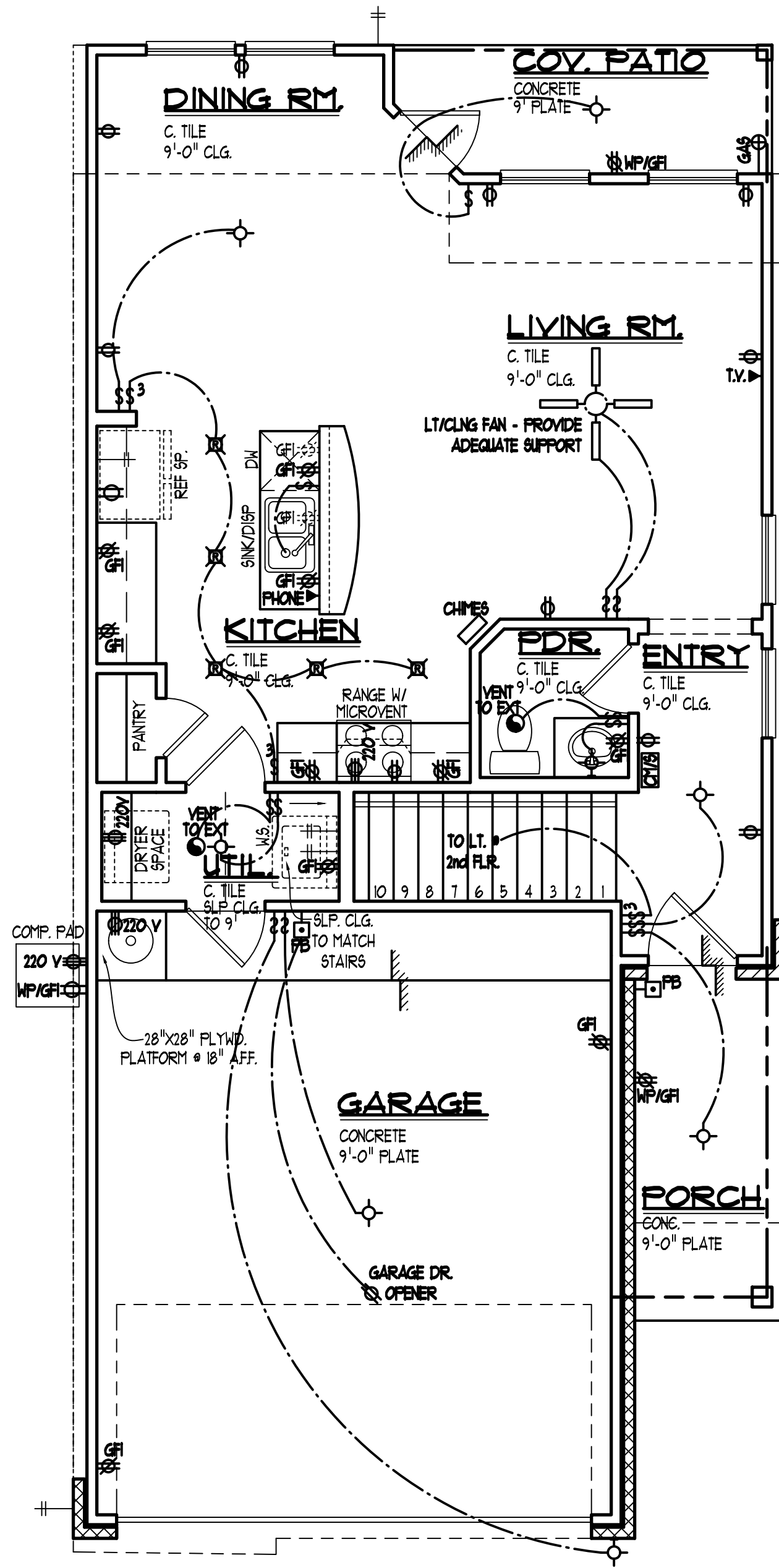


CHECK SET: 08/13/15
 FINAL SET: 08/14/15
 REVISED: 2-28-22

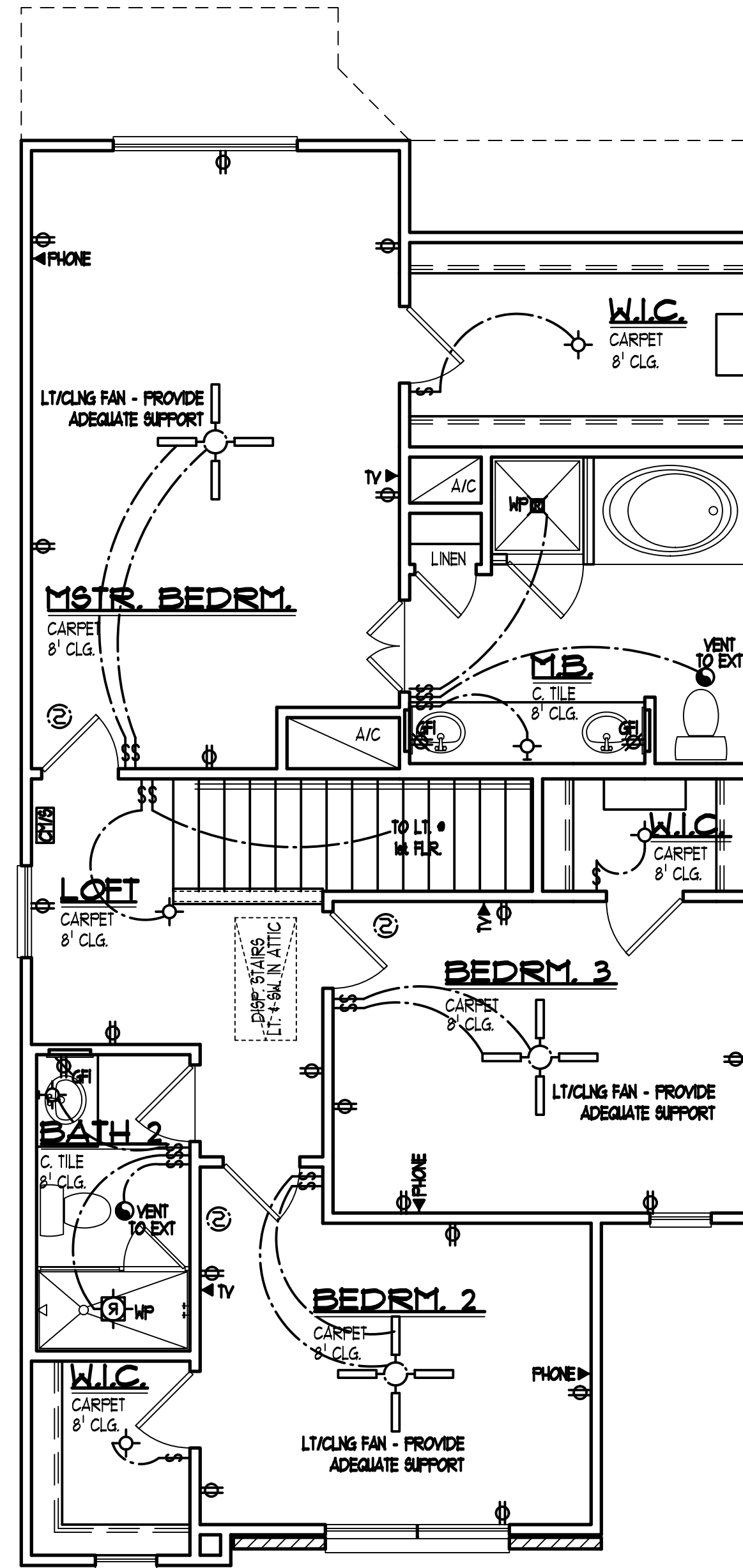
SUBDIVISION: FOUNTAINVIEW, SEC. 1
 ADDRESS: 14802 LIBRA COURT
 LOT: 13
 NCB: -

JIM COX DESIGNS 13333 BLANCO ROAD Ste. 301 S.A. Tx, 78216
 Office: (210) 493-0774 Fax: (210) 493-0775
 Email: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM

DRAWN BY: R.M. OTHERS
 DATE: 01/26/15
 PRELIM FILE NAME: CH-1505-24-VK



ELECTRICAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ELECTRICAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES FOR 2012 IRC AND 2015 IECC
- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC R303.6 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC R303.6.1
 - SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R314.3
 - ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH A BATTERY BACKUP POWER PER SEC R314.4
 - CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R315.2
 - ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER 2012 IRC CHAPTER 20
 - LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING & A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M305.1.3
 - ATTIC A/C UNIT - PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQ. FT. OF PLYWOOD DECKING.
 - ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M305.1

NOTES: CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS WITH ANY USER OR OPERATOR OF THE SYSTEMS. CONTRACTOR SHALL VERIFY ALL WORK AND MATERIALS TO BE INSTALLED AND SHALL REPORT ANY DISCREPANCIES IN OR DEVIATIONS FROM THE WORKING DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR DEVIATIONS FROM THE WORKING DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR DEVIATIONS FROM THE WORKING DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR DEVIATIONS FROM THE WORKING DRAWINGS.

Next Vista Homes, LLC.

SUBDIVISION: FONT AQUARIUS, SEC. 1
 ADDRESS: 14802 LIBRA COURT
 LOT: 26

PLAN No.: 1597
LIBERTY

13333 BLANCO ROAD
 SUITE 301
 SAN ANTONIO, TEXAS 78216
 PH (210) 493-0774
 FAX 493-0775
 JIM@JIMCOXDESIGNS.COM
 WWW.JIMCOXDESIGNS.COM

Jim Cox DESIGNS
 EXPERIENCE | QUALITY | VISION

P.B.D. No. TX 335

CHECK SET: 08/13/15
 FINAL SET: 08/14/15

PAGE No.: 4 OF 5

NCB: -