

12907 ANDROMEDA COURT
 12911 ANDROMEDA COURT



NEXT VISTA HOMES

PLOT PLAN

SCALE: 1/16" = 1'-0"

SUBDIVISION: POINT AQUARIUS, SEC. 1
 LOT: 10 & 11
 BLOCK: 2
 NCB: -
 PLAN: 1580 - ELOISA
 DATE: 7-10-23

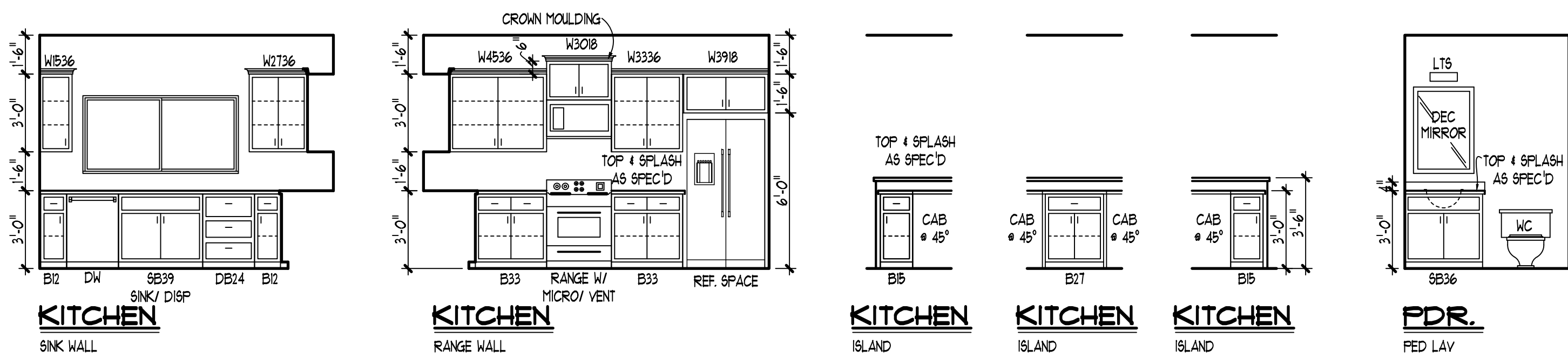
Jim Cox DESIGNS

EXPERIENCE | QUALITY | VISION

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 EMAIL: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM

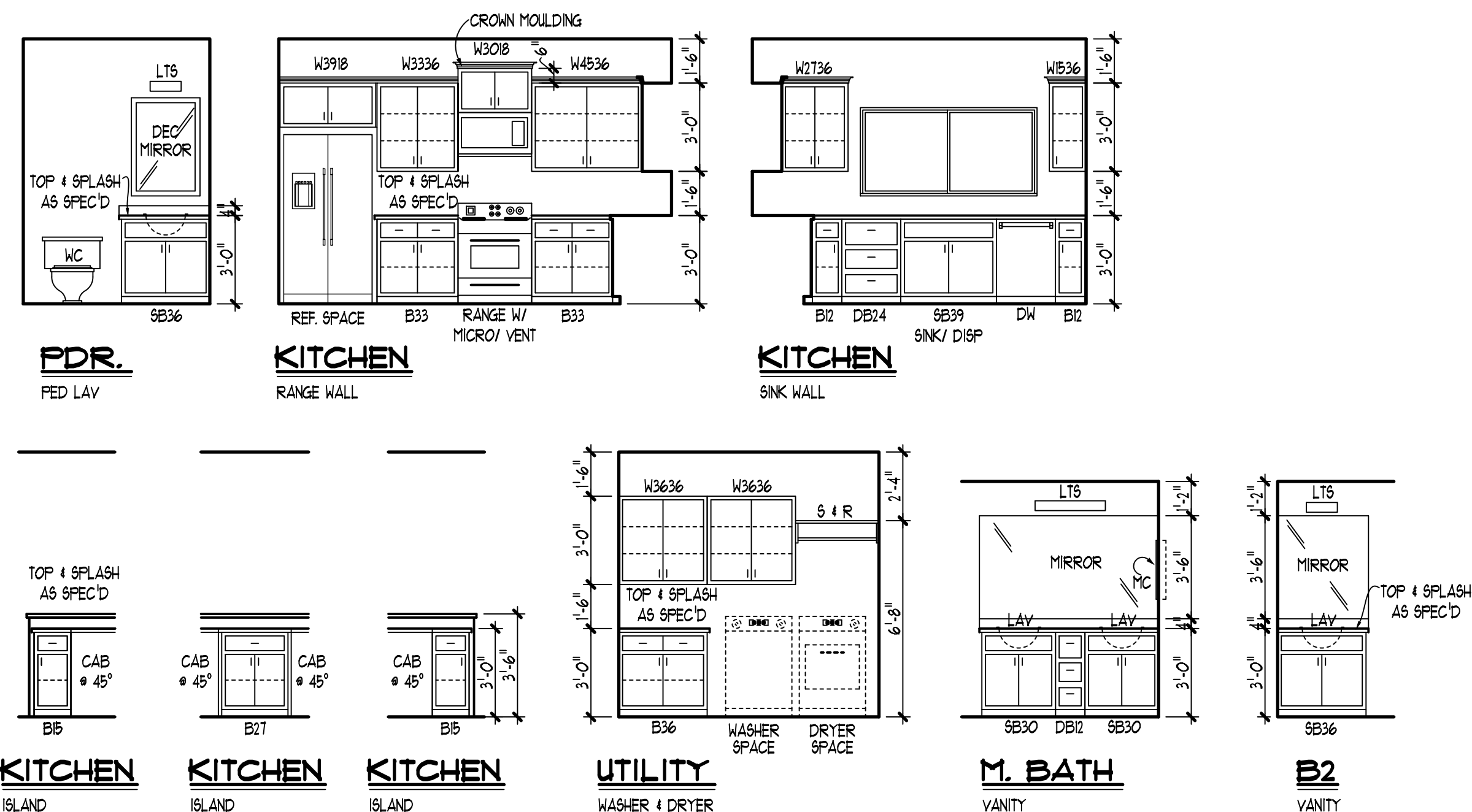


P.B.D. No. TX 335



INTERIOR ELEVATIONS - UNIT "A"

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

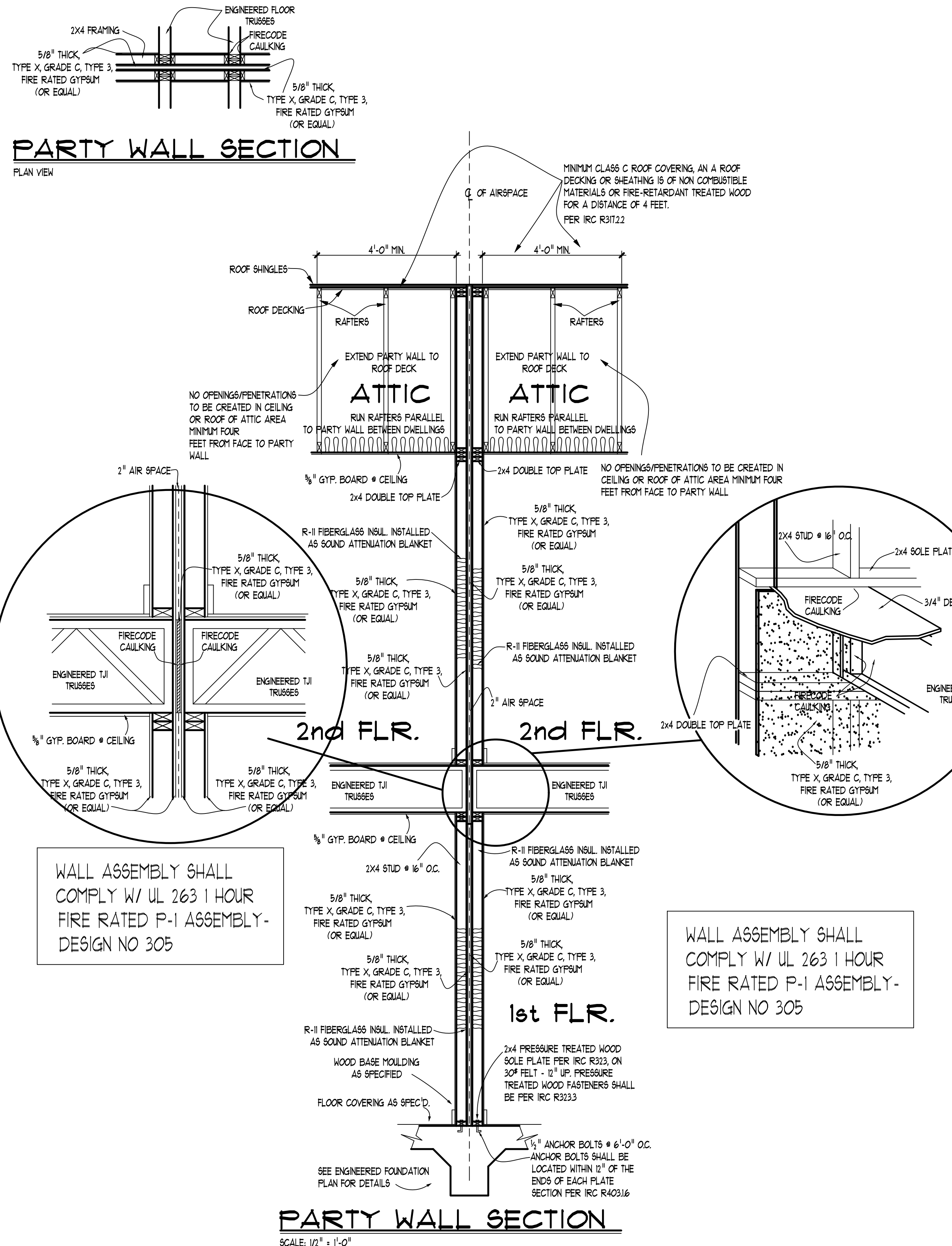
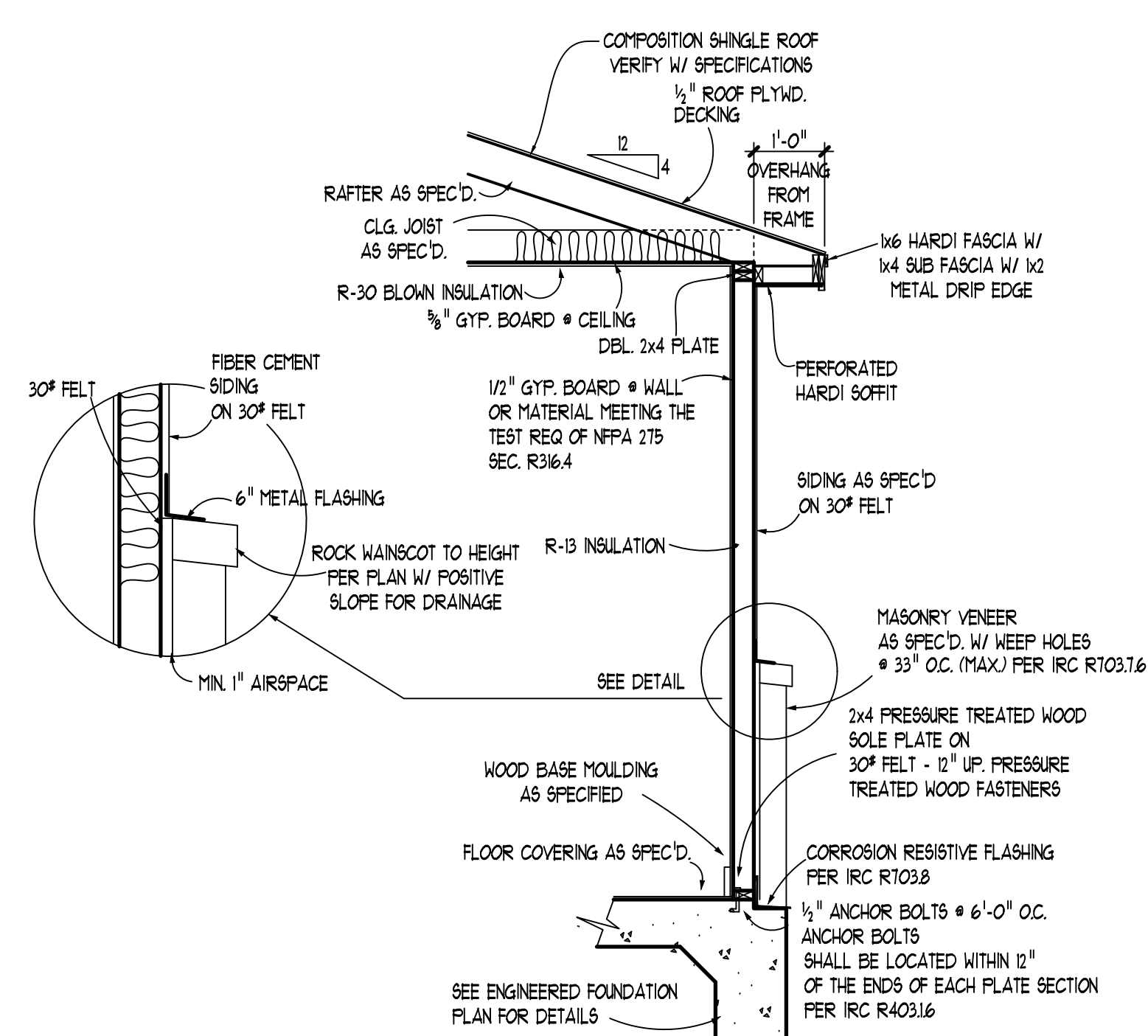


INTERIOR ELEVATIONS - UNIT "B"

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

GENERAL NOTES FOR 2018 IRC AND IECC

- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 15 MPH WIND CRITERIA AS PER SEC. R302.1 AND TABLE R302.1(5).
- 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. R402.4.
- 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. R301.7.8 (MIN STAIR TREAD 10", MAX RISER 7 3/4") SEC. R301.7.5.
- MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 24" VERTICALLY AS PER SEC. R702.8.4.1 AND KEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC. R702.8.6.
- INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION - SECTION R602.10.1. BRACED WALL PANEL INFORMATION SECTION 602.10.2.
- 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 R302.5.1.
- ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 5/8" 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 SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP 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. R302.7.1.
- TYPE I HANDRAILS WITH A CIRCLAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2" AS PER SECTION 310.8.5.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 34" 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. R302.2.
- AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IRC TABLE R402.4.1.
- BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R102.1.



WALL ASSEMBLY SHALL COMPLY W/ UL 263 1 HOUR FIRE RATED P-1 ASSEMBLY-DESIGN NO 305

WALL ASSEMBLY SHALL COMPLY W/ UL 263 1 HOUR FIRE RATED P-1 ASSEMBLY-DESIGN NO 305

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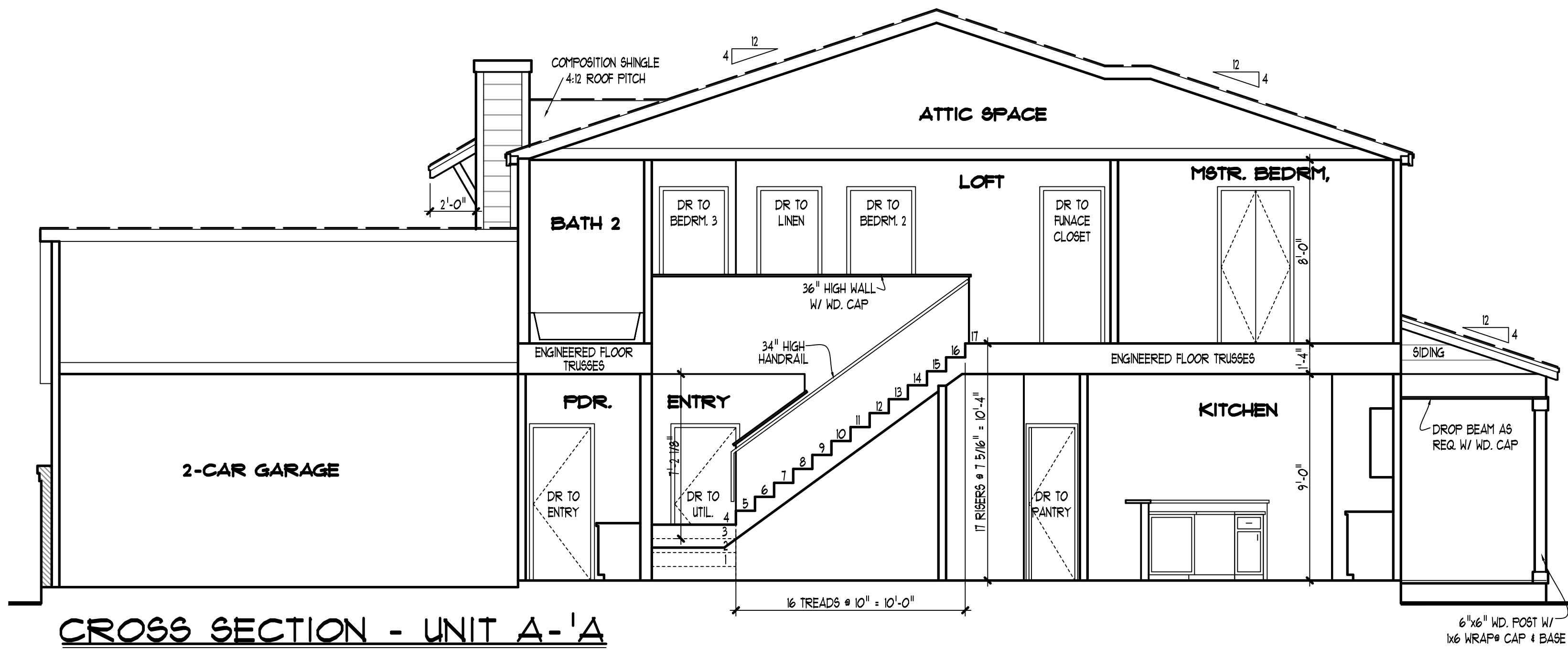
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Check Set: 7-10-23
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2 OF 5

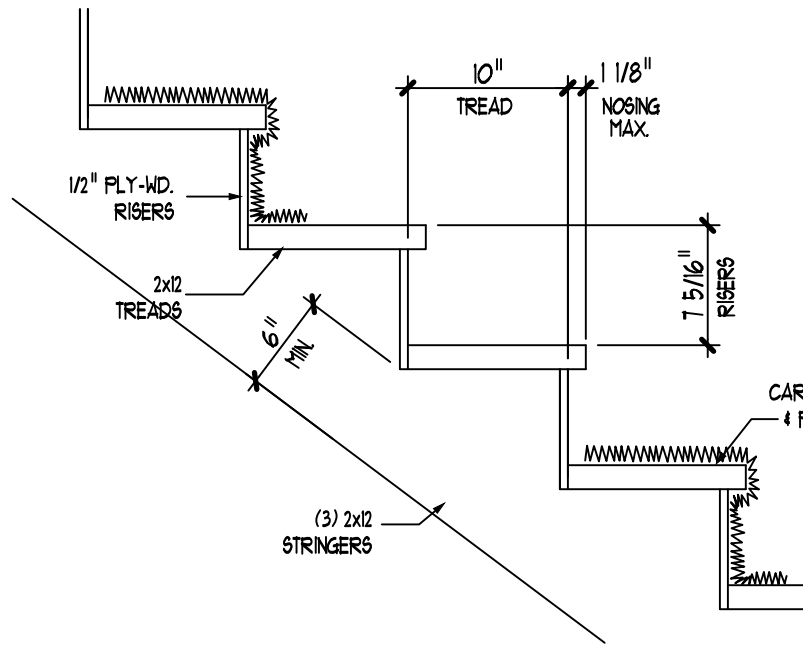
NEXT VISTA HOMES
 SUBDIVISION: POINT AQUARIUS, SEC. 1
 ADDRESS: 12907 ANDROMEDA COURT
 LOT: 10
 BLOCK: 2
 NCB:

NOTES:
 1. DRAWINGS SHALL NOT BE CALLED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JIM COX DESIGNS, INC.
 2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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CROSS SECTION - UNIT A-A

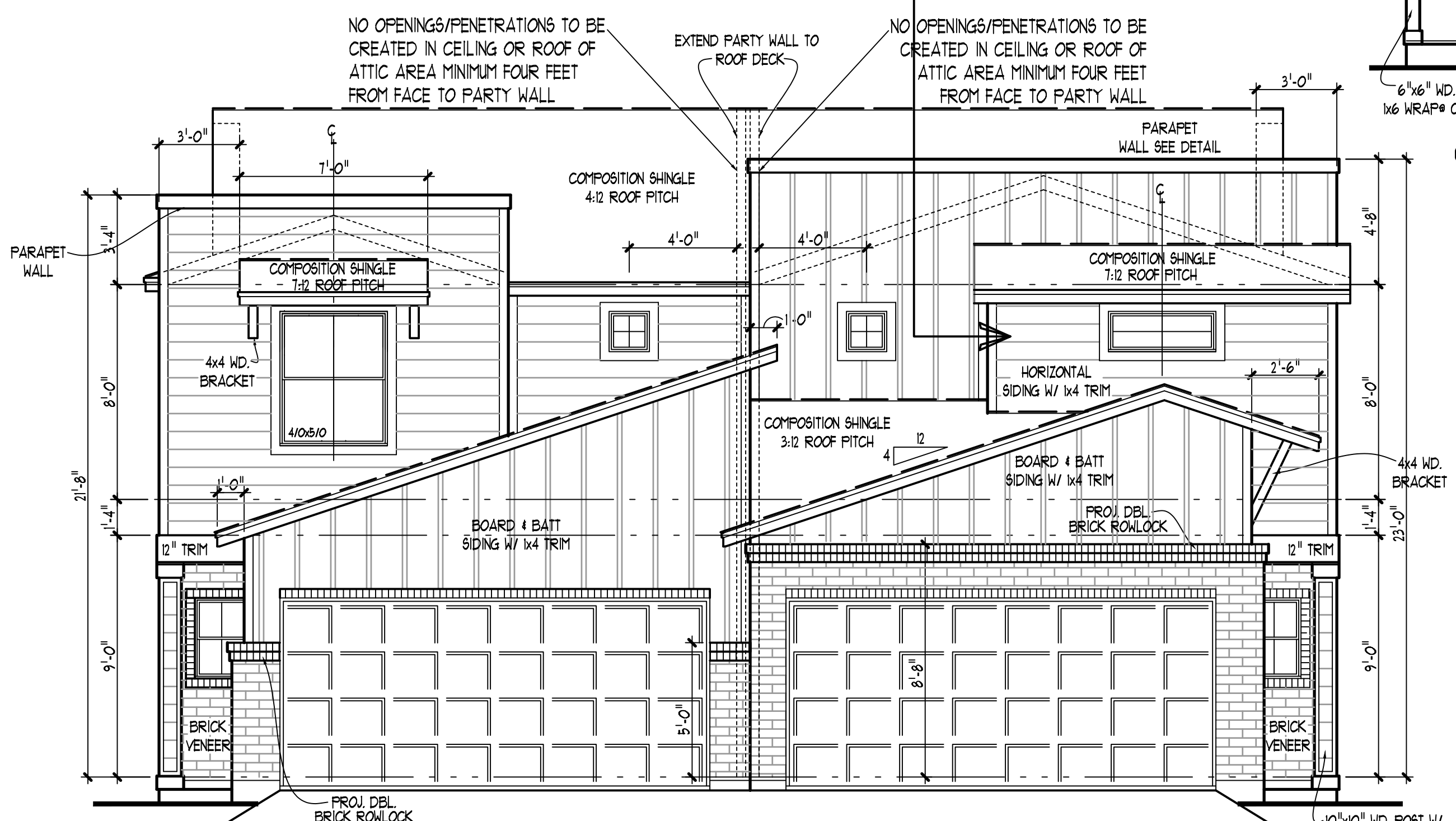
SCALE: 1/4" = 1'-0"



STAIR DET.

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

PARAPET DTL.



FRONT ELEVATION "DUPLX"

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

ATTIC VENT NOTES UNIT "A"

AREA TO BE VENTED:
1919 # / 300 = 4.4 REQ'D. FREE AIR

PROVIDE MINIMUM:
(1) TURBINES @ 2.0 # EACH = 2.0 # F.A.

38.4 L.F. 2" CONT. SOFFIT
VENT @ 1.0 # PER 16'-0" = 2.4 # F.A.

TOTAL FREE AIR = 4.4 #

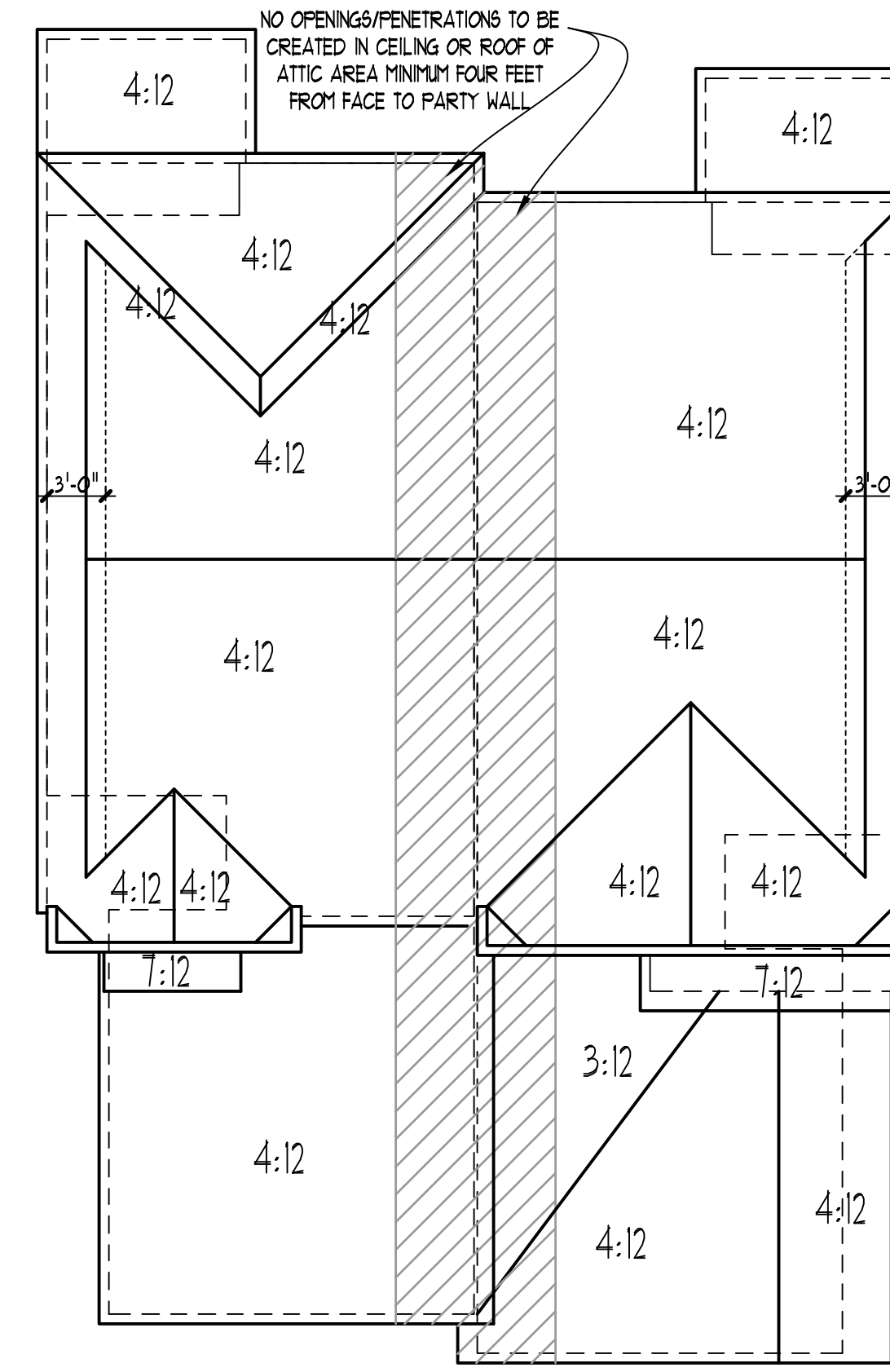
ATTIC VENT NOTES UNIT "B"

AREA TO BE VENTED:
1919 # / 300 = 4.4 REQ'D. FREE AIR

PROVIDE MINIMUM:
(1) TURBINES @ 2.0 # EACH = 2.0 # F.A.

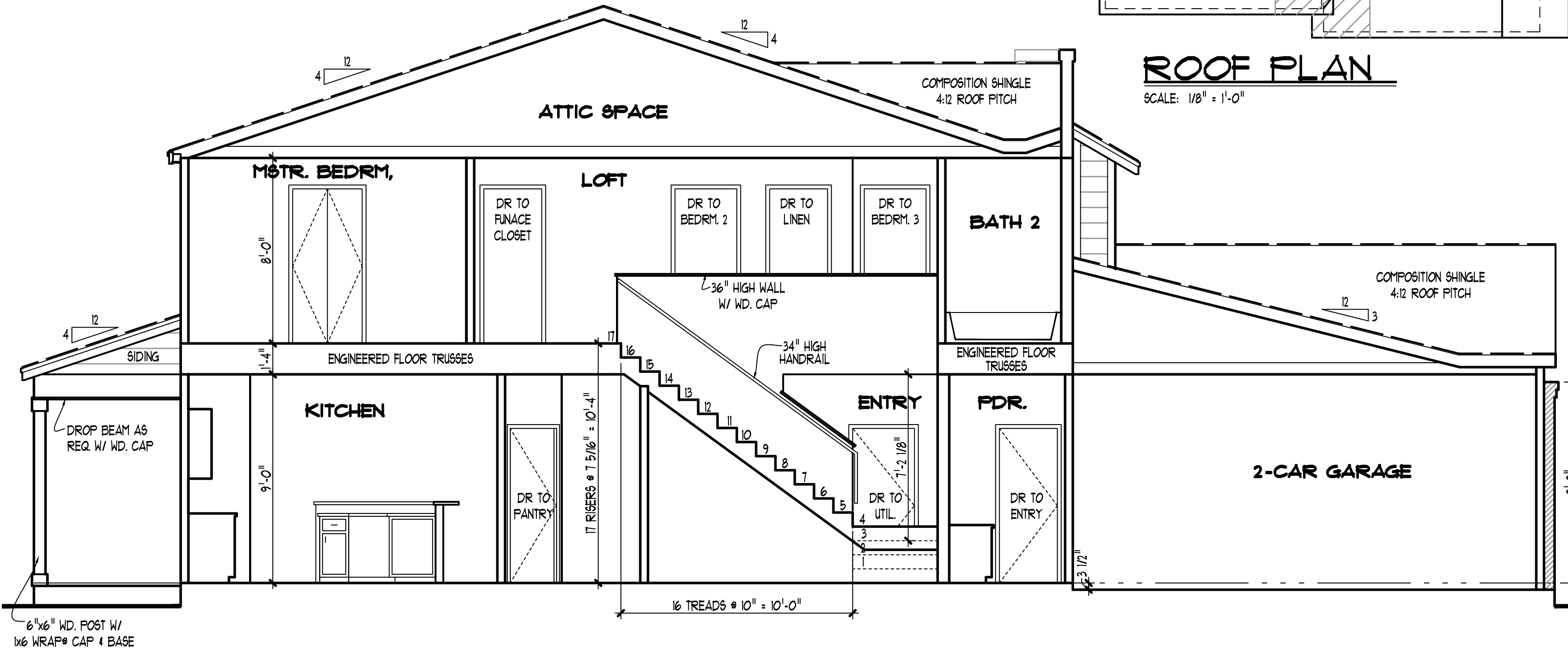
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VENT @ 1.0 # PER 16'-0" = 2.4 # F.A.

TOTAL FREE AIR = 4.4 #



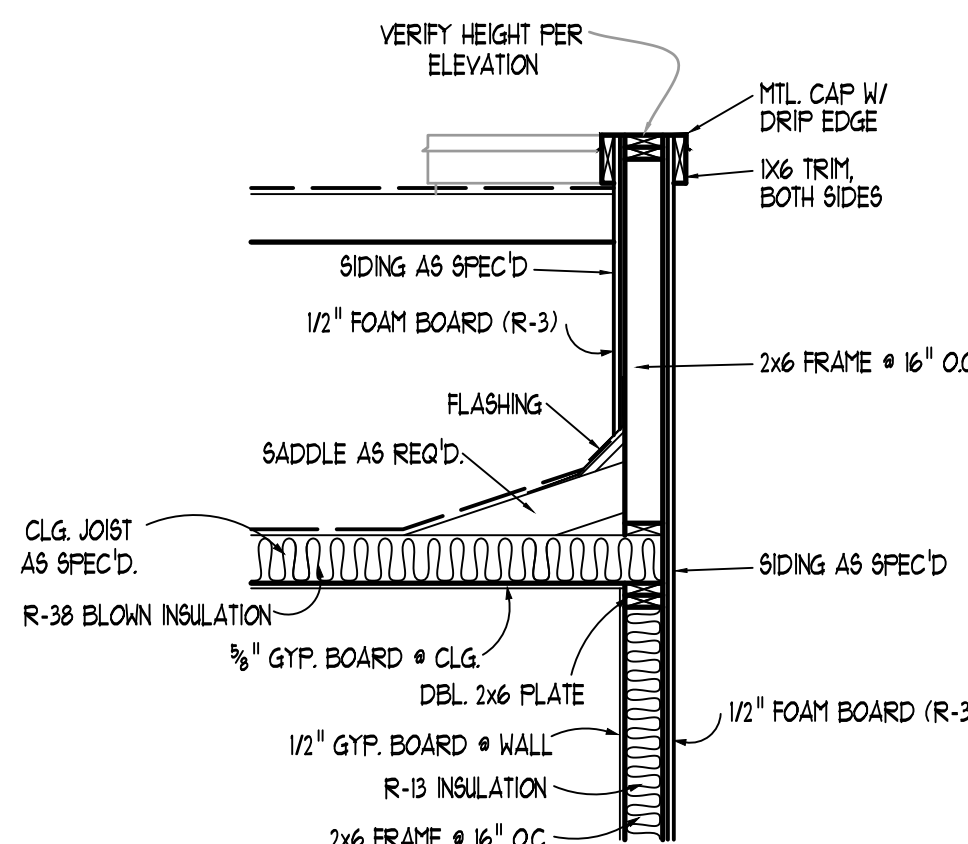
ROOF PLAN

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



CROSS SECTION - UNIT B-B

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



PARAPET DETAIL

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

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NOTE:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS STATE BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC.
 8. THE CONTRACTOR SHALL MAINTAIN NEATNESS AND ORDER AT ALL TIMES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND THE ENVIRONMENT.

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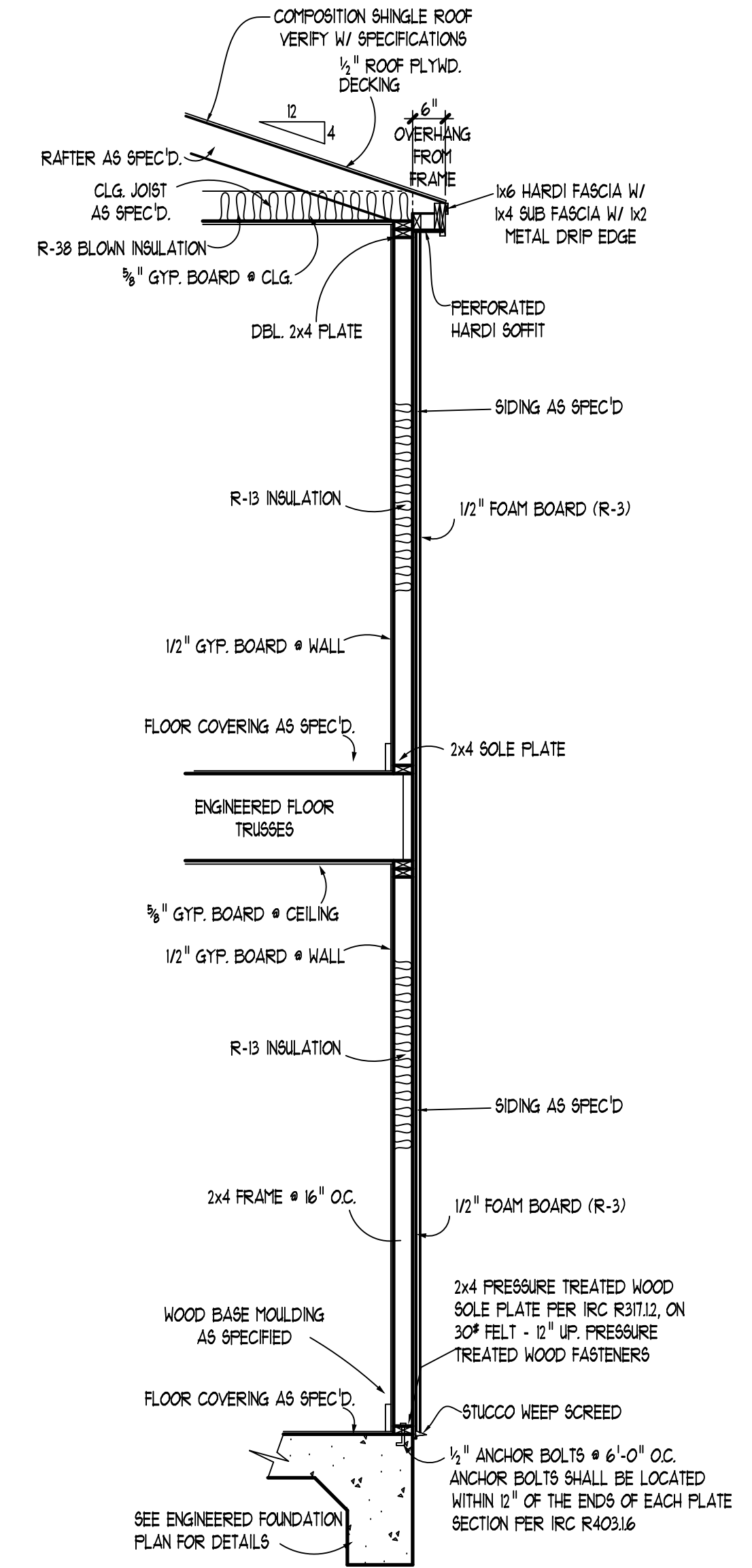
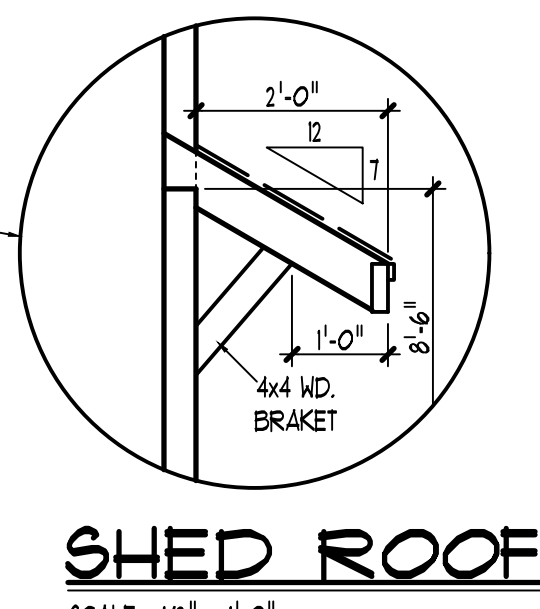
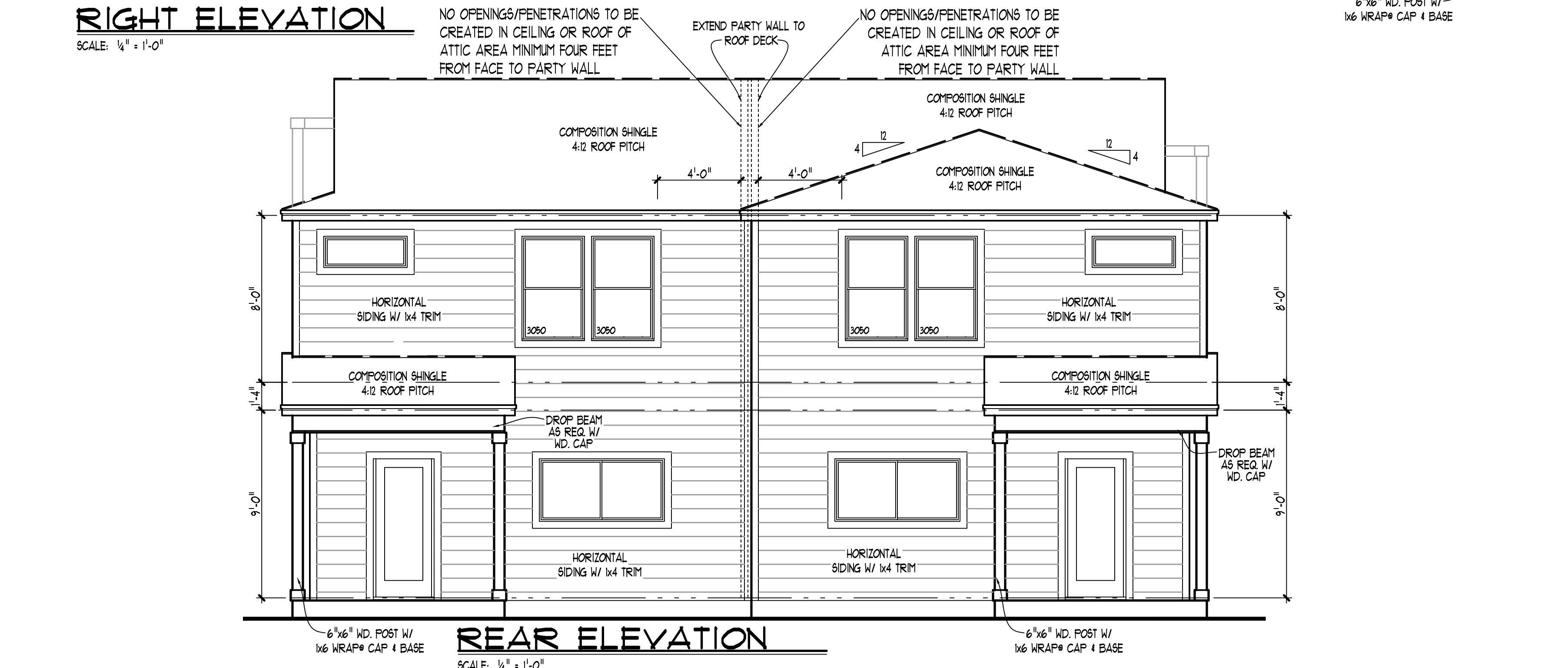
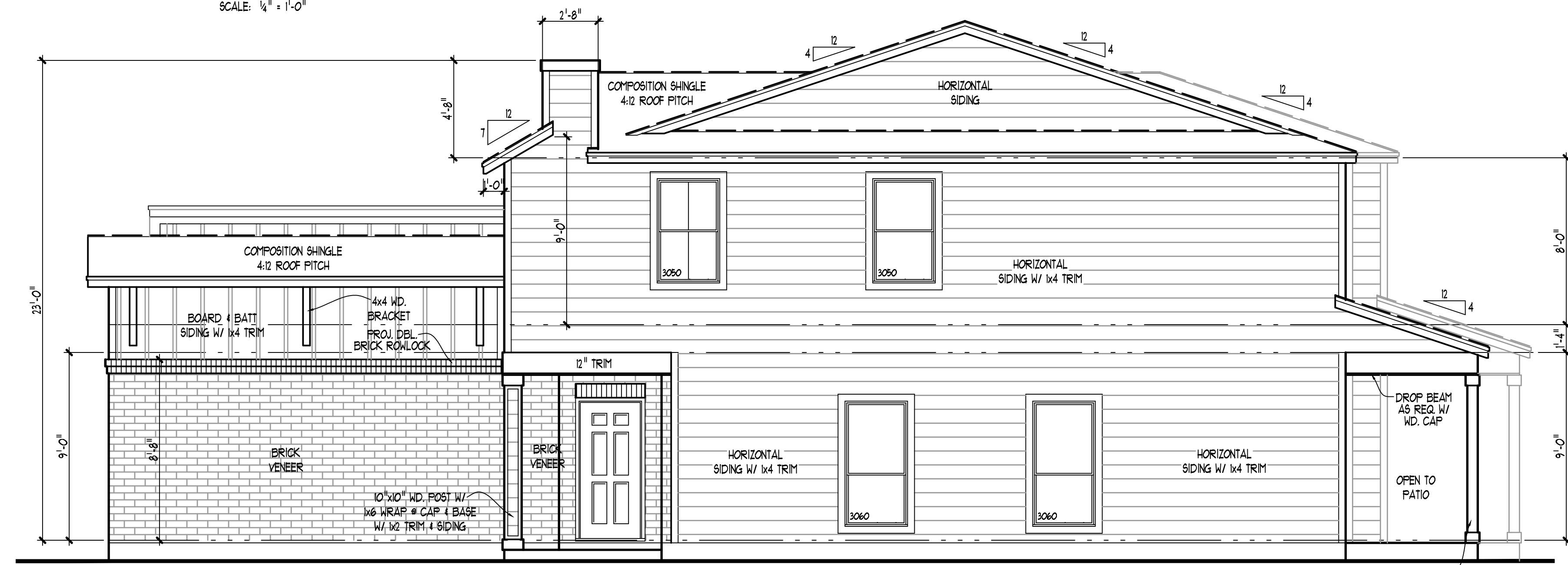
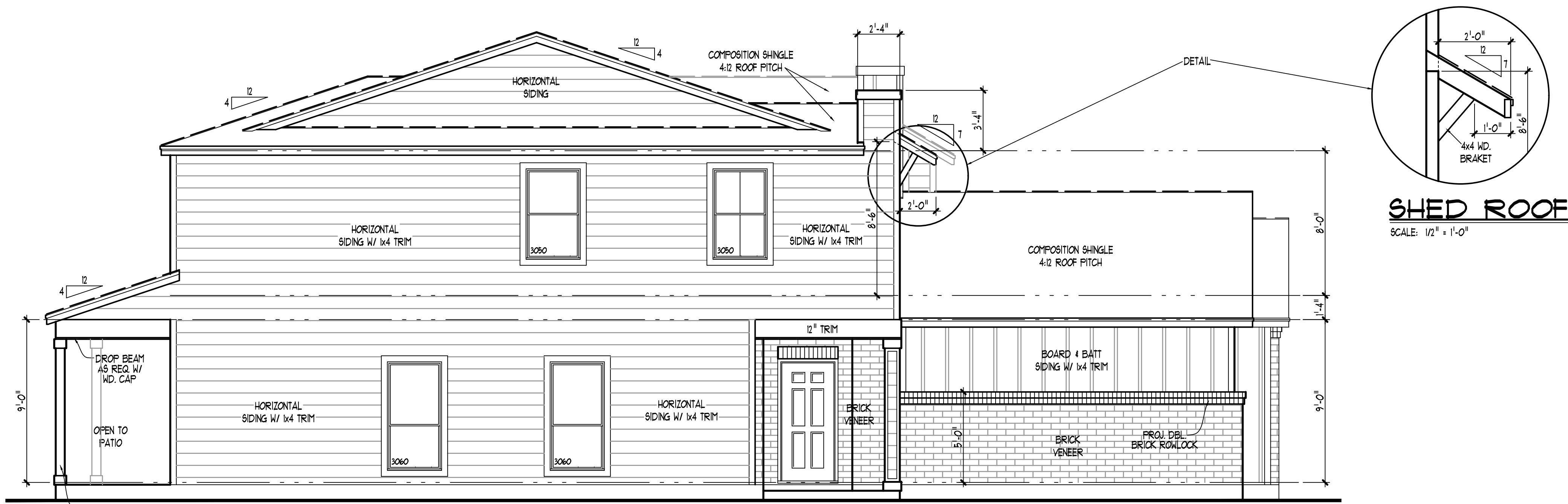
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JIM COX DESIGNS 13333 BLANCO ROAD Ste. 301 S.A. Tx, 78216
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DRAWN BY: CHRIS FEVA
 DATE: 01-08-23
 PRELIM FILE NAME: 23-1540 MOD2



NOTES:
 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF WORK.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN THE WEATHER-TIGHTNESS OF THE BUILDING AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
 11. THE CONTRACTOR SHALL MAINTAIN THE WEATHER-TIGHTNESS OF THE BUILDING AT ALL TIMES.
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 19. THE CONTRACTOR SHALL MAINTAIN THE WEATHER-TIGHTNESS OF THE BUILDING AT ALL TIMES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.

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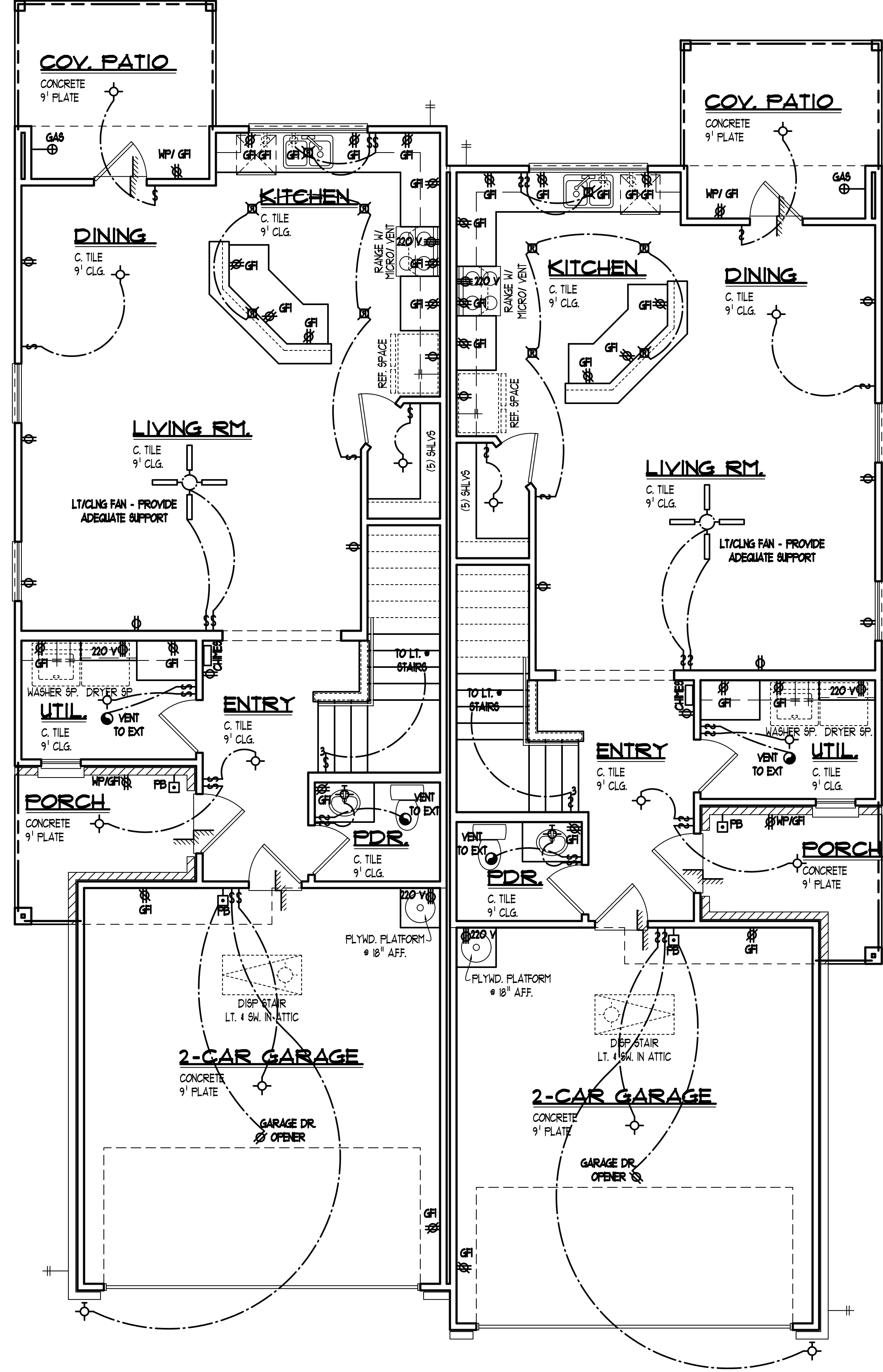
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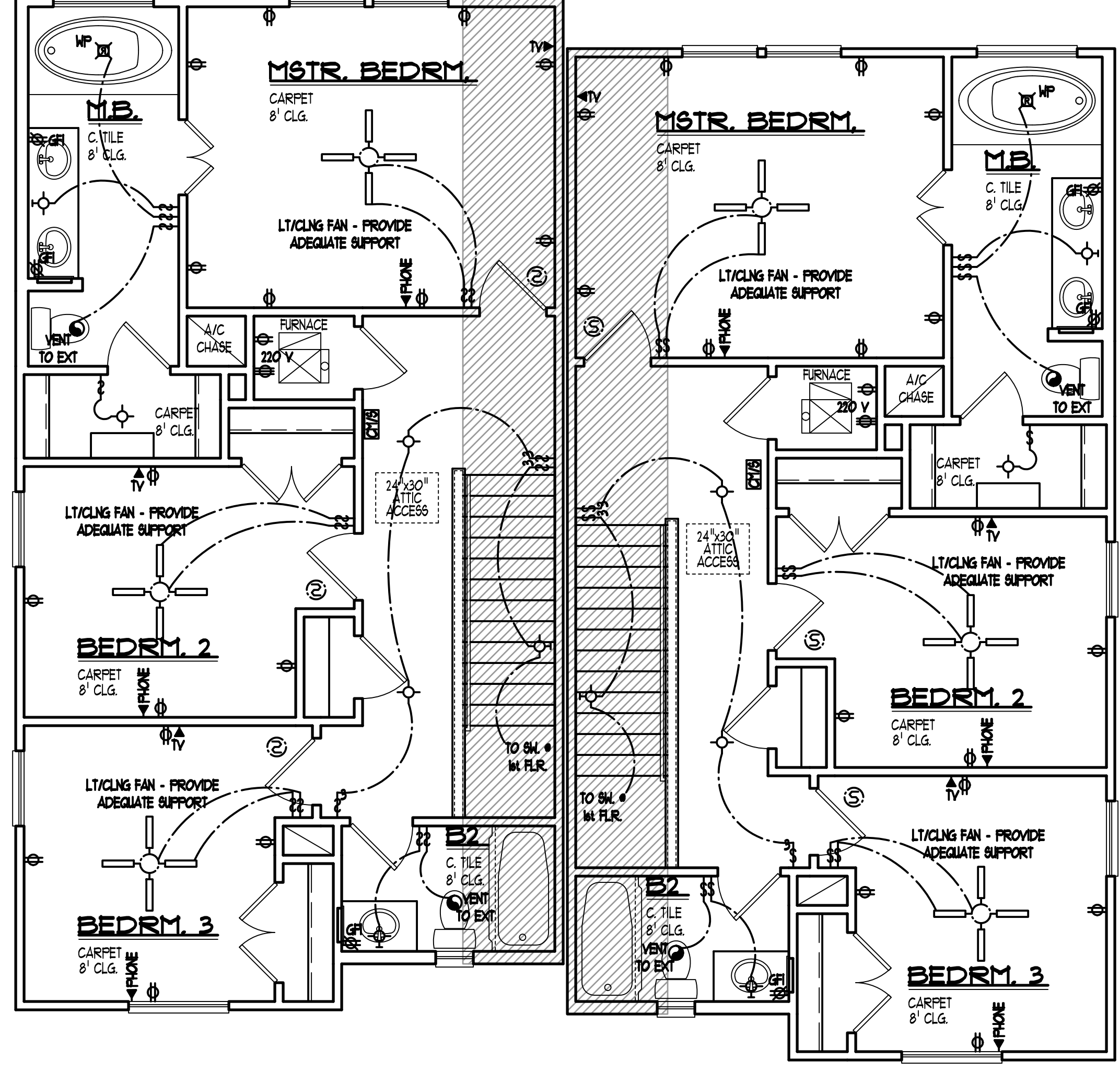
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ADDRESS: 12907 ANDROMEDA COURT
LOT: 10
BLOCK: 2
NCB:

PLAN No.: 1580
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FIRST FLOOR ELECTRICAL PLAN UNIT "A"
 SCALE: 1/4" = 1'-0"

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



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

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

GENERAL NOTES FOR 2018 IRC AND IECC

- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC. R303.7 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC. R303.7.
- SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R314.3.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM PER SEC. R314.4.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R315.2.
- ALL WATER HEATERS TO BE MOUNTED ON 1/2" HIGH PLYWOOD PLATFORM IN GARAGE PER 2018 IRC CHAPTER 28 SECTION 28.01.7.
- LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING 4 A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M305.13.
- 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.

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NOTES:
 1. PERMITS SHALL NOT BE CALLED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL VIEWS AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR CHANGES FROM THE WORKING DRAWINGS.
 2. 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 ALL OTHERS AT THE CONTRACTOR'S RISK. CONTRACTOR SHALL VERIFY ALL VIEWS AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR CHANGES FROM THE WORKING DRAWINGS.
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 4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE THE NECESSARY CORRECTIONS TO THESE PLANS ALL LOCATIONS.
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