

VILLAS AT ROLLOVER BAY

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

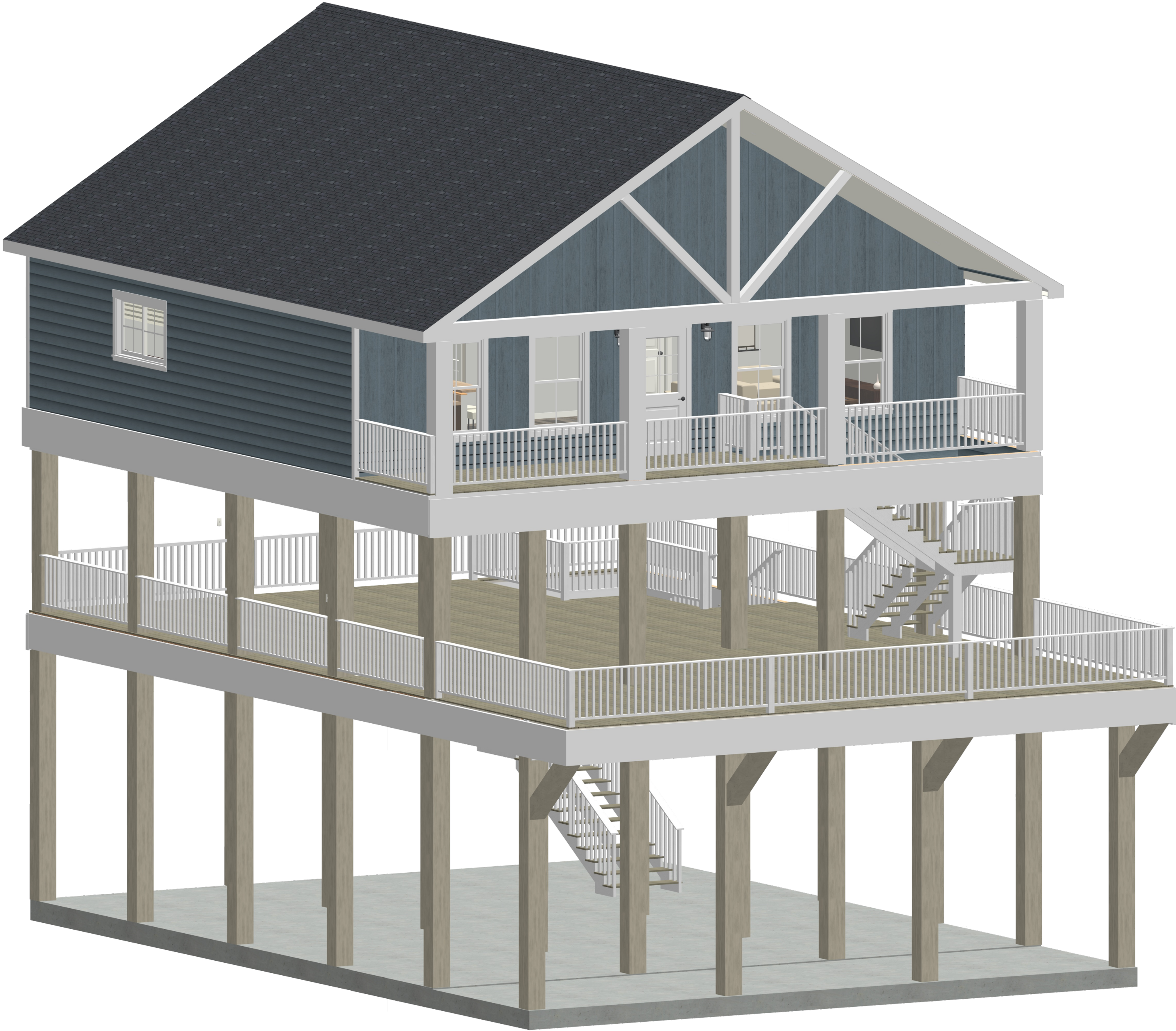
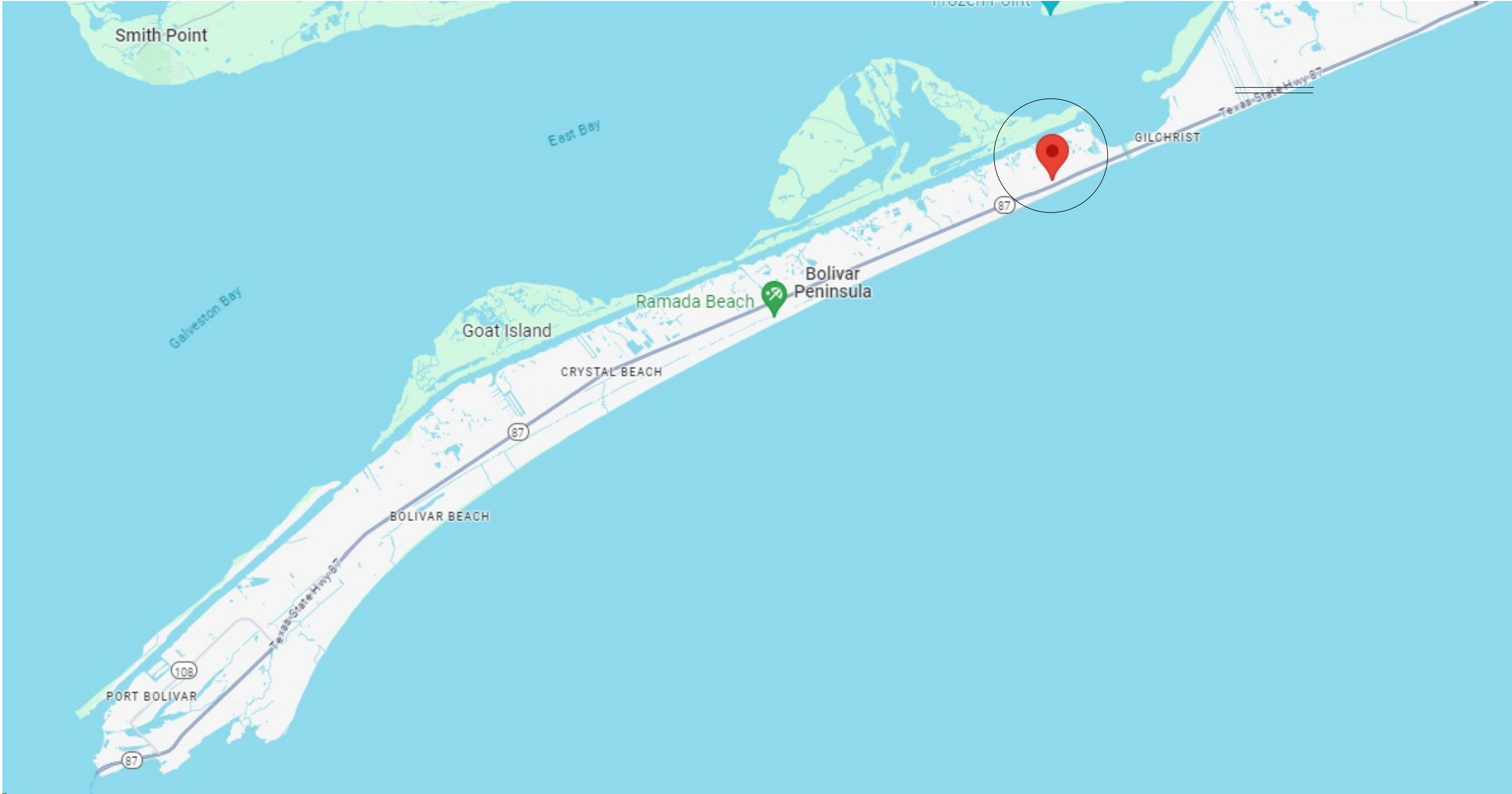
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Residential Building Code: 2012
Mechanical Code: 2012
Plumbing Code: 2012
Electrical Code: 2011-2014
Energy Code: 2012

STRUCTURAL ENGINEER: Victor Fredericksen PE. Engineers
DESIGNER: David Hill / DH Designs
BUILDER: TRI CONTRACTING



Camera 20

LIVING AREA

MAIN FLOOR	1,224 SF
TOTAL LIVING SPACE	1,224 SF
FOUNDATION	1,520 SF
MID DECK	1,872 SF
BALCONY/COVERED	327 SF
OPTIONAL LOFT	278 SF

REVISION TABLE	
NUMBER	DATE

Villas at Rollover Bay
1385 Featherstone
Gilchrist, Tx. 77617

VILLAS AT ROLLOVER BAY
3 STORY-3 BEDROOM
VILLA

DRAWINGS PROVIDED BY:
DH DESIGNS
19610 E. Paloma Lago Ct.
Cypress, Tx. 77433

DATE:
3-6-23

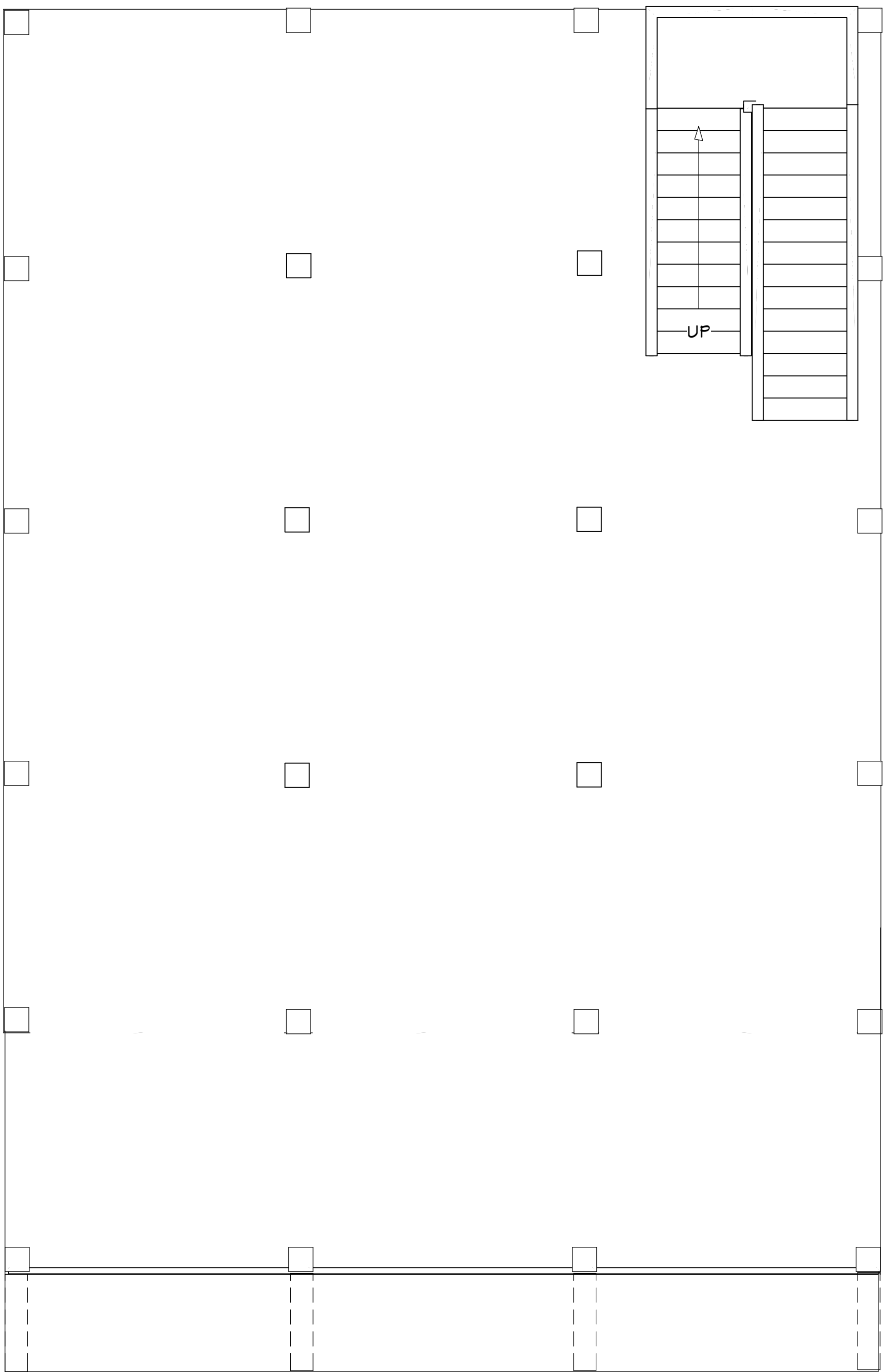
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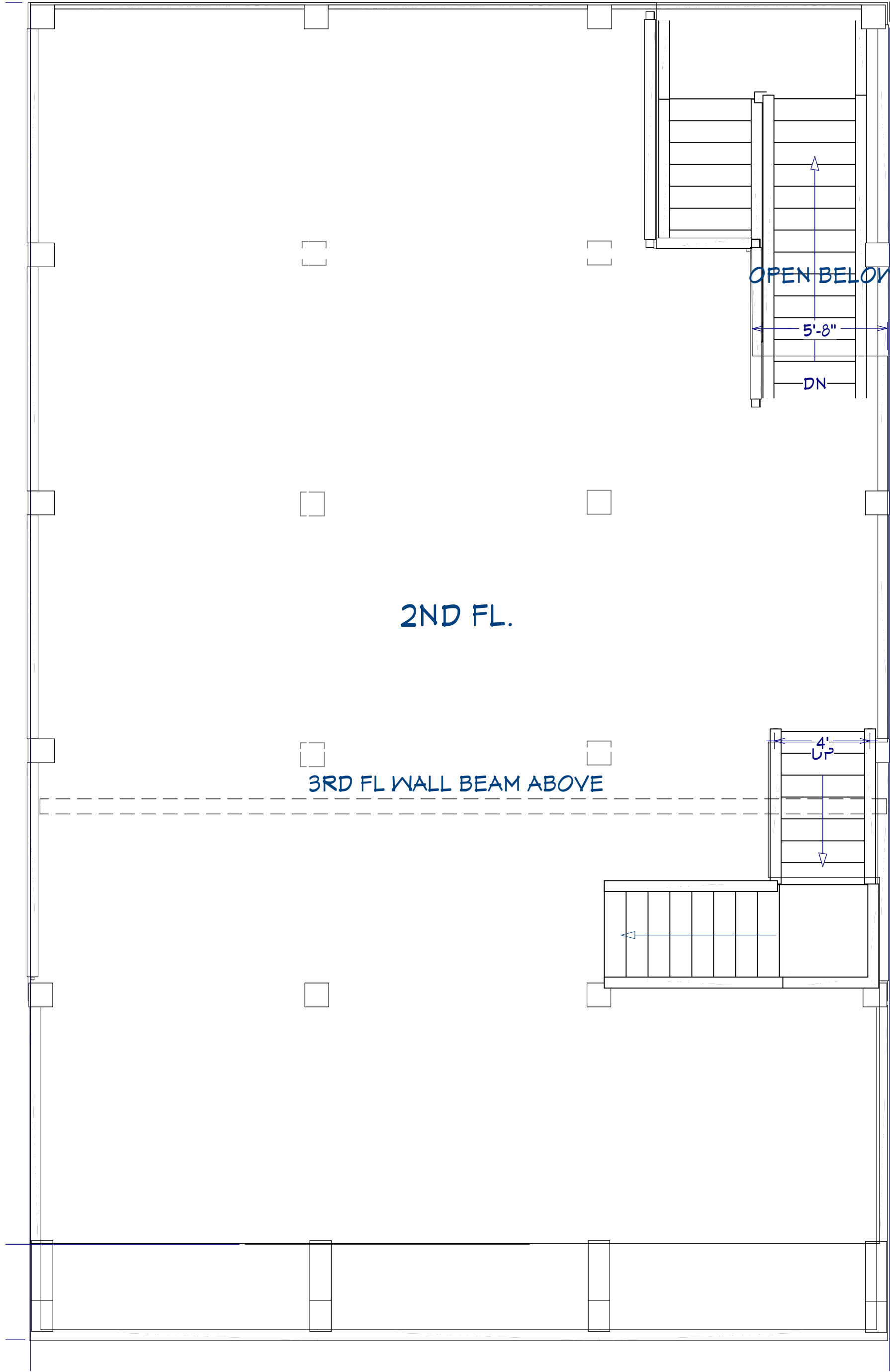
COVER



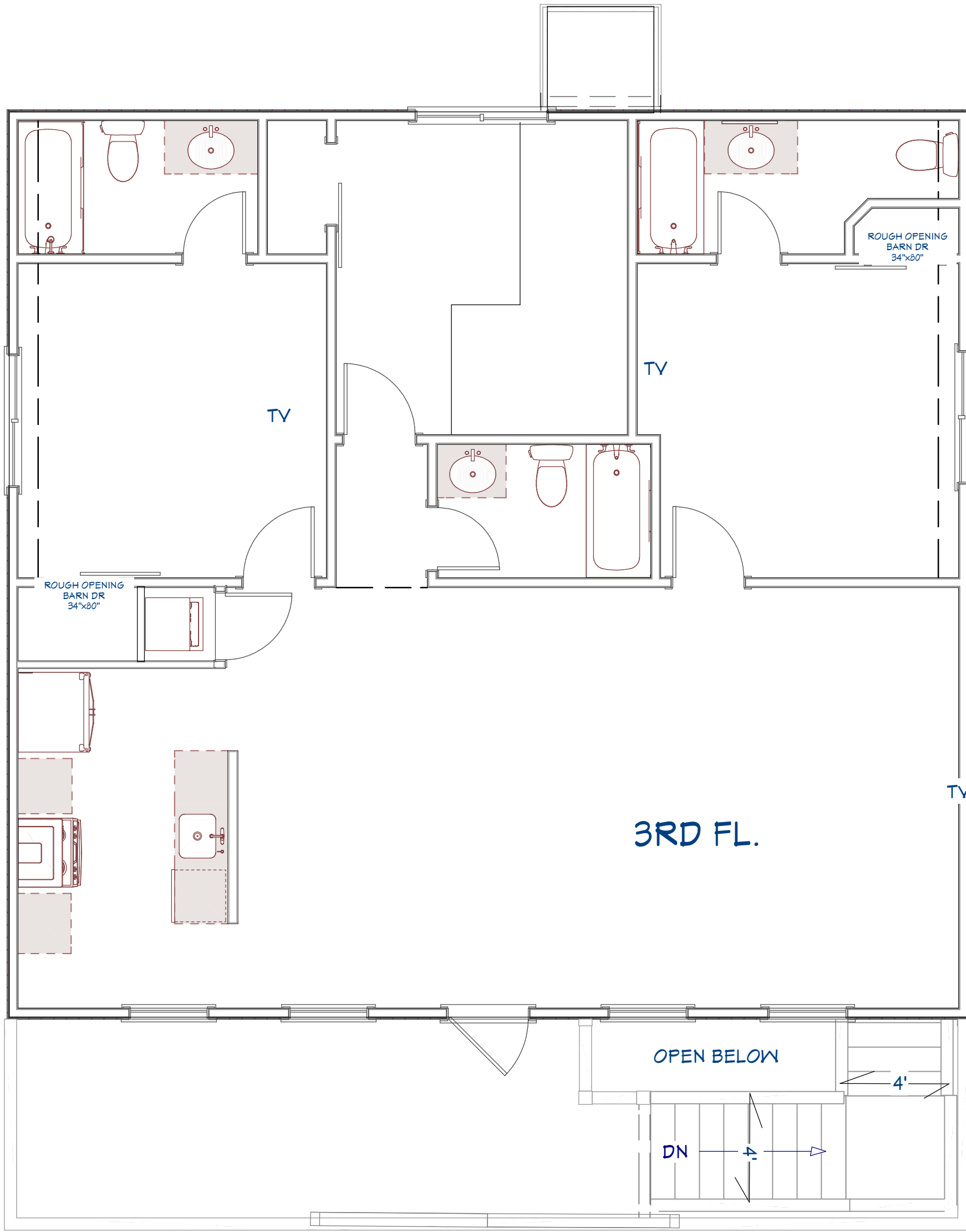
P-2



Ground Floor



2nd Floor



3rd Floor w Roof Overhang 1'

REVISION TABLE		
NUMBER	DATE	REVISD BY / DESCRIPTION

Ground Floor, 2nd Mid Floor, and 3rd Floor Plan with Roof Plan

VILLAS AT ROLLOVER BAY
3 STORY-3 BEDROOM VILLA

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3-6-23

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SHEET:

A-1

4th Floor Loft

Optional Loft

3rd Floor

[illegible]

Framing Plans for 3rd Floor with Frame Dimensions

VILLAS AT ROLLOVER BAY
3 STORY-3 BEDROOM
VILLA

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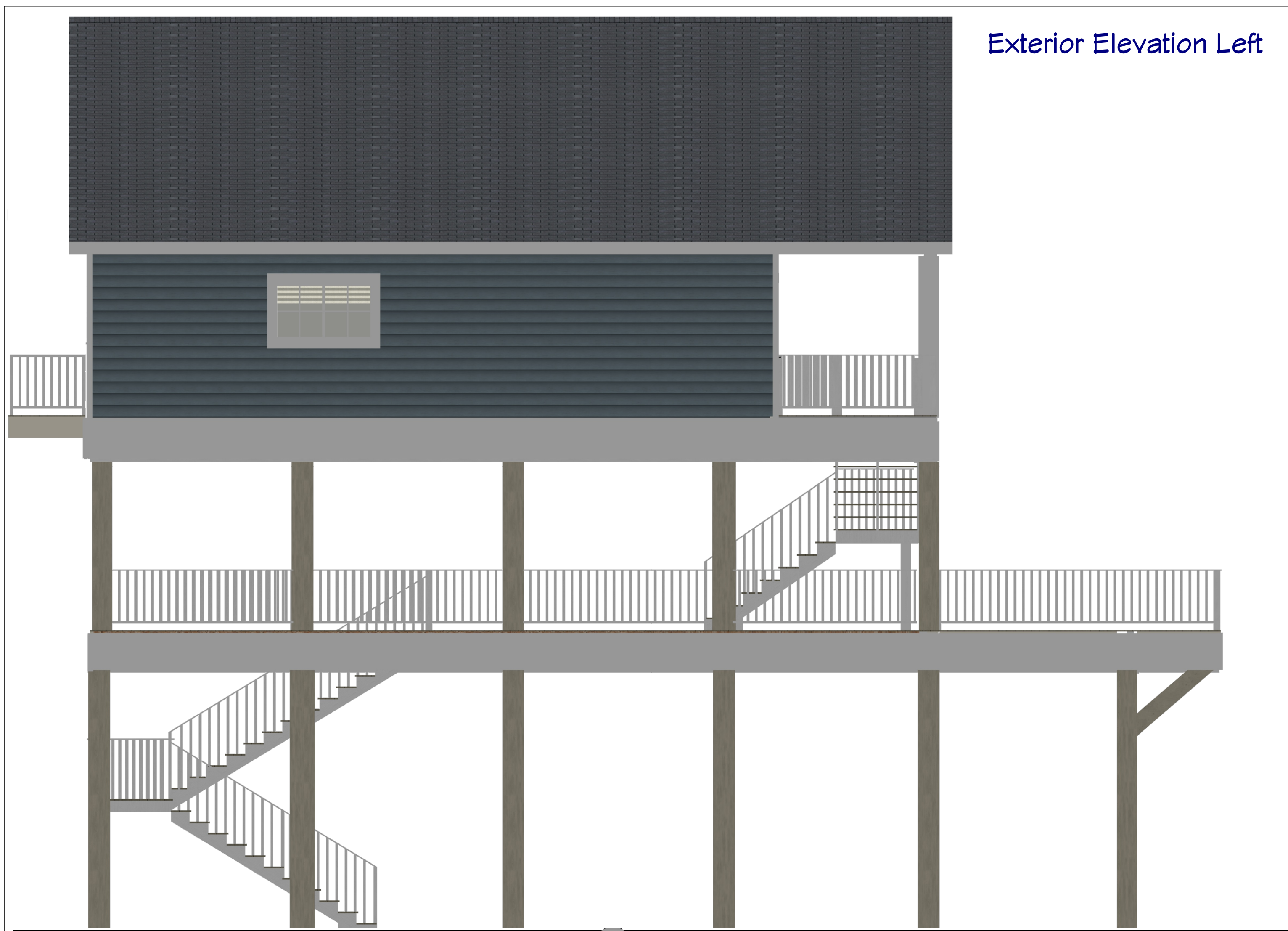
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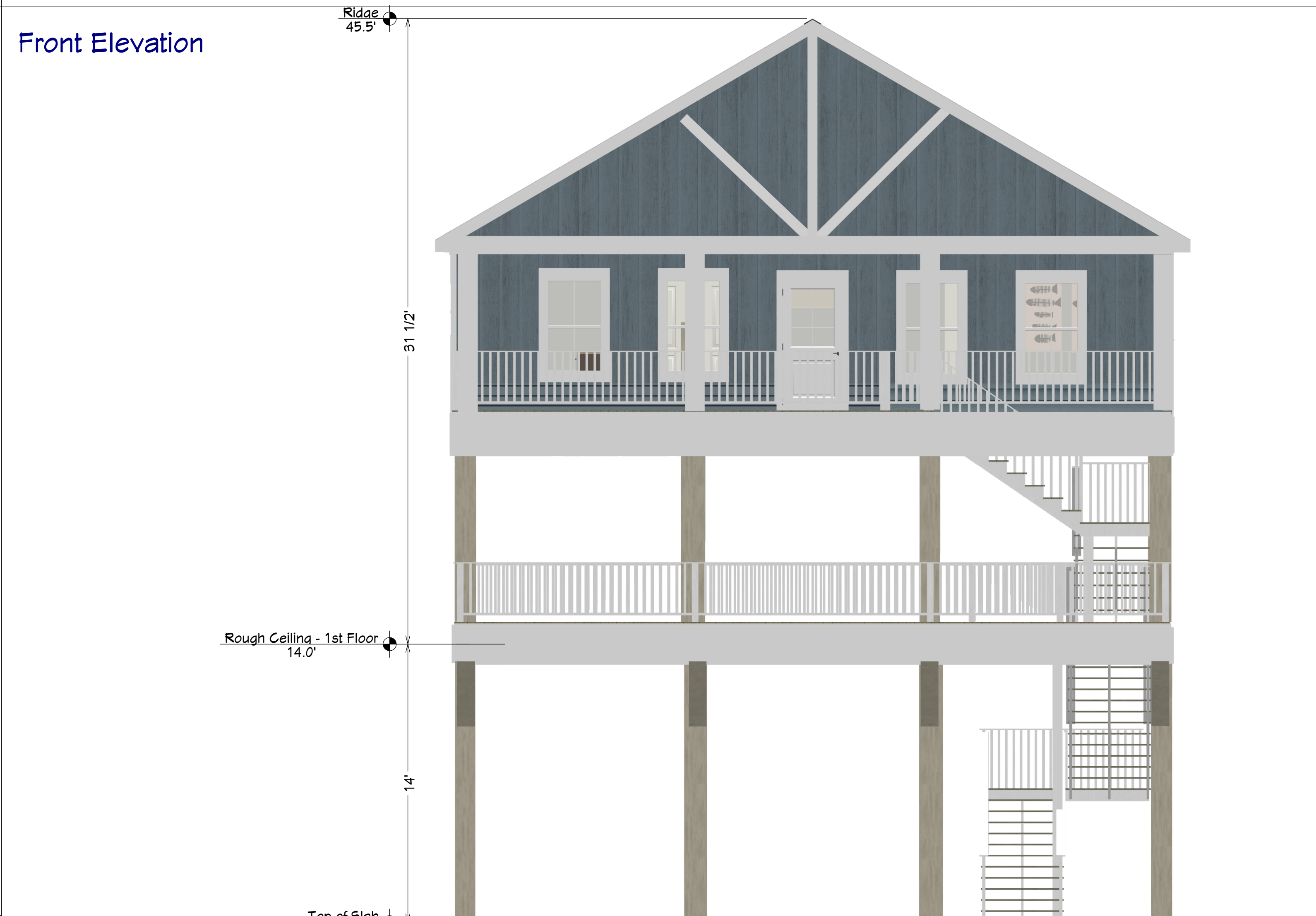
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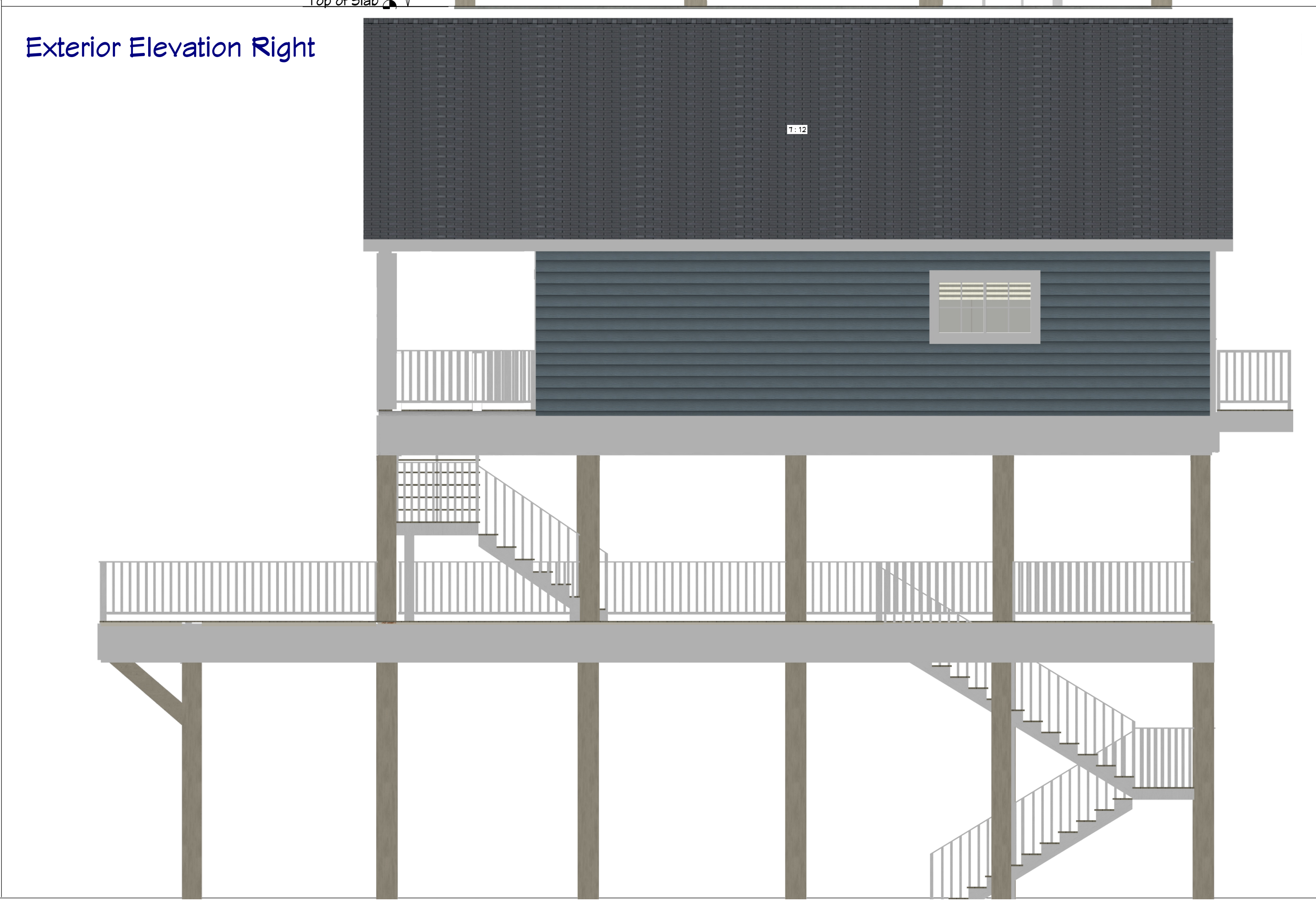
Exterior Elevation Left



Front Elevation



Exterior Elevation Back



Exterior Elevation Right

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DESCRIPTION	REVISOR

Elevations

VILLAS AT ROLLOVER BAY
3 STORY-3 BEDROOM
VILLA

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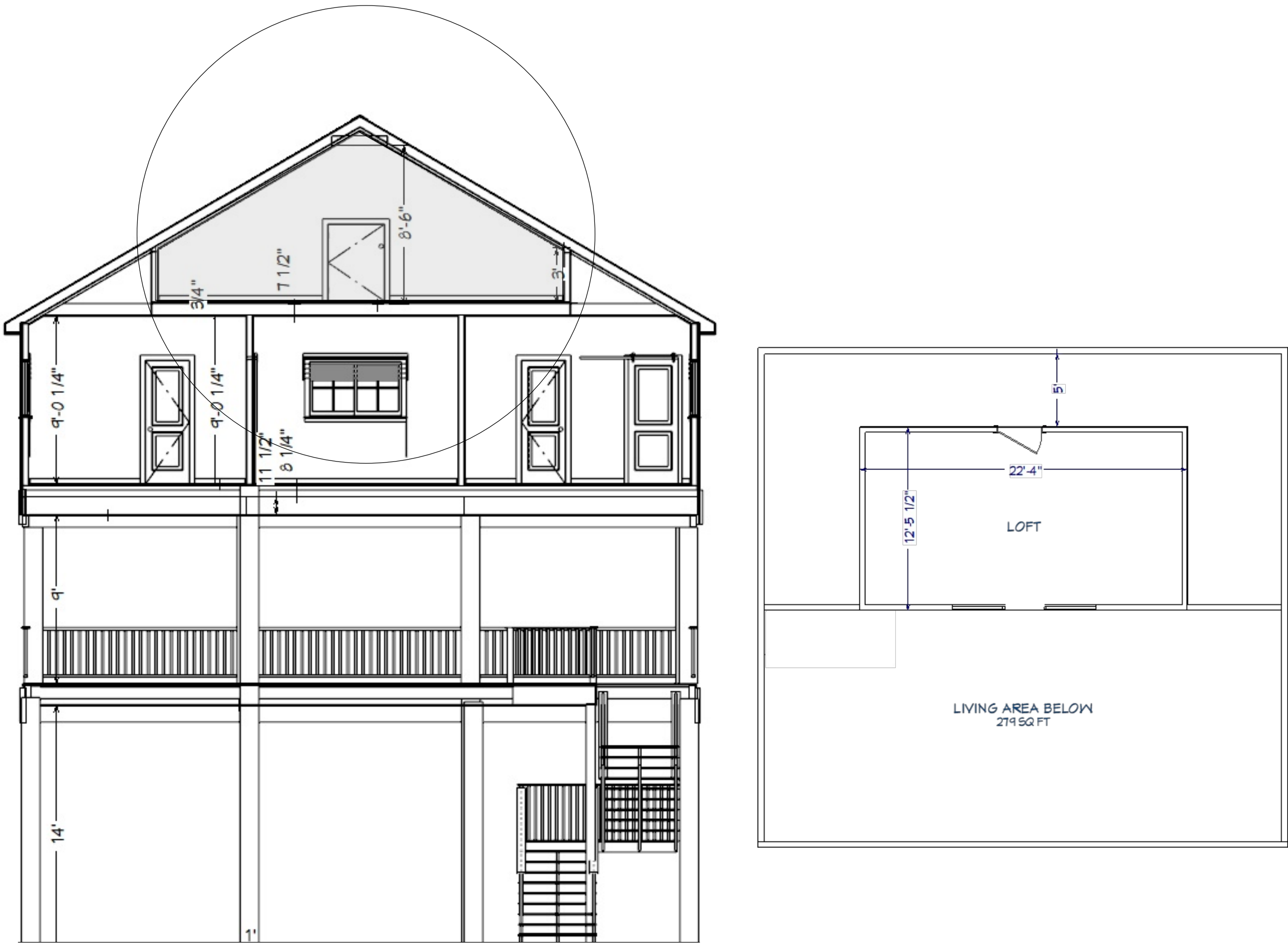
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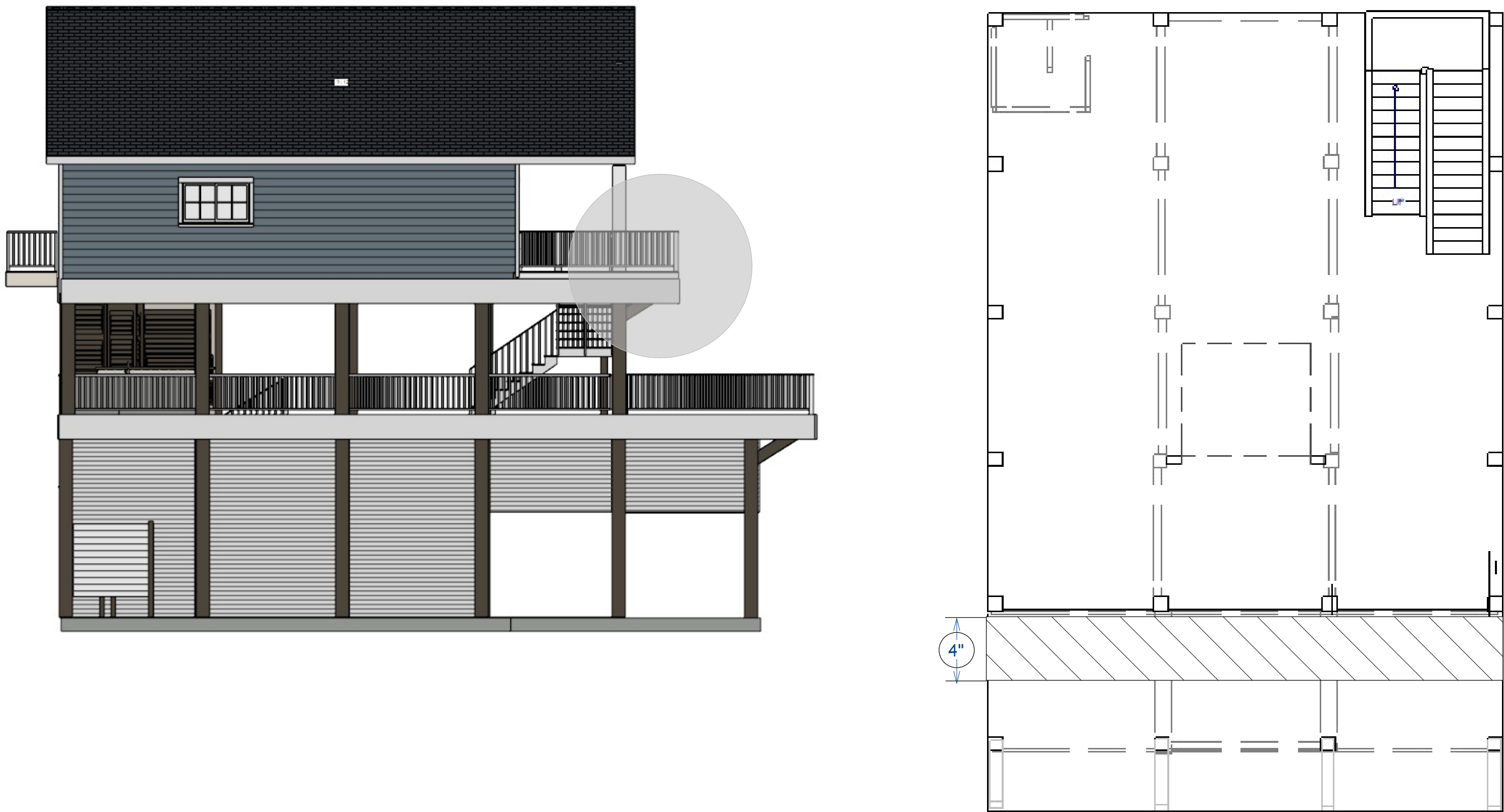
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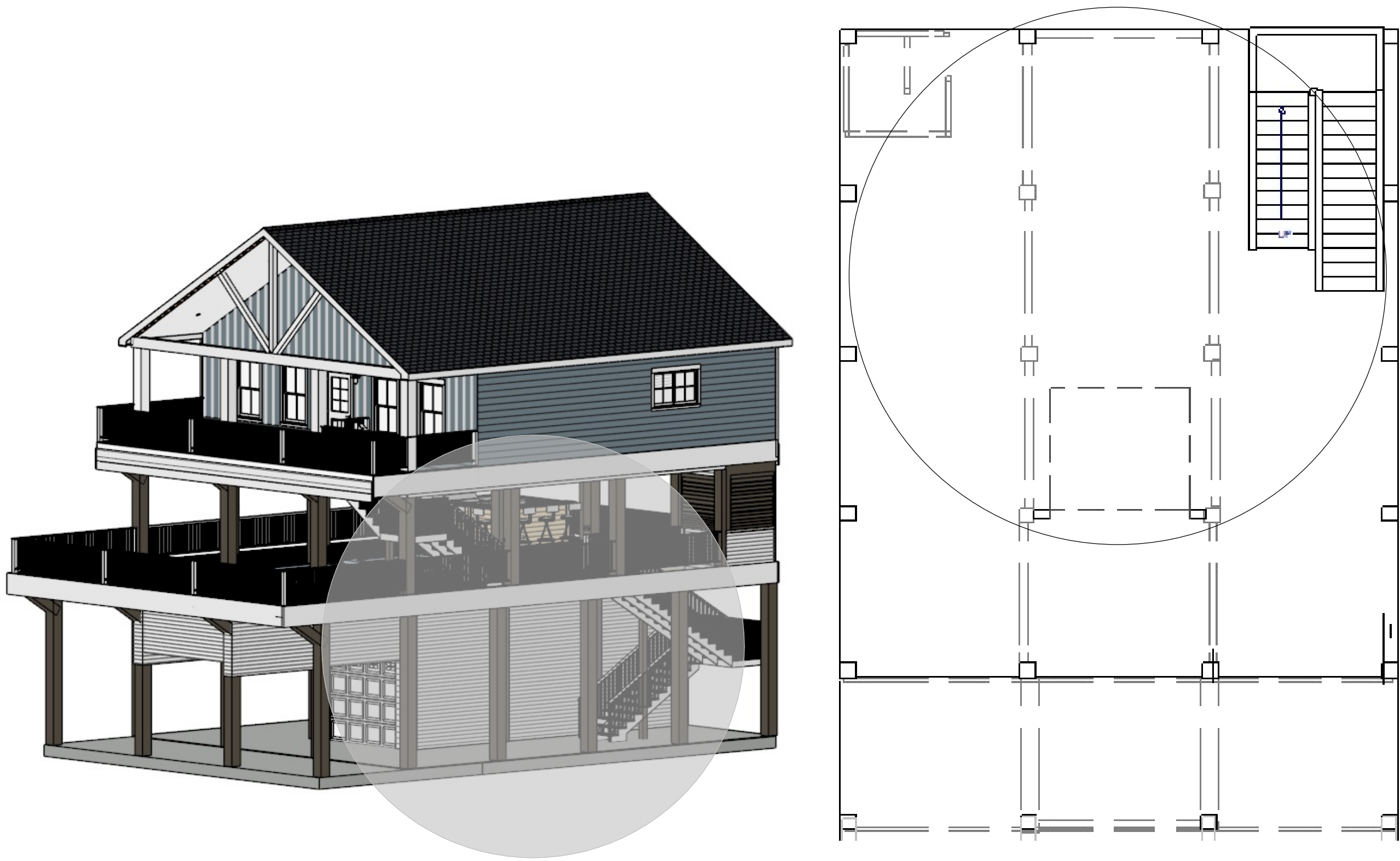
Optional Upgrade Loft Floor Plan



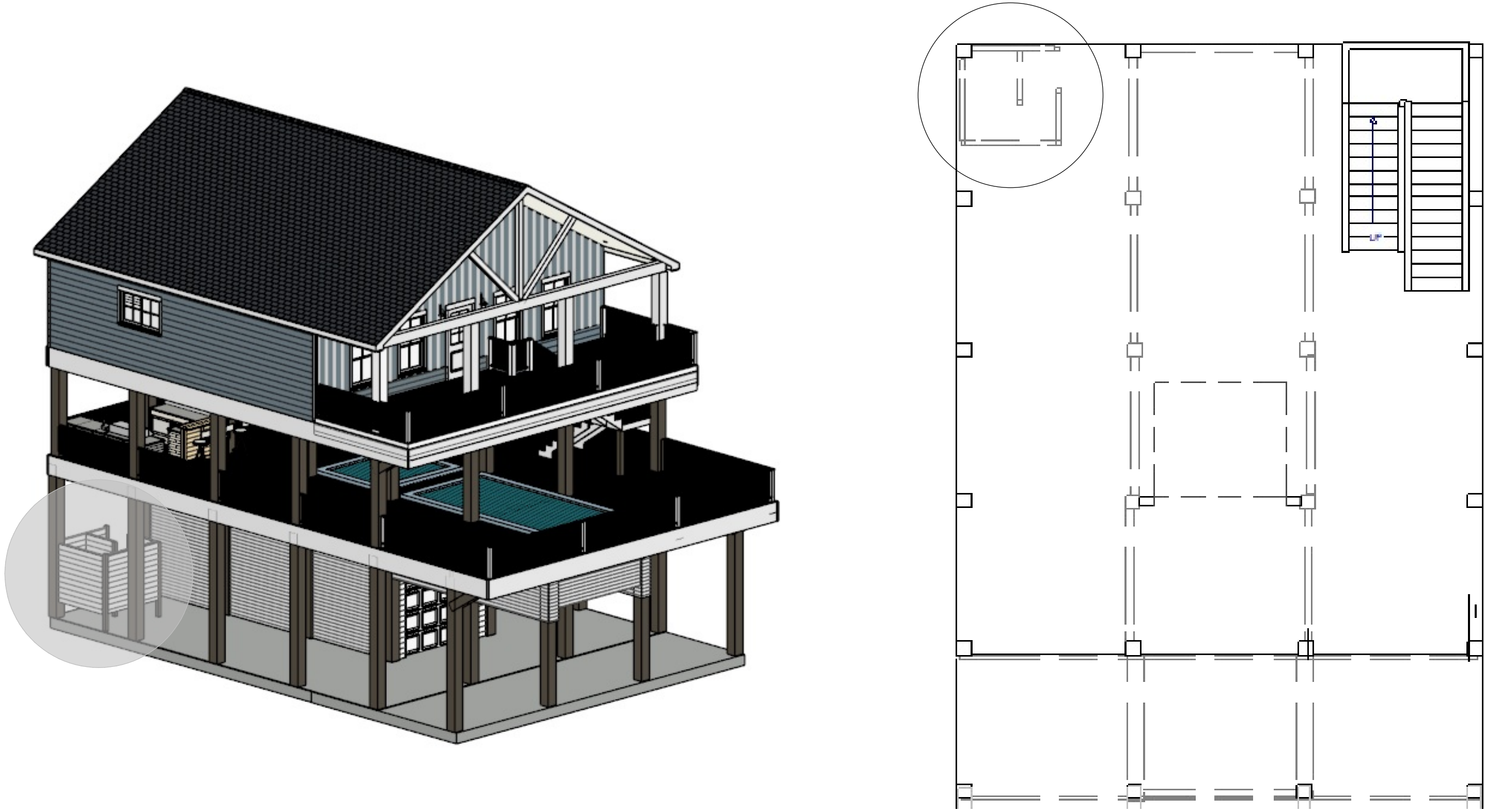
Optional Upgrade Upper Deck Extension



Optional Upgrade Garage



Optional Upgrade Shower



REVISION TABLE	
NUMBER	DATE

Optional Upgrade Deck Extension
Optional Upgrade Loft
Optional Upgrade Garage
Optional Upgrade Shower

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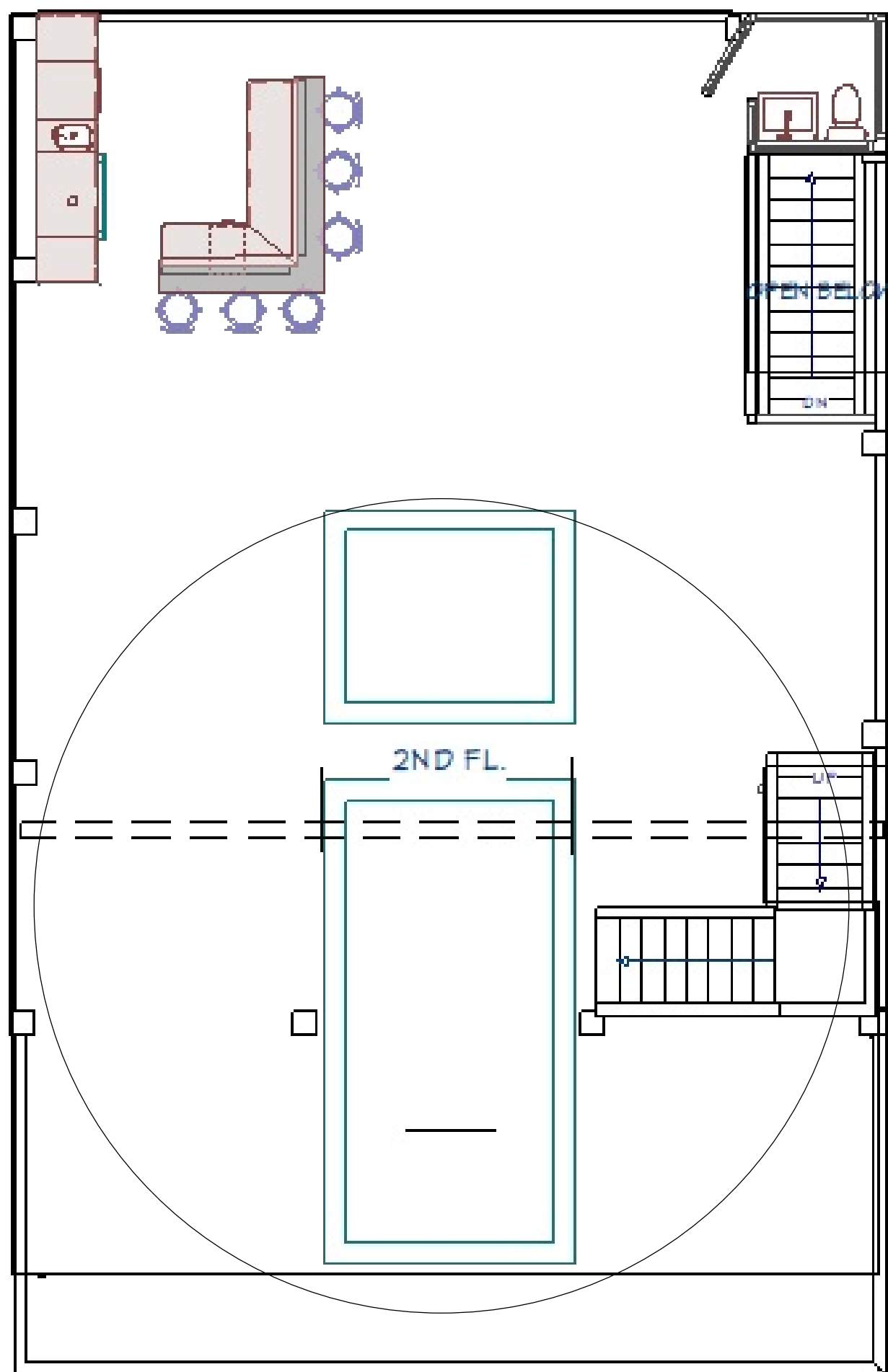
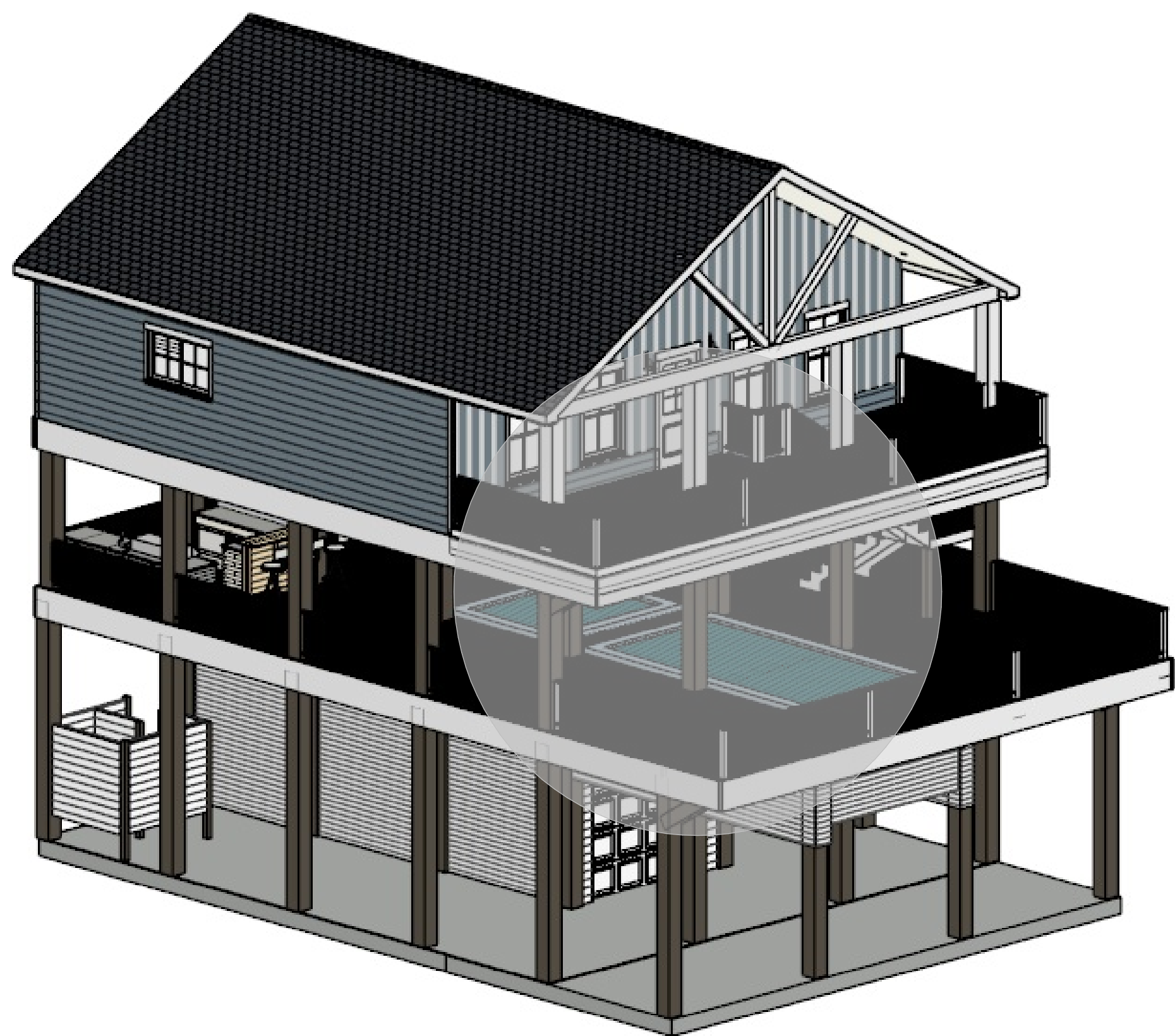
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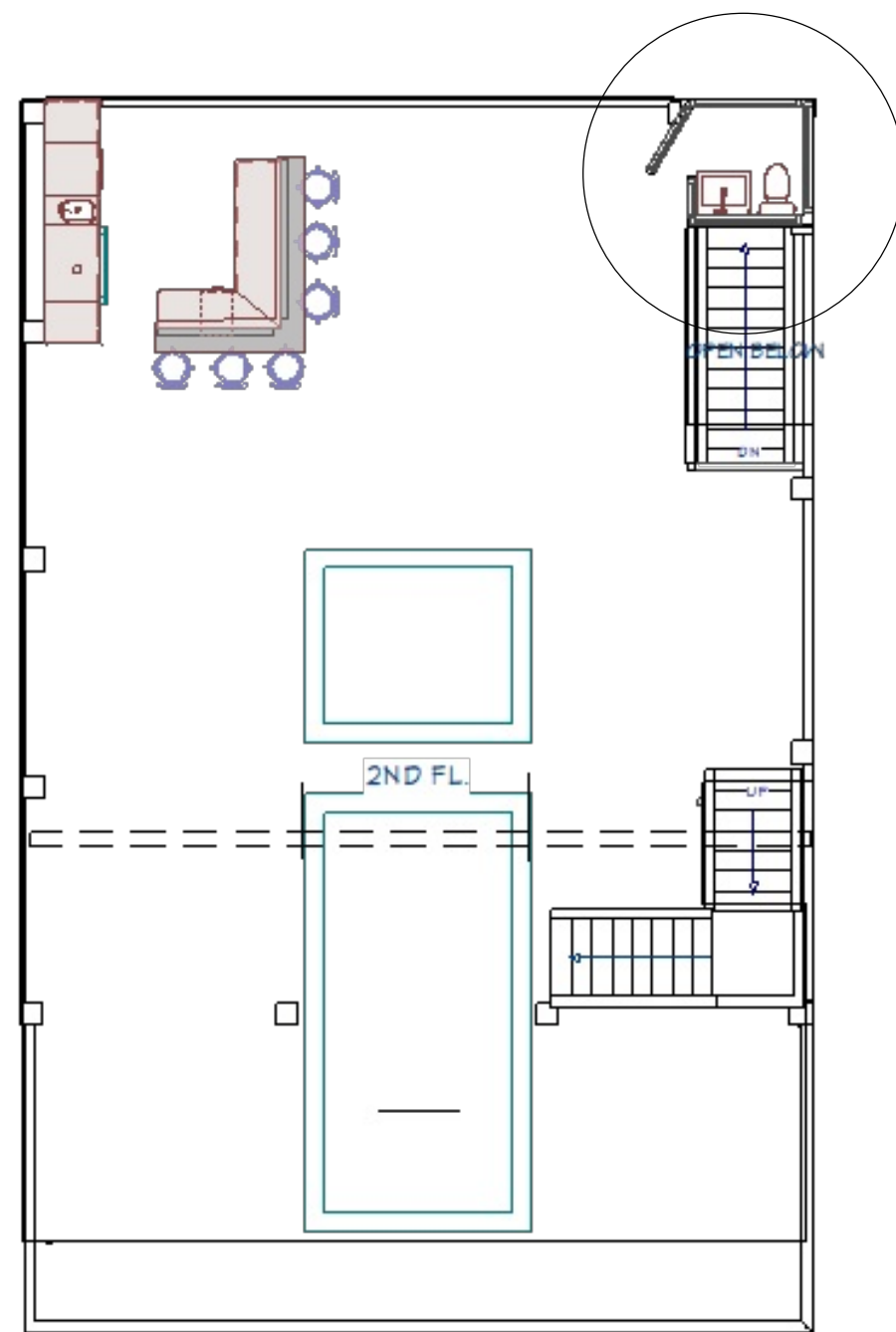
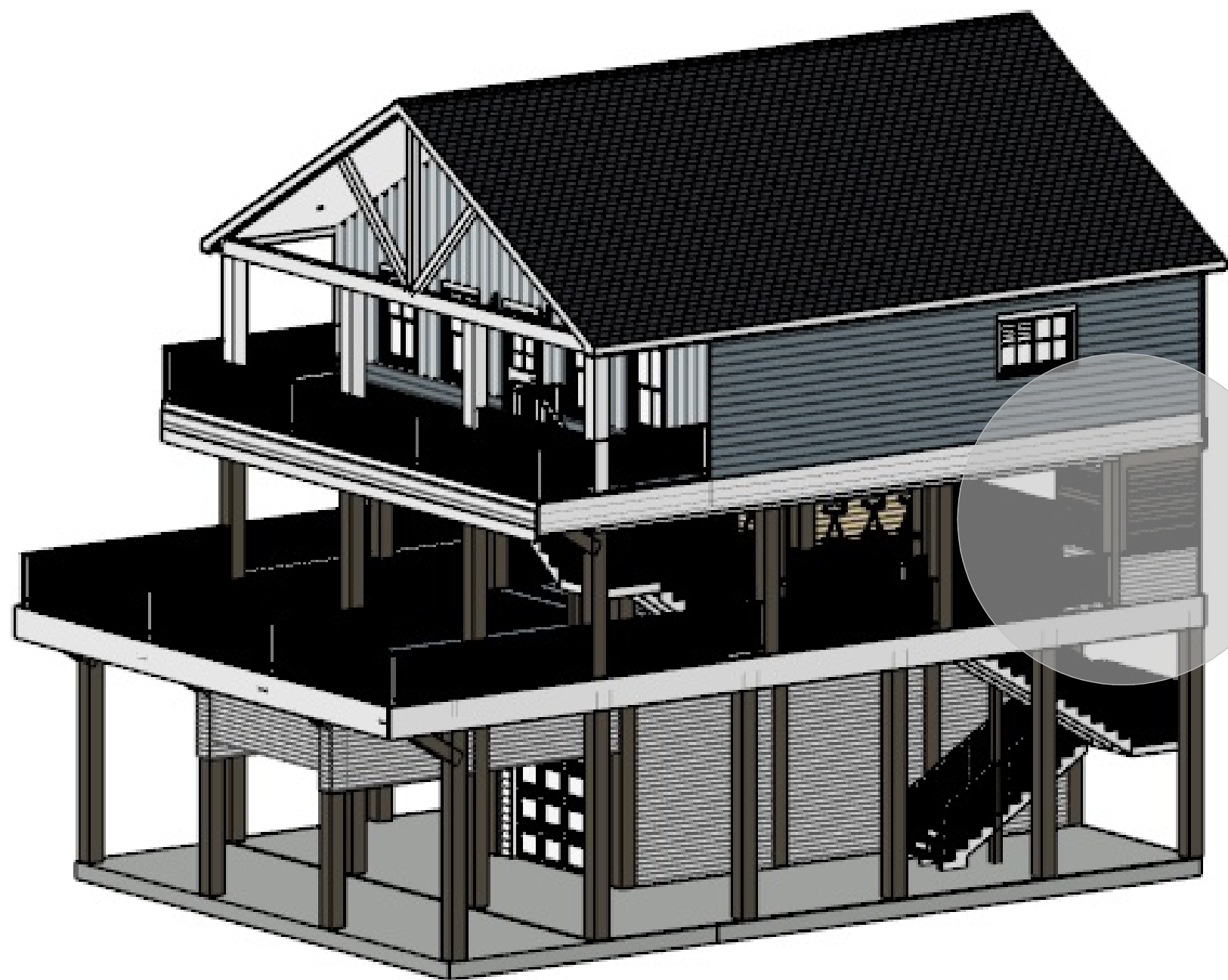
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Options

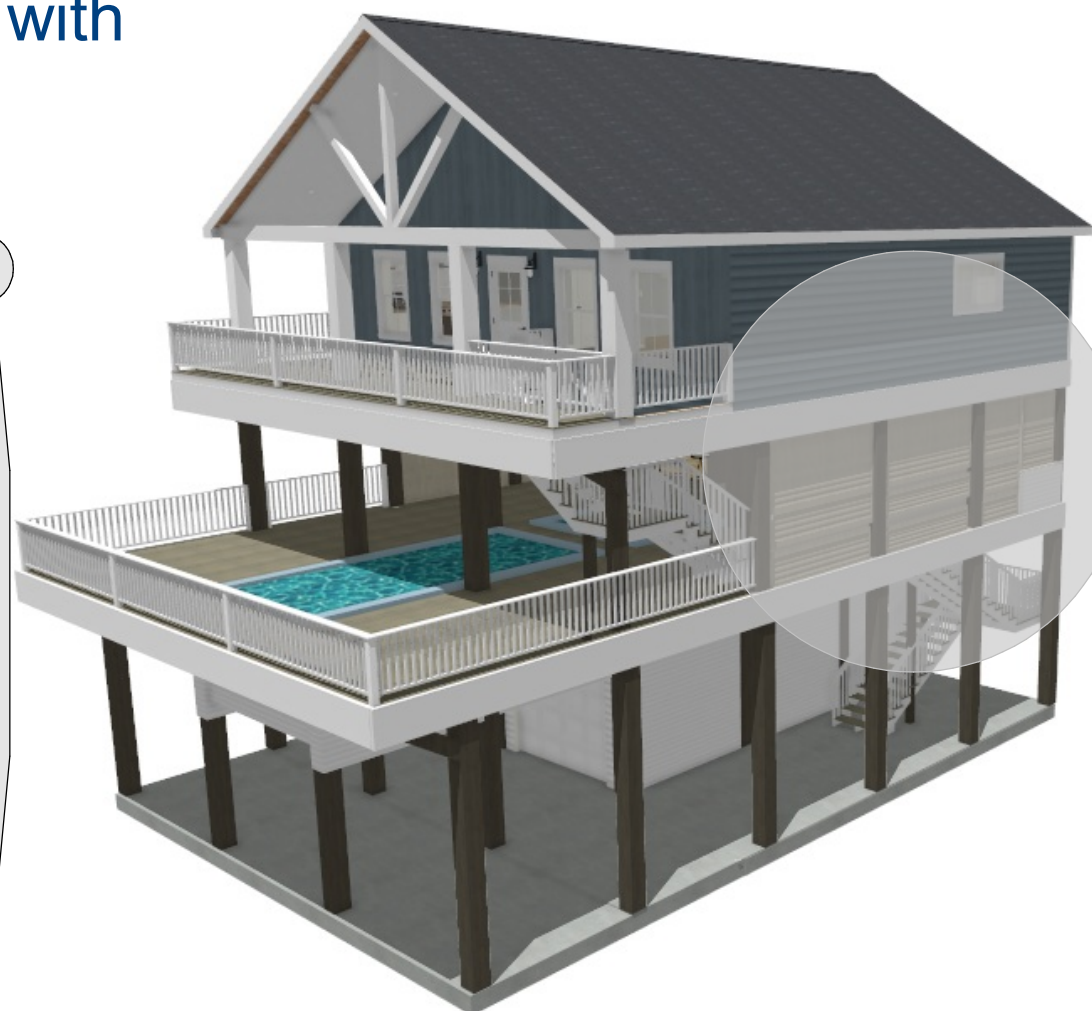
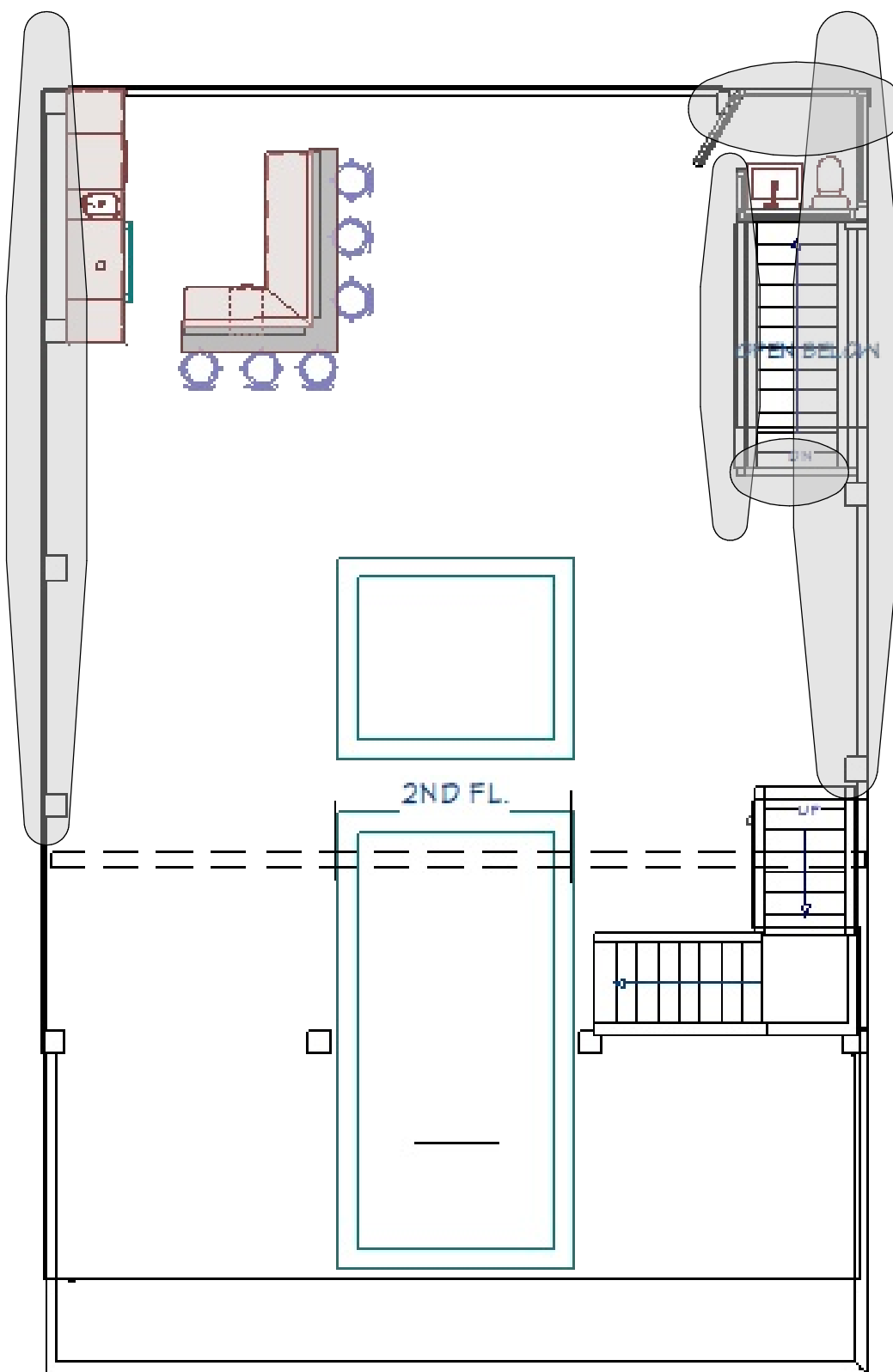
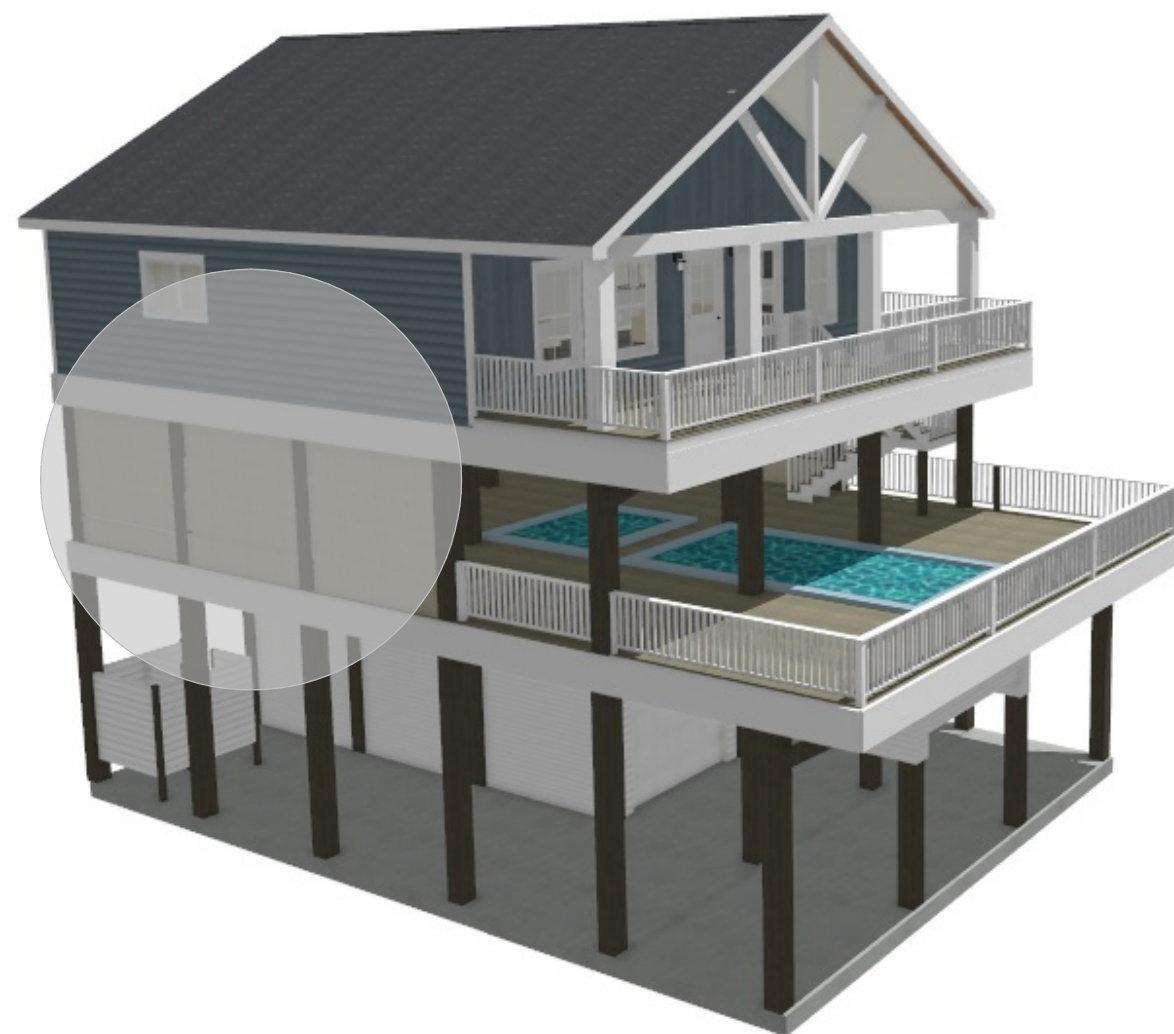
Optional Upgrade Pool and Spa



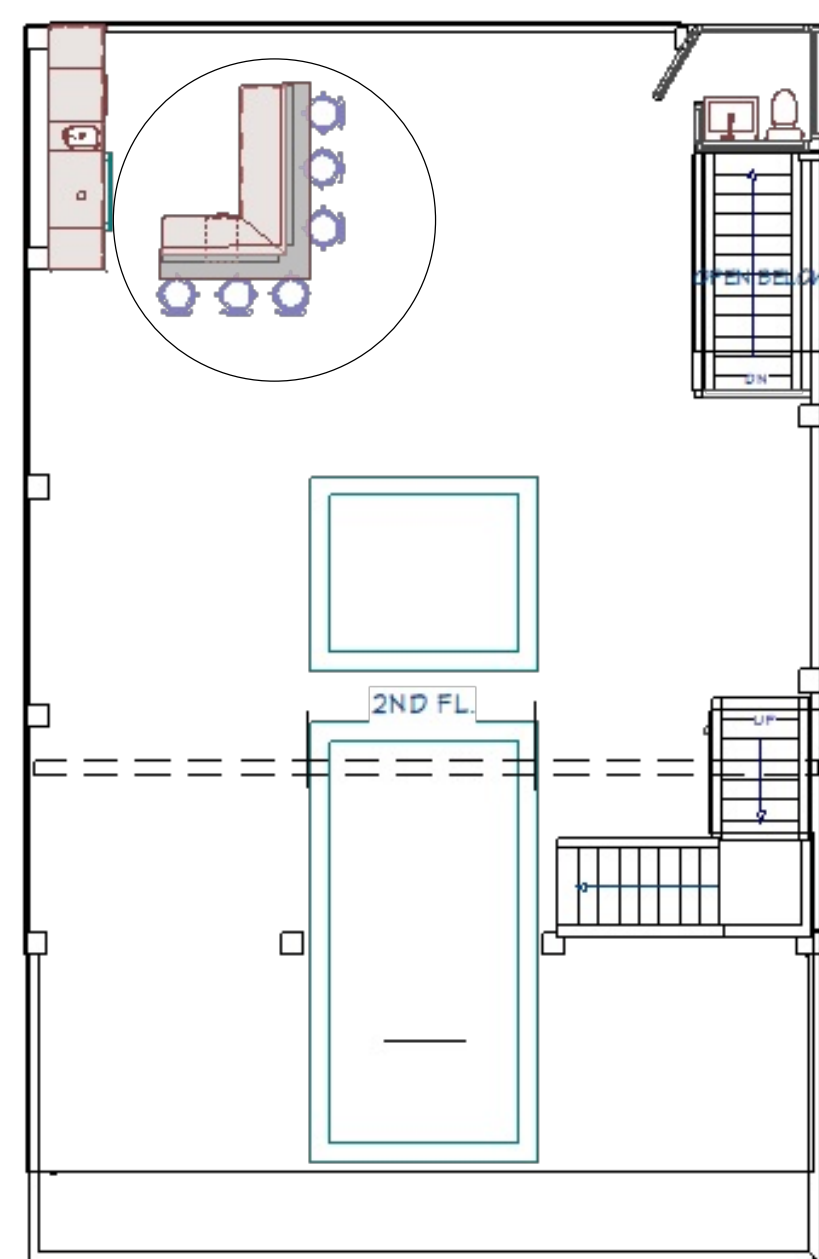
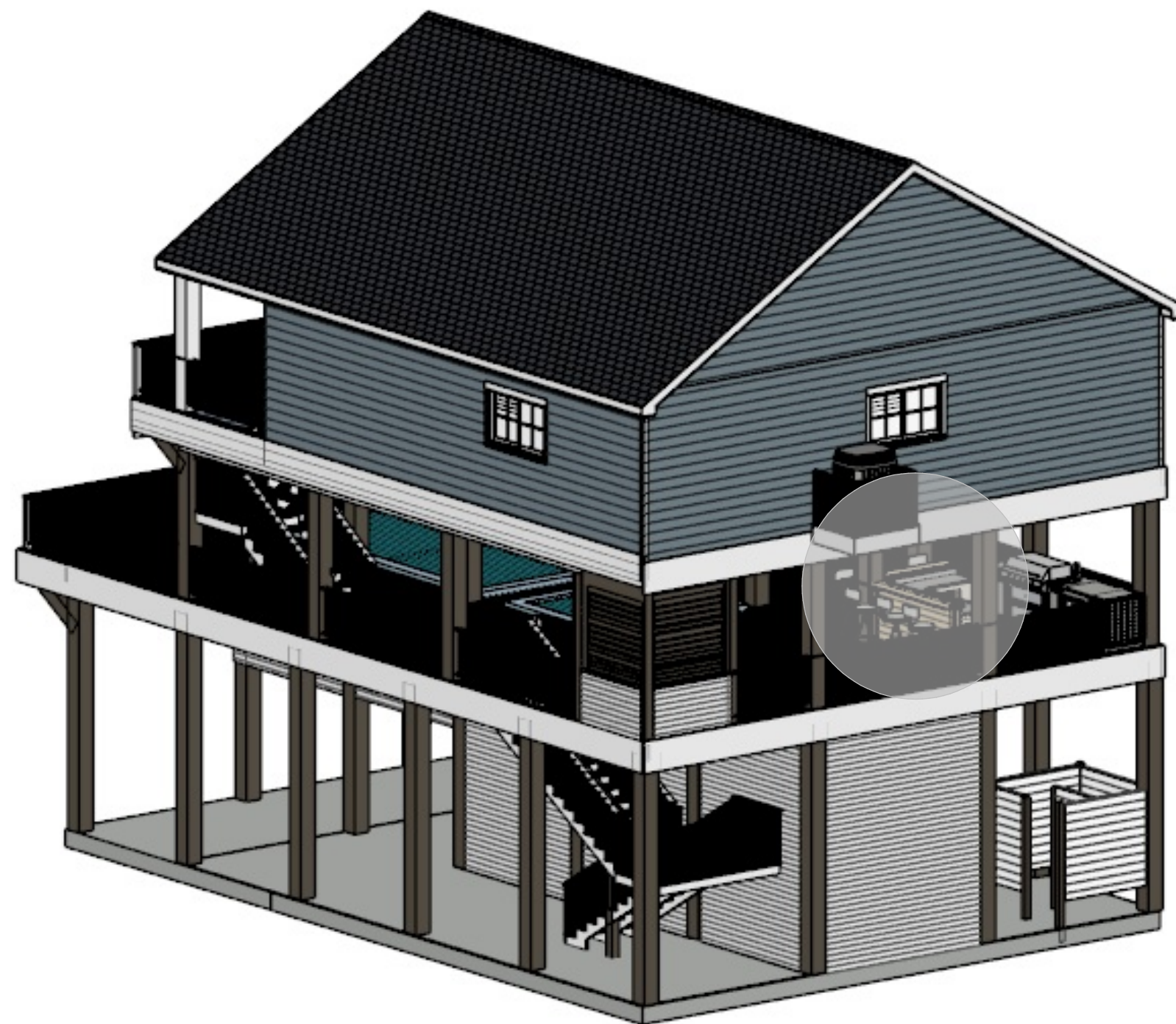
Optional Upgrade Mid Deck Restroom



Optional Upgrade Mid Deck Louvers with Security Door at Mid Deck Floor



Optional Upgrade Mid Deck Bar with Top



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