

# VILLAS AT BOLIVAR

**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:**

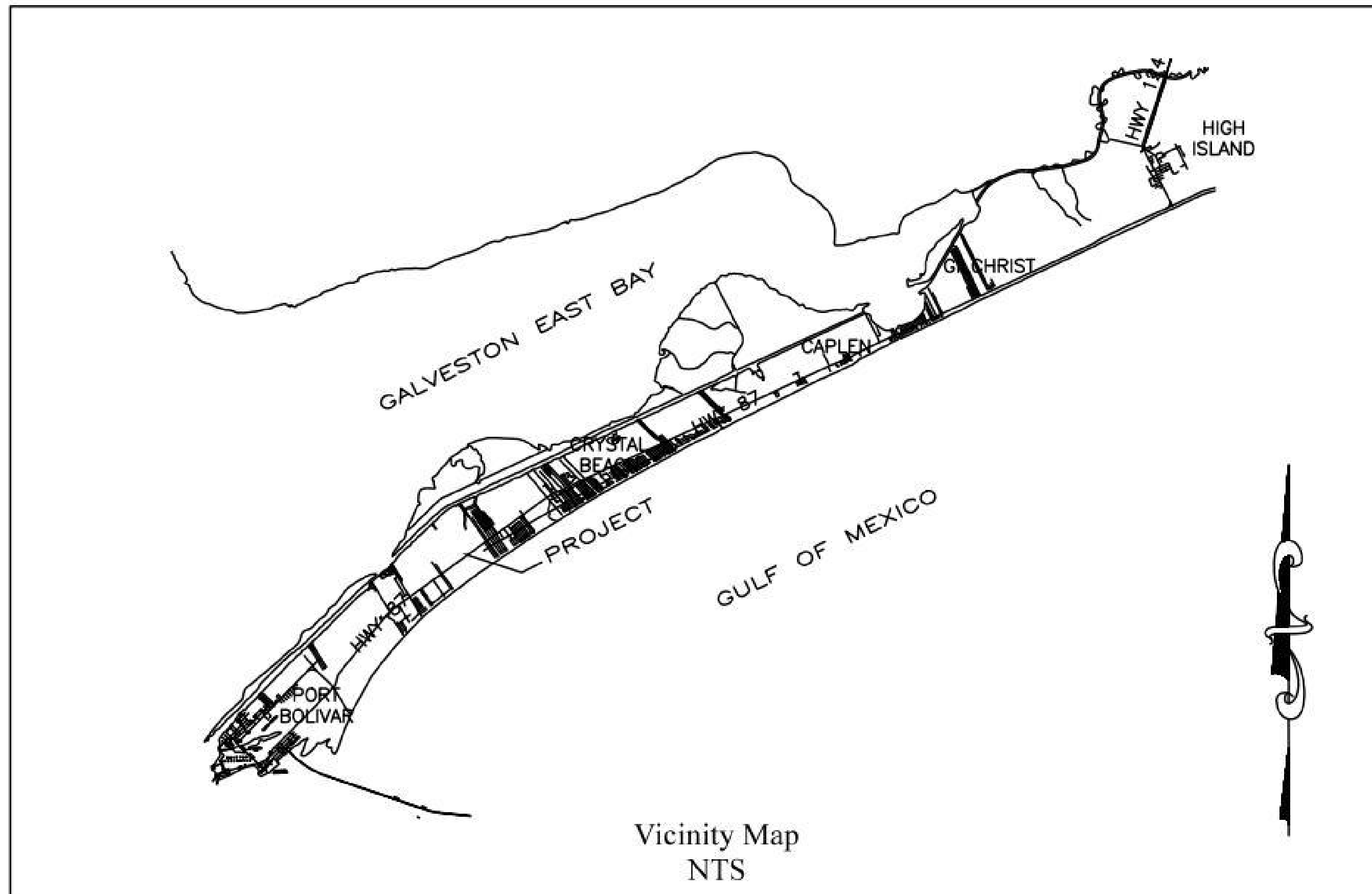
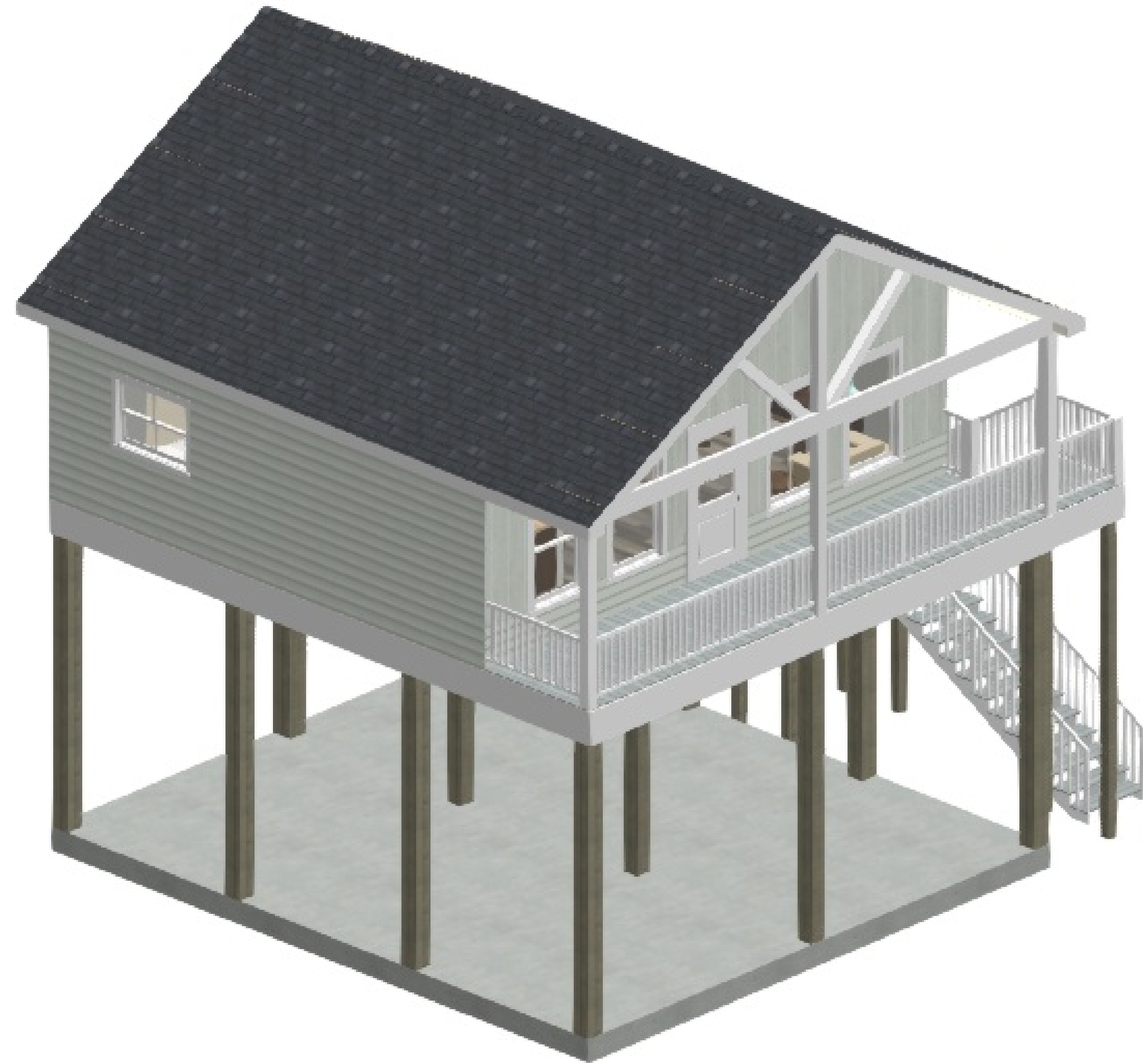
HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL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



**LIVING AREA**

FIRST FLOOR	687.5 SF
<b>TOTAL LIVING SPACE</b>	<b>687.5 SF</b>
BALCONY/COVERED	165 SF
FOUNDATION	852.5 SF

NUMBER	DATE	REVISION BY	DESCRIPTION

Project Overview  
 Villa at Rollover Bay 1  
 Bedroom Plan w/Loft

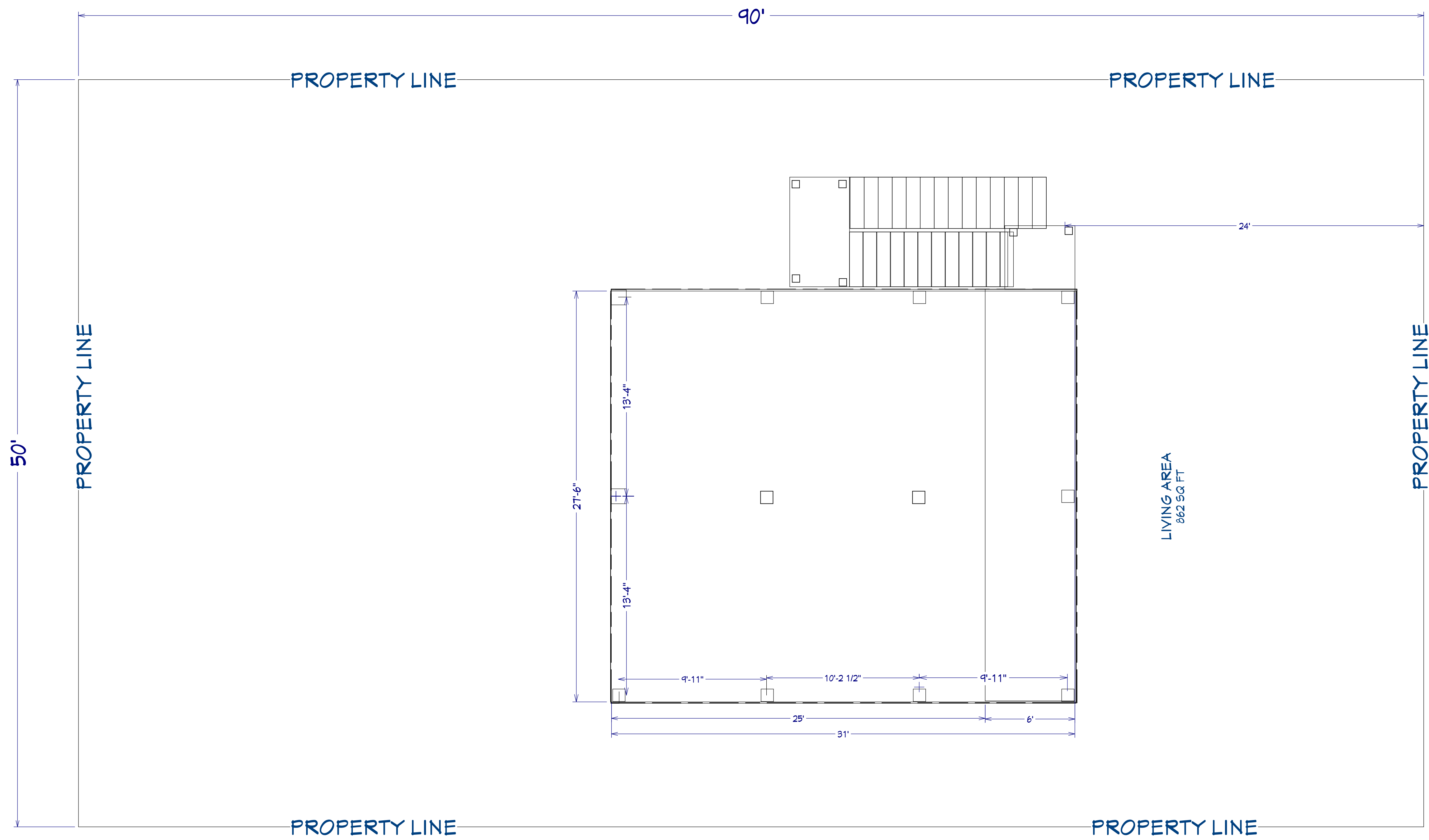
DRAWINGS PROVIDED BY:  
 DH DESIGNS  
 19610 E. Paloma Lago Ct.  
 Cypress, Tx. 77433

DATE:  
 3-6-23

SCALE:  
 1/4"=1.00

SHEET:

**COVER**



ALL LOTS MAY VARY IN DEPTH FROM 75'-90'  
ALL LOT SETBACKS MAY VARY FROM 18'-21'

REVISION TABLE	
NUMBER	DATE

Property Layout and  
Filings

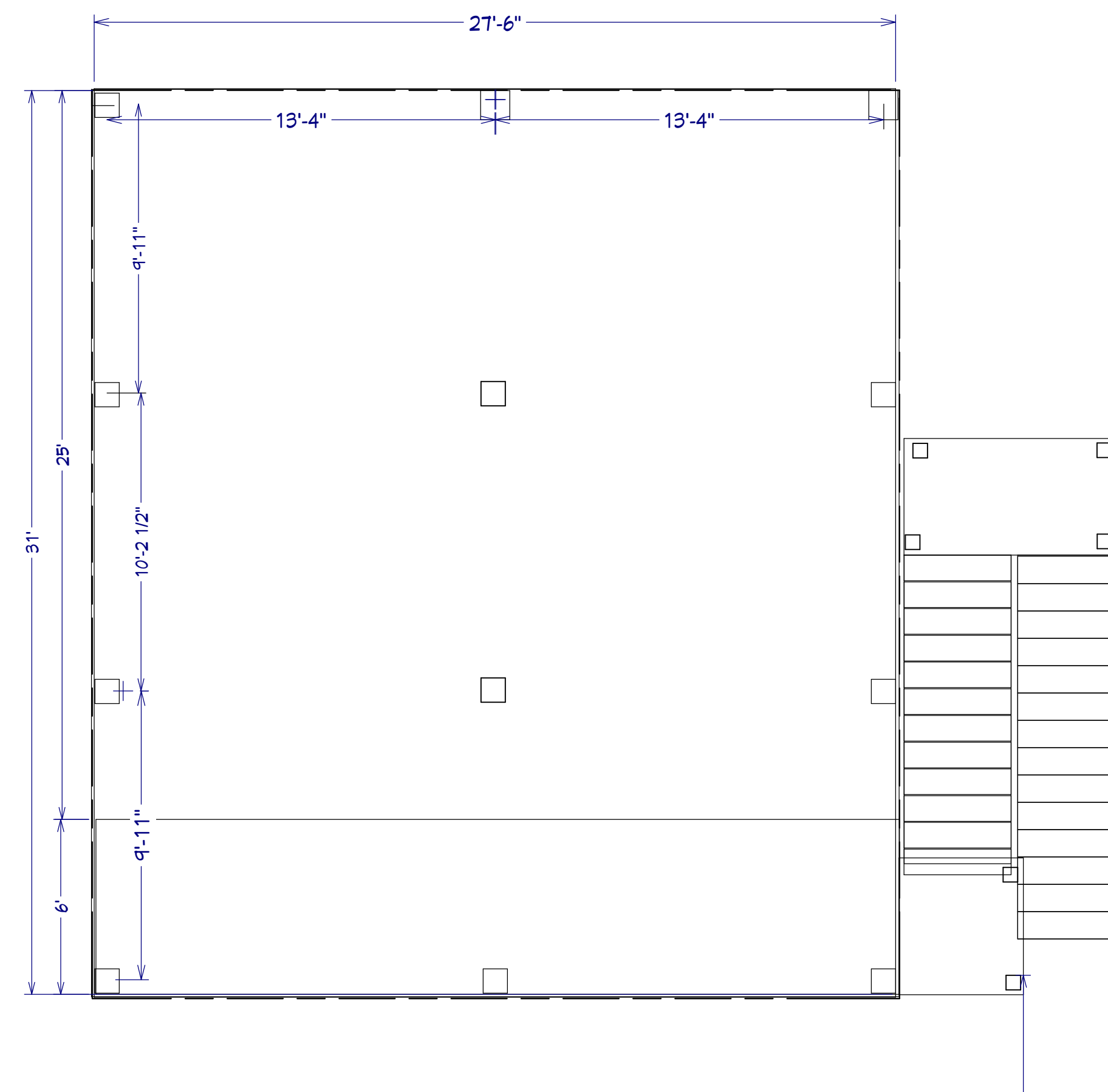
Plot Plan  
Villa at Rollover Bay 1  
Bedroom Plan w/Loft

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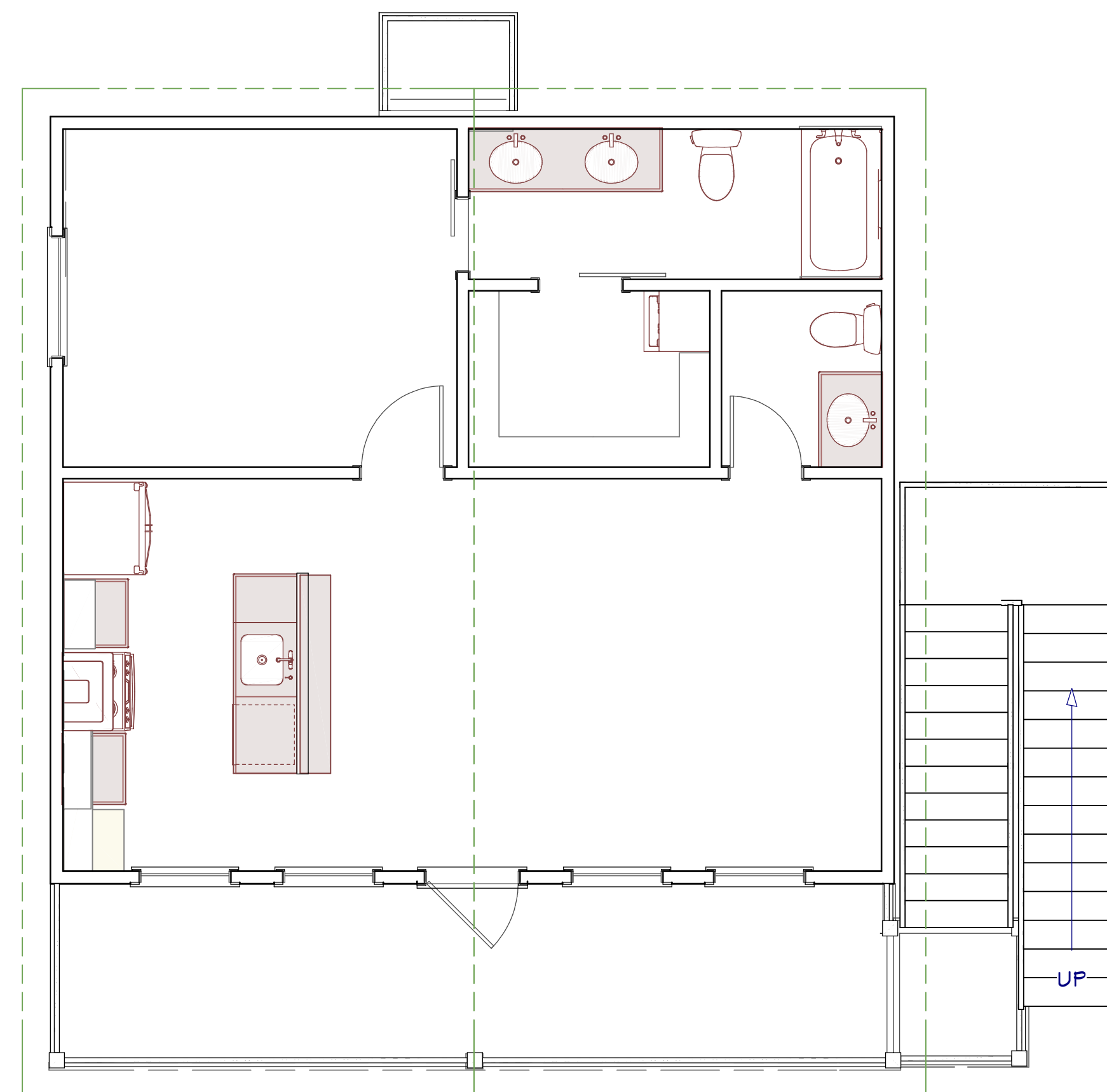
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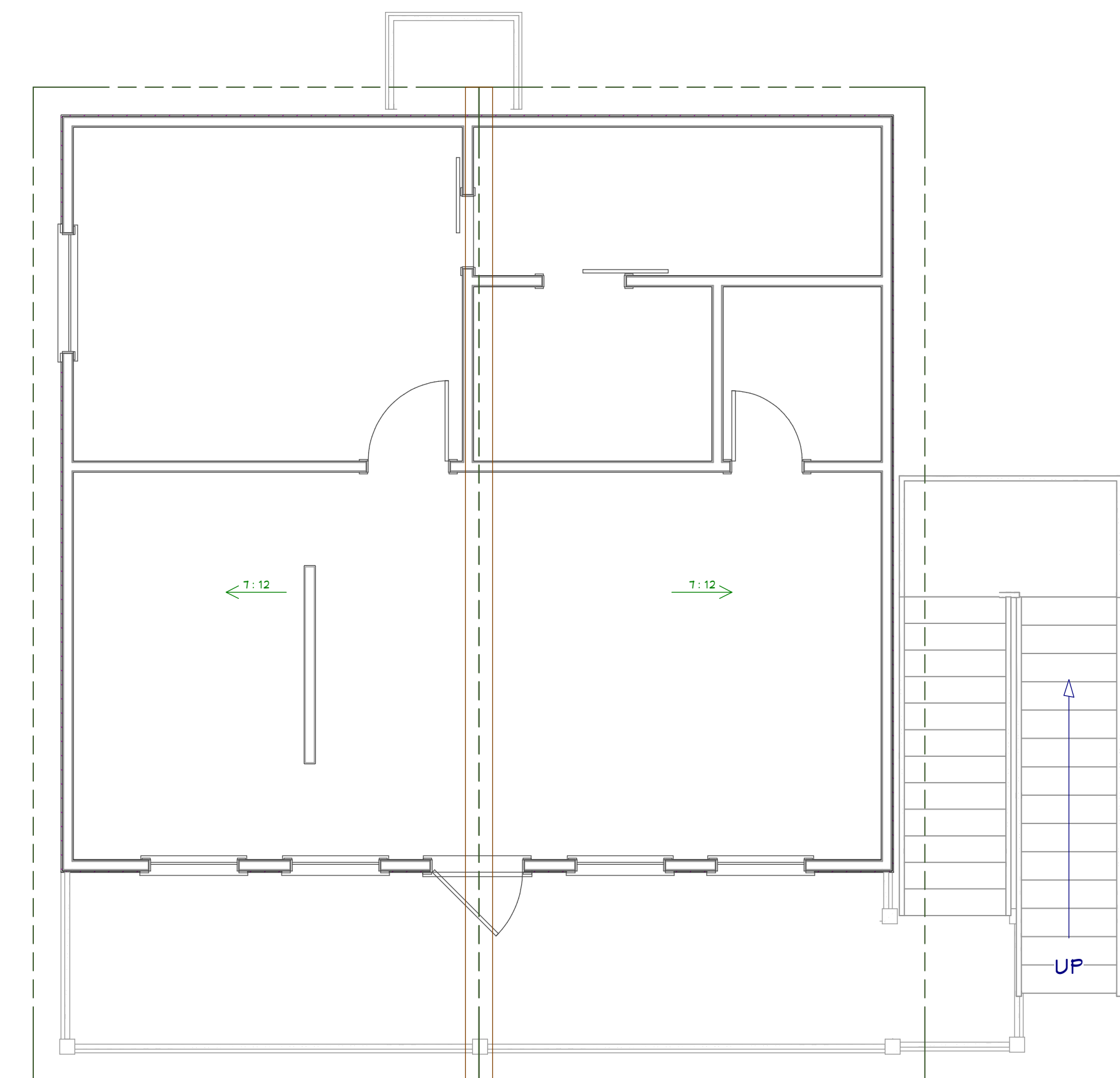
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P-2



Ground Floor



1st Floor



1st Floor Roof - 1' Overhang

REVISION TABLE	
NUMBER	DATE

Ground Floor and 1st Floor Plan with Roof

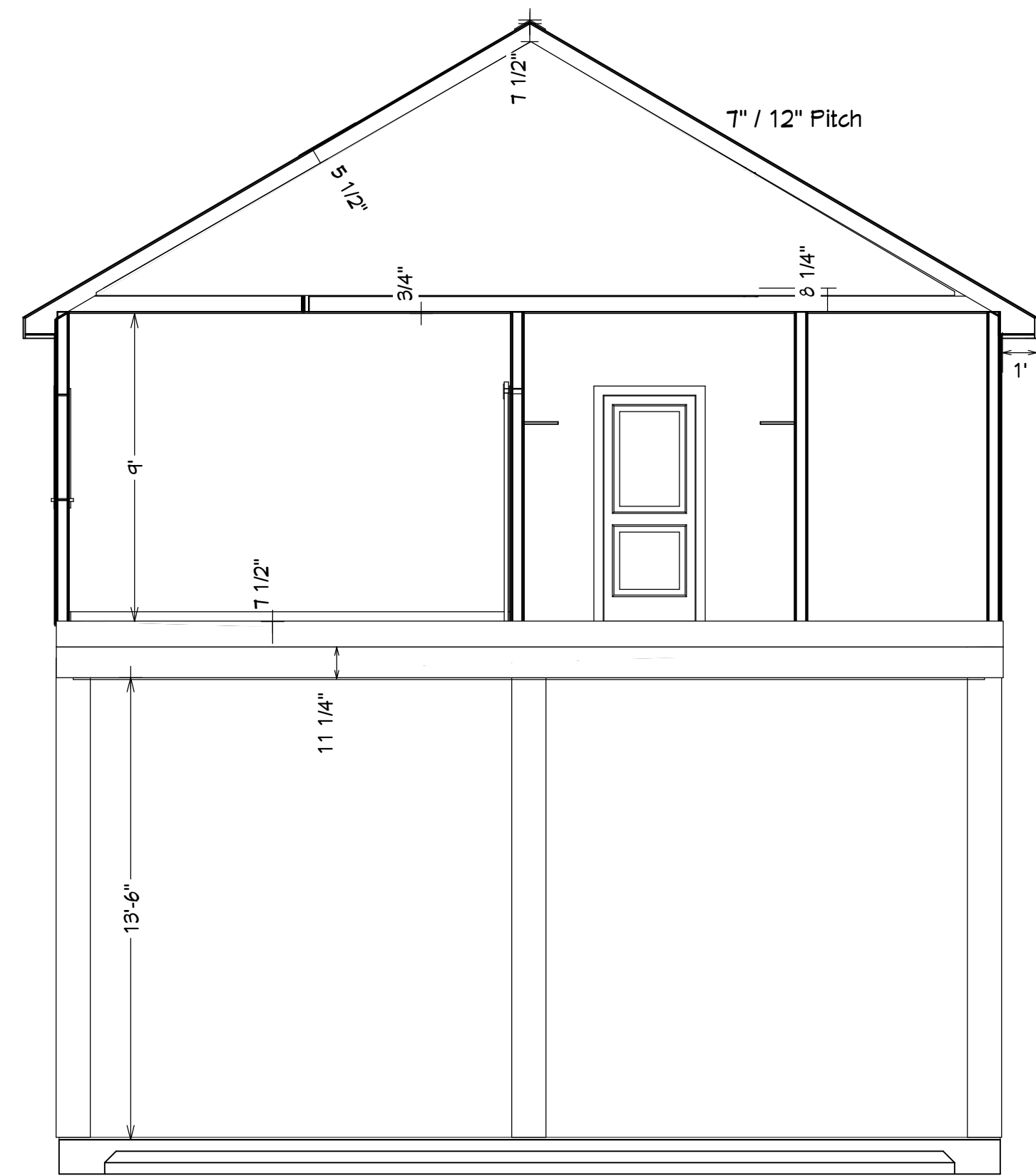
Floor Plan Overview Villa at Rollover Bay 1 Bedroom Plan w/Loft

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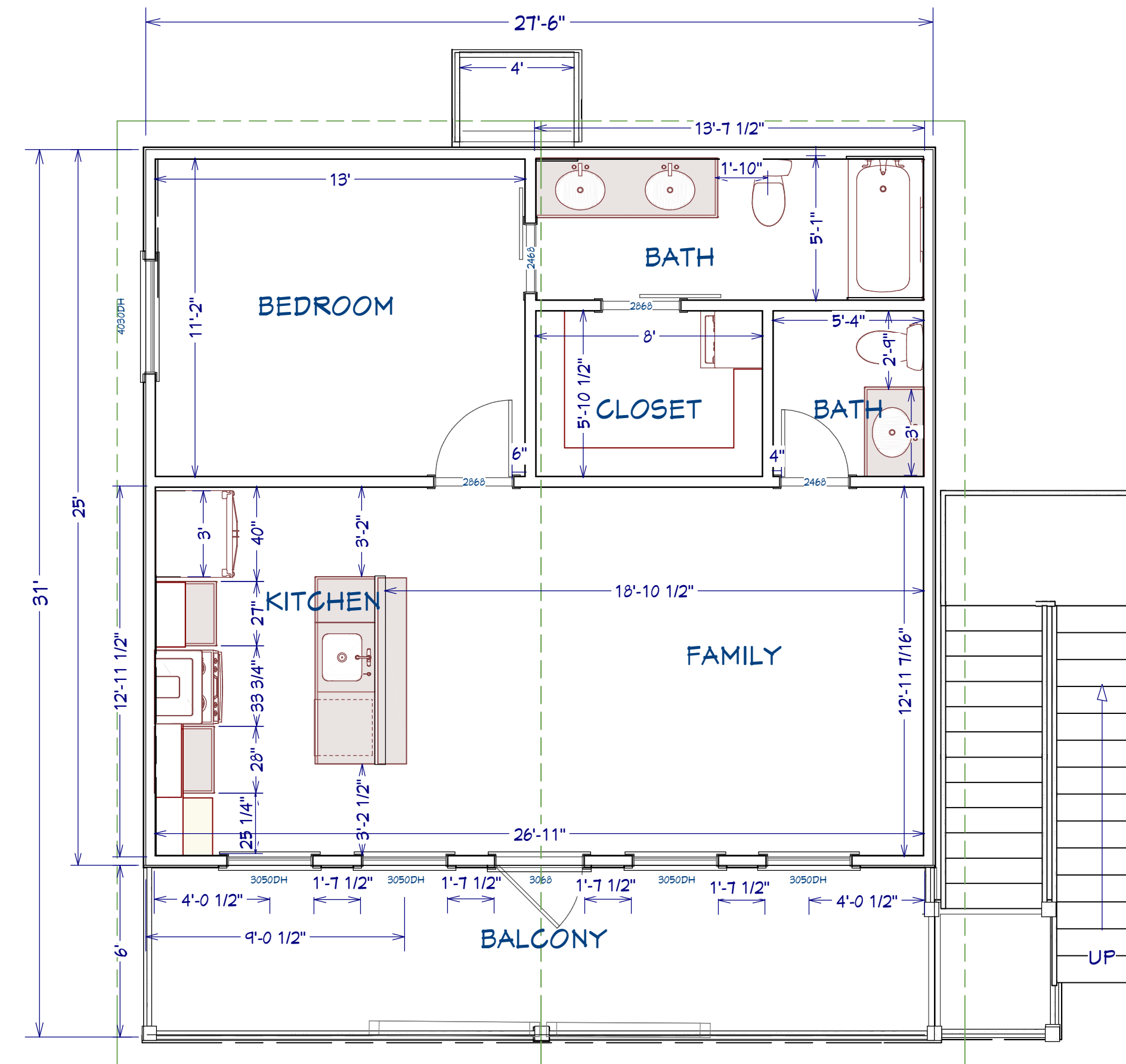
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**A-1**



Wood Frame Dimensions



1st Floor

REVISION TABLE	
NUMBER	DATE

Framing Plans for 1st Floor with Frame Dimensions

1st Floor Plan and Loft Villa at Rollover Bay 1 Bedroom Plan w/Loft

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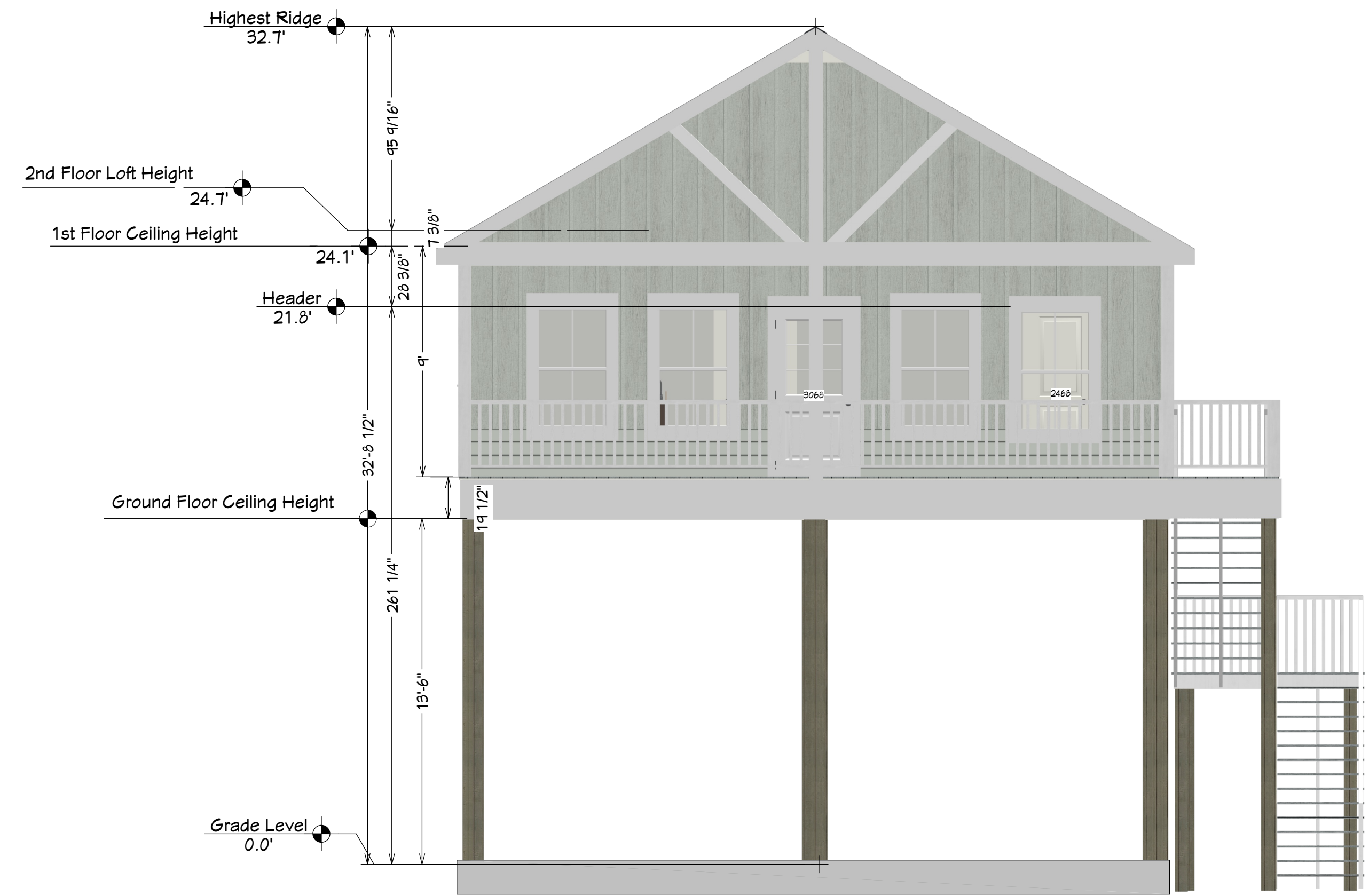
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A-2

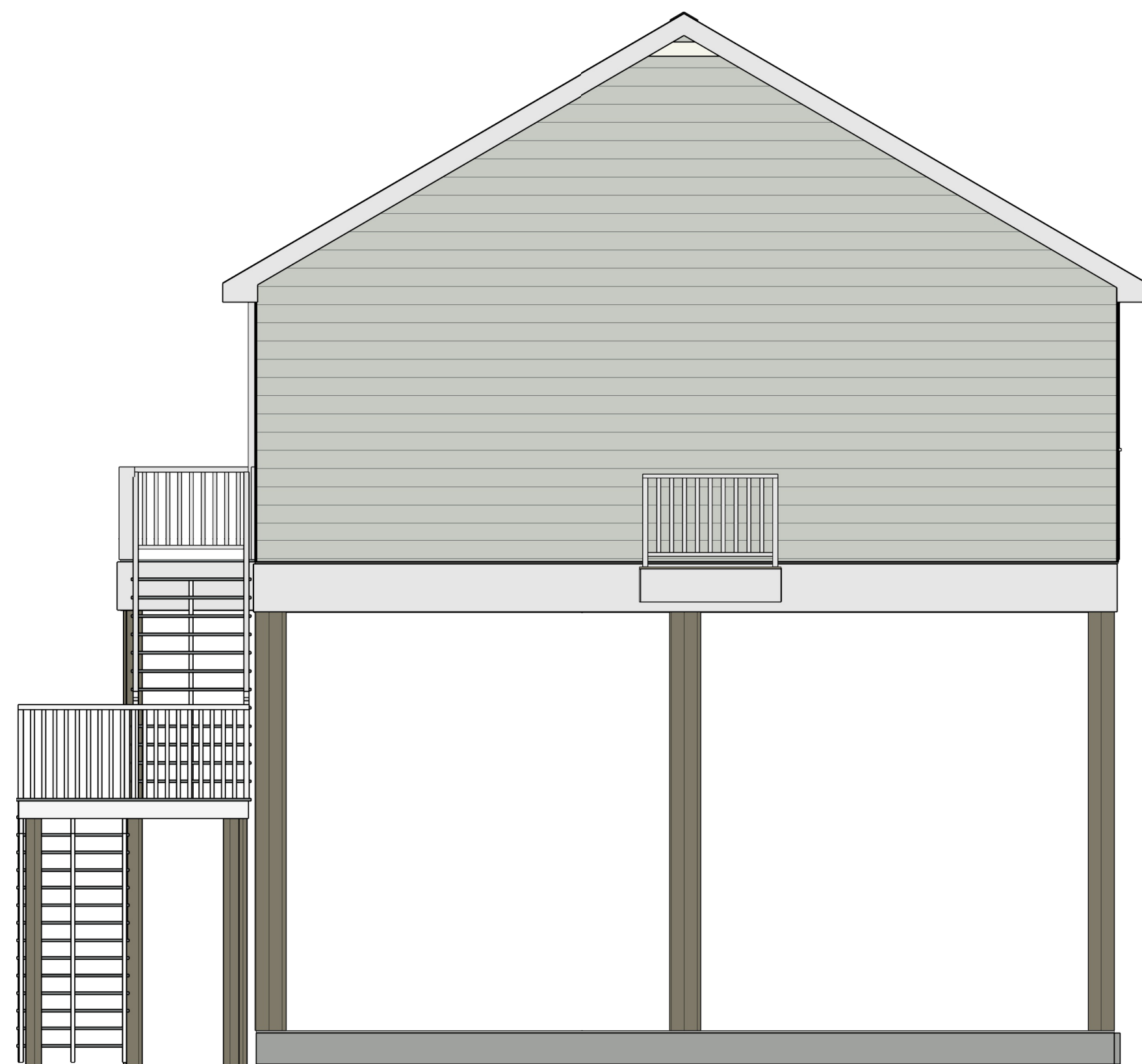




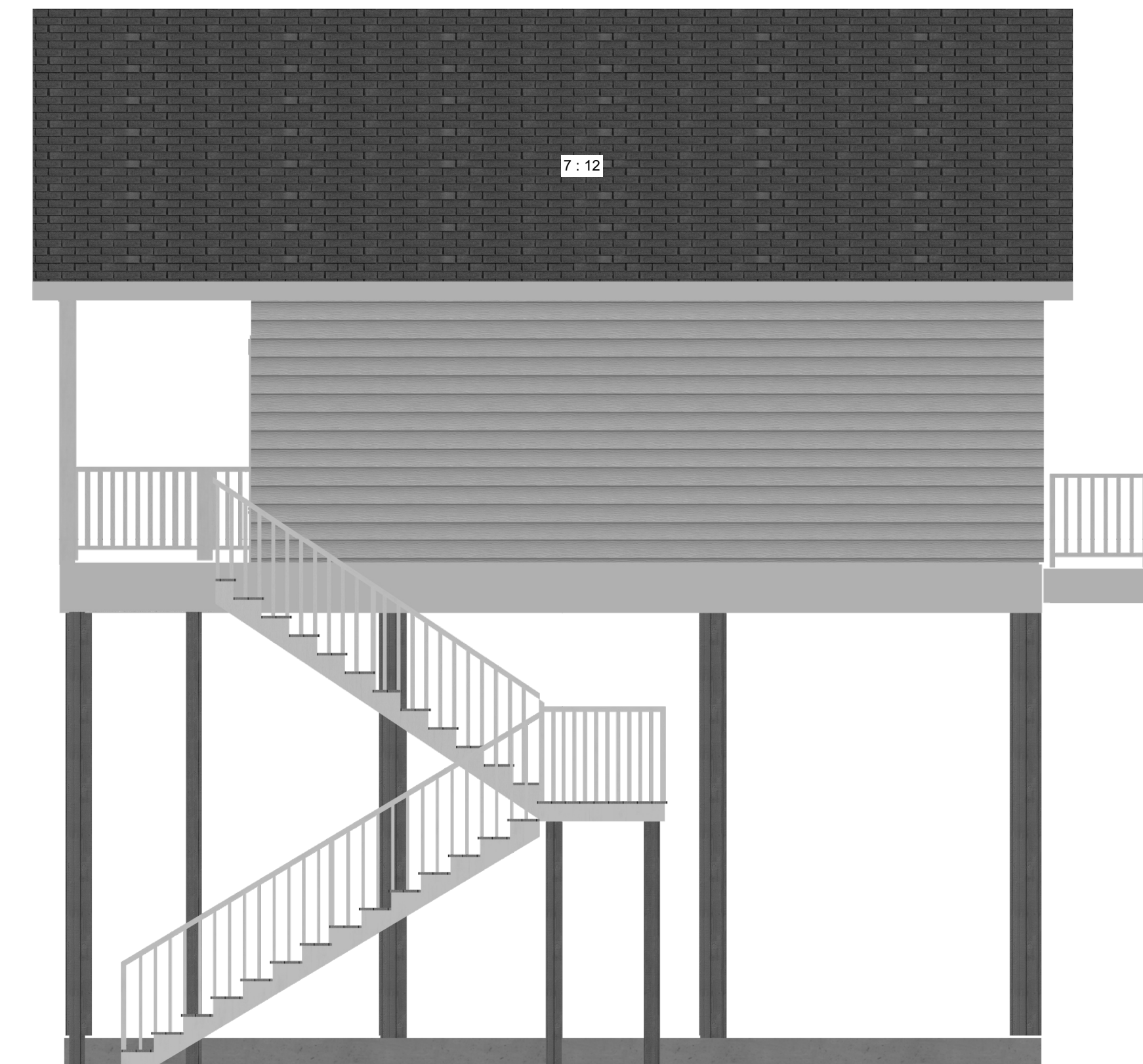
Exterior Elevation Left



Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right

REVISION TABLE	
NUMBER	DATE

Elevations

Elevations  
Villa at Rollover Bay 1  
Bedroom Plan w/Loft

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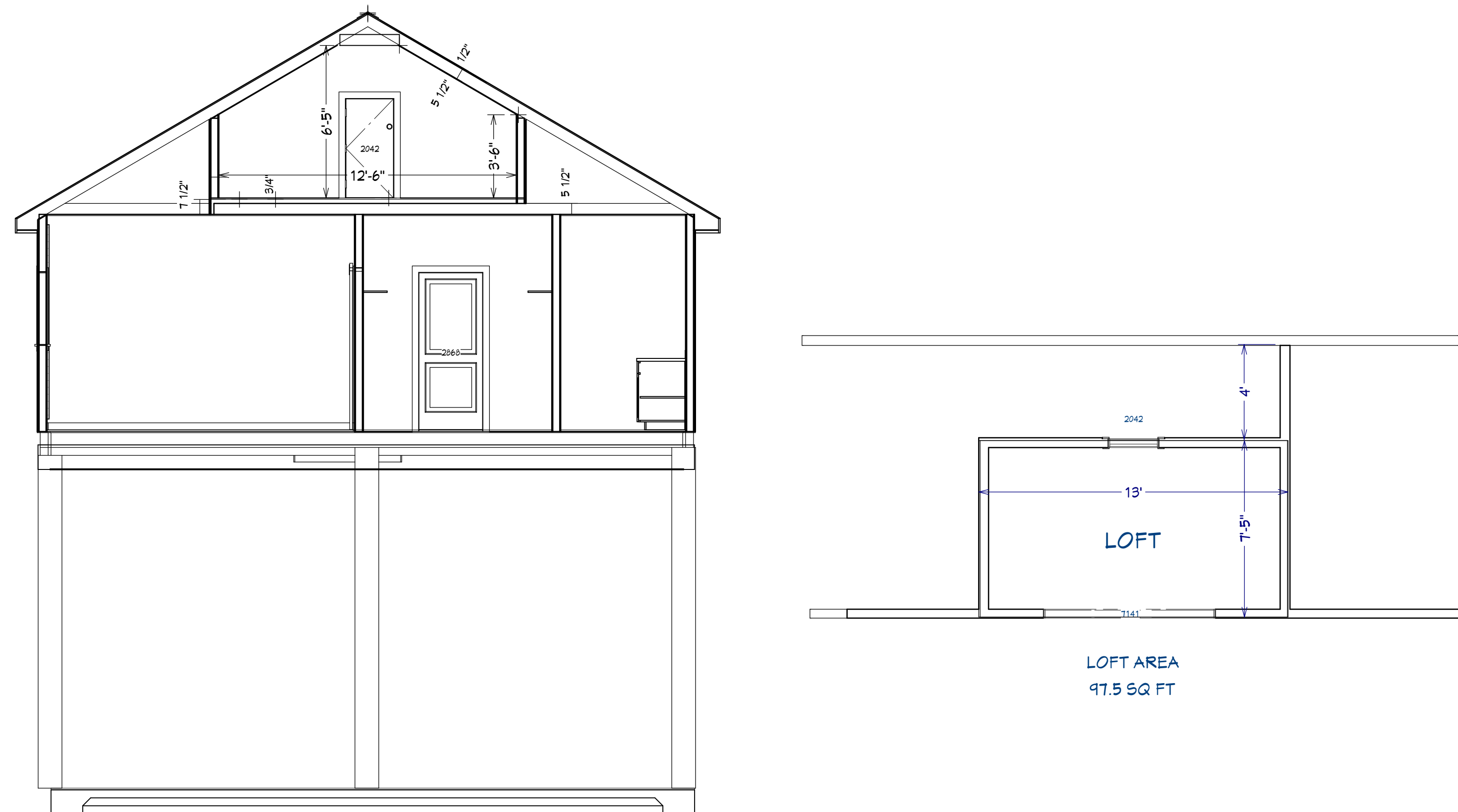
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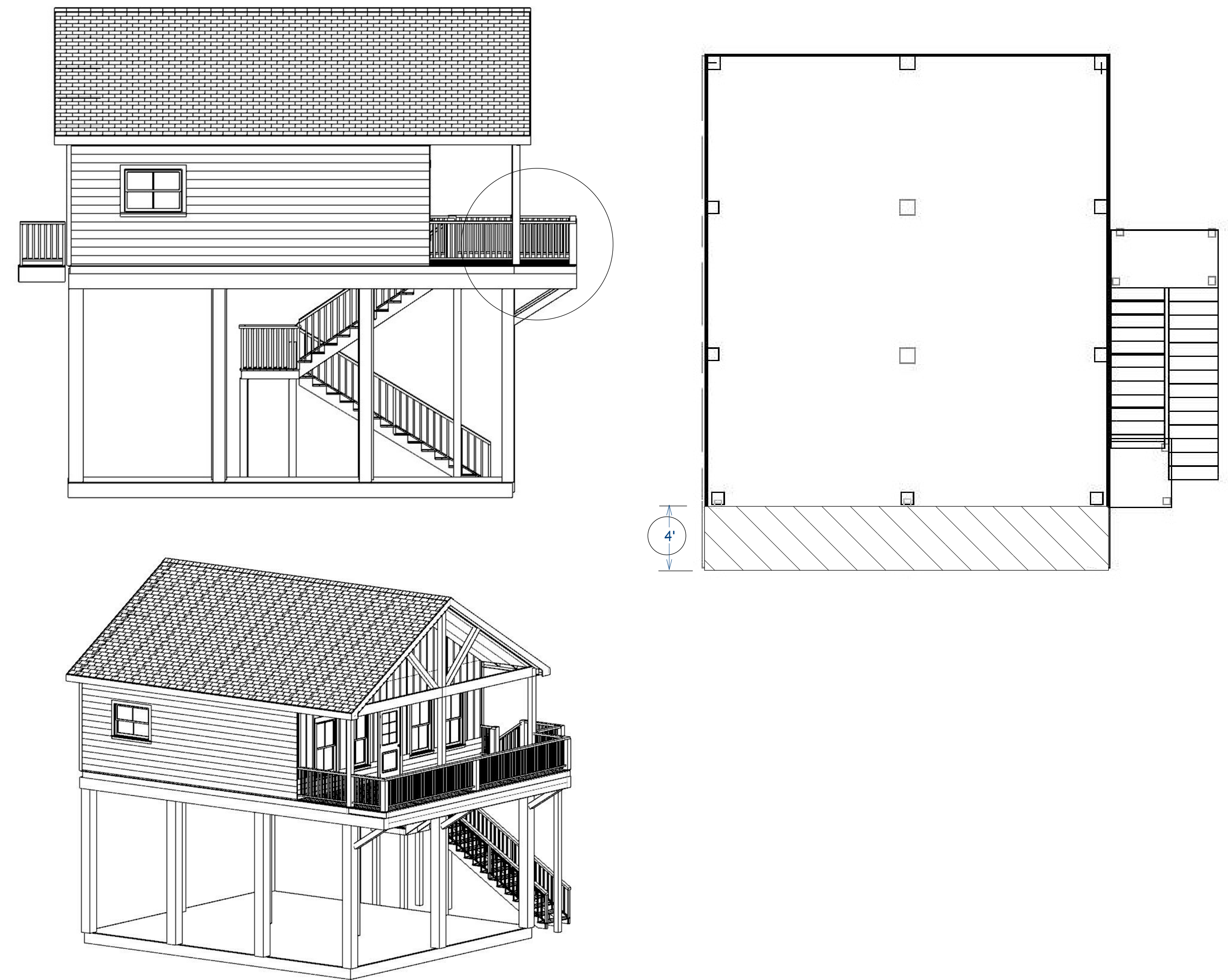
A-3



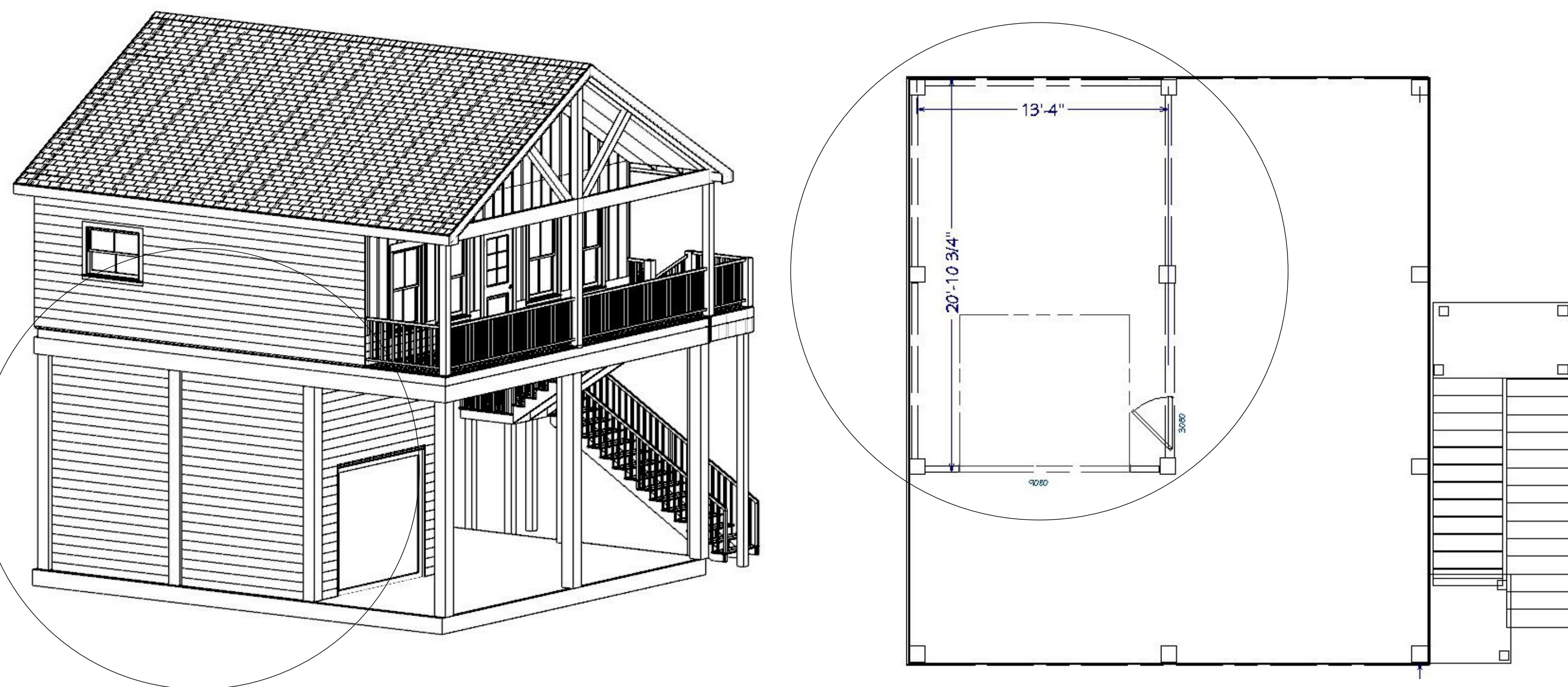
Optional Upgrade Loft Floor Plan



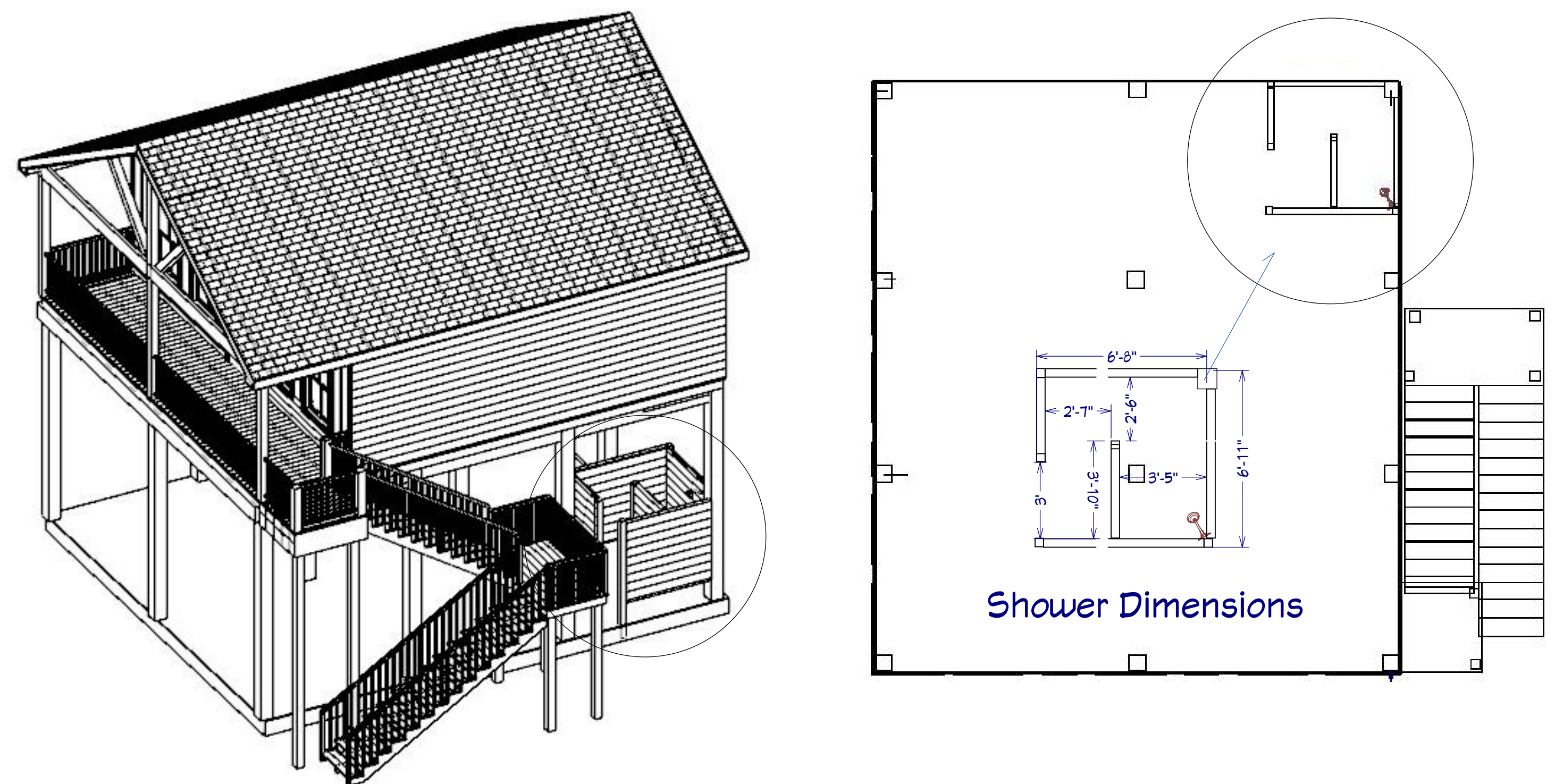
Optional Upgrade Deck Extension



Optional Upgrade Garage



Optional Upgrade Shower



NUMBER	DATE	REVISION BY	DESCRIPTION

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

Optional Upgrades  
Villa at Rollover Bay 1  
Bedroom Plan w/Loft

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Options