



## 3 Rear Perspective



## 2 Front Perspective

# Covington Lakes East Lot 134

## **GENERAL PROJECT NOTES:**

1) **DO NOT SCALE DRAWINGS.** CONTRACTOR SHALL RELY ON WRITTEN DIMENSION AS SHOWN. DIMENSIONS SHOWN ARE TO FACE OF STUD/CMU, FINISH FACE OF MASONRY/CONCRETE, CENTER OF OPENING (IN FRAME WALLS), SIDE OF OPENING (CMU WALLS), CENTER OF FIXTURES AND OTHER FEATURES, UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE BUILDER OR CONTRACTOR AND COORDINATE WITH ALL AFFECTED TRADES OR SPECIALTIES. IN CASE OF ANY CONFLICTS OR DISCREPANCIES, CONTACT THE DESIGNER AND OWNER IN WRITING FOR ADDITIONAL INFORMATION, CLARIFICATION OR REVISIONS BEFORE COMMENCING OR RESUMING WORK. WHEN CONFLICTS ARISE, THE DESIGNER AND OWNER SHALL COORDINATE WITH THE BUILDER AND ANY CONSULTANTS, ENGINEERS, SUPPLIERS OR VENDORS TO RESOLVE THE ISSUE TO PROVIDE THE BEST SOLUTION AVAILABLE FOR THE OWNER.

2) CONSULTANT, ENGINEERING AND SHOP DRAWINGS ARE SUPPLEMENTAL TO THIS DRAWING SET. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ANY SUPPLEMENTAL DRAWINGS WITH THIS DRAWING SET TO VERIFY THAT ALL SYSTEMS AND FEATURES INTEGRATE AND COINCIDE WITH THE DESIGN INTENT WITHIN THIS DRAWING SET. CONTRACTOR SHALL PRESENT ANY CONFLICTS OR DISCREPANCIES TO THE DESIGNER AND OWNER IN WRITING FOR CLARIFICATION AND RESOLUTION.

3) THE BUILDER, CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. ANY ASSOCIATED FEES, REVIEWS AND EXPENSES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- 4) THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK UNLESS NOTED OTHERWISE IN THE DRAWINGS. ALL EQUIPMENT, INSTALLATION, COMPONENTS AND WARRANTIES SHALL COMPLY WITH ALL CURRENT AND APPLICABLE CODES AND REGULATIONS IN ADDITION TO ANY CONTRACT DOCUMENTS WITH THE OWNER.
- 5) THE BUILDER, CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ANY DAMAGE CAUSED BY CONTRACTOR PERSONNEL TO THE SATISFACTION OF BOTH THE OWNER AND DESIGNER. ALL REASONABLE EFFORTS SHALL BE MADE TO PROTECT AND SECURE ALL MATERIALS, SUPPLIES AND FINISHES FROM

DAMAGE, WEATHER, THEFT AND VANDALISM.

6) UNLESS SPECIFIED OR NOTED OTHERWISE, ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY CODE OR FOR THE PROPER INSTALLATION, OPERATION OR MAINTENANCE OF MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT. WHETHER INDICATED ON THE DRAWING SET OR NOT, THE CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH ALL AFFECTED CONTRACTORS' WORK. ACCESS PANELS SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE OWNER AND DESIGNER.

7) ANY WORK IMPROPERLY INSTALLED OR IN CONFLICT WITH THIS DRAWING SET OR CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR(S). NO ADDITIONAL EXPENSES OR FEES SHALL BE PASSED ON TO THE OWNER, DESIGNER, ENGINEERS OR CONSULTANTS TO REMEDY THE IMPROPER WORK. IF NECESSARY, ANY DESIGN, ENGINEERING OR CONSULTANT FEES REQUIRED TO REMEDY THE IMPROPER WORK SHALL BE THE RESPONSIBILITY OF THE RESPONSIBLE CONTRACTOR(S).

8) THE SIZE, TYPE, SHAPE AND LOCATION OF MECHANICAL EQUIPMENT, FIXTURES, EQUIPMENT PADS AND BASES CONTAINED WITHIN THE DRAWING SET AND CONTRACT DOCUMENTS ARE APPROXIMATE ONLY, UNLESS SPECIFICALLY NOTED. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH OTHER TRADES AND/OR THE MANUFACTURER/SUPPLIER.

9) THE BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM FOR ALL TRADES PERFORMING WORK ON THE PREMISES. THIS SHOULD INCLUDE BUT IS NOT LIMITED TO THE ISOLATION OF WORK AREAS, STORAGE AREAS, AND THE PROMPT REMOVAL OF ANY DEBRIS, WASTE, TOOLS & EQUIPMENT WHICH MIGHT ENDANGER VISITORS, VENDORS AND CONSULTANTS OF THE OWNER OR DESIGNER.

10) THE BUILDER AND/OR CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF ANY AND ALL UTILITIES AND SERVICE PROVIDERS TO VERIFY AVAILABLE FACILITIES AND ARRANGE FOR TEMPORARY SERVICES AS NEEDED. IN ADDITION, THE BUILDER AND/OR CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, RELOCATION OR DEMOLITION OF EXISTING UTILITIES THAT MAY EXIST BOTH ABOVE AND BELOW GRADE WITH RESPECTIVE UTILITY OR SERVICE PROVIDERS.

11) SUBSTITUTIONS OR EQUALS: REFERENCES TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH AND COMMUNICATE THE TYPE AND QUALITY OF MATERIALS AND/OR EQUIPMENT DESIRED FOR THE PROJECT. SUBSTITUTIONS OR EQUALS WITH ACCEPTABLE EQUIVALENTS SHALL BE APPROVED BY THE DESIGN AND OWNER PRIOR TO BID, PURCHASE OR INSTALLATION (UNLESS NOTED OTHERWISE).

12) ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE, OF SPECIFIED QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THIS PROJECT.

13) SHOP DRAWINGS: SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT, MATERIALS AND SYSTEMS SUCH AS TRUSSES WHICH MUST INTEGRATE AND COORDINATE WITH OTHER SYSTEMS OR MUST BE REVIEWED FOR QUALITY OR EQUIVALENCY TO SPECIFIED MATERIALS, WHETHER DETAILED IN THE CONSTRUCTION SET OR NOT.

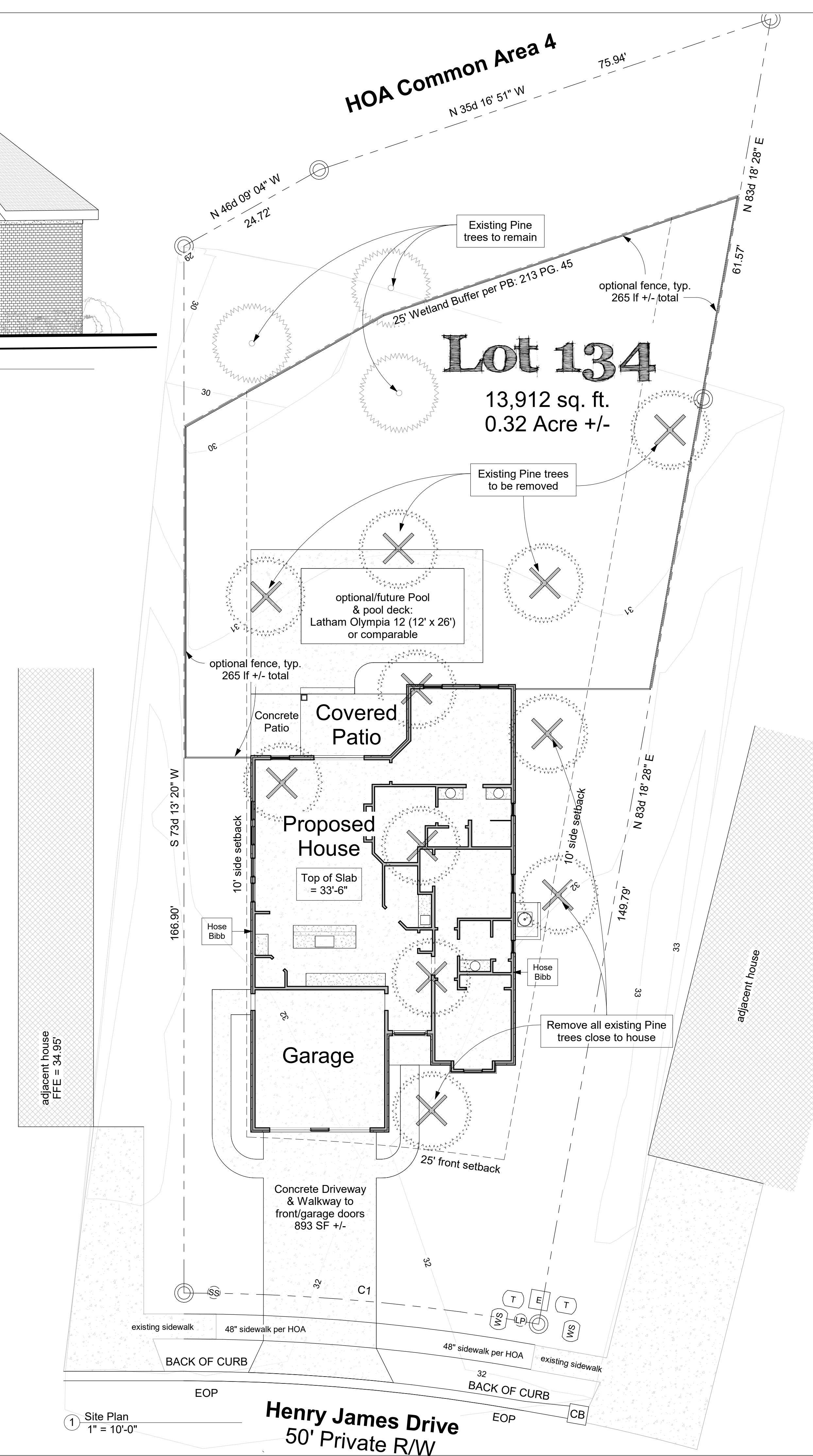
14) FINAL CLEAN-UP AND DISPOSAL: THE BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS, TRASH, AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. ALSO, THE BUILDER/CONTRACTOR WILL OBSERVE AND OBEY ALL APPLICABLE LAWS, REGULATIONS, AND ORDERS REGARDING COMPLETION OF PROJECT AND WORK CLEAN-UP. ALL AREAS OF THE PROJECT AND PROPERTY AFFECTED BY CONSTRUCTION SHALL BE LEFT VACUUM-CLEANED AND FREE FROM DIRT AND DEBRIS. THIS SHALL INCLUDE BUT IS NOT LIMITED TO: CLEAN ALL DUST, DIRT STAINS, HAND MARKS, SCUFF MARKS, PAINT SPOTS, RUNS AND DRIPS AND ANY OTHER SIMILAR MESSES AND BLEMISHES.

15) THE STRUCTURAL ENGINEER AND DESIGNER SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. PRIOR REINFORCING AND/OR BRACING SATISFACTORY TO THE STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE BUILDER/CONTRACTOR PRIOR TO CUTTING INTO THE STRUCTURAL PORTIONS OF ANY BUILDING.

16) THE BUILDER/CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR ELEVATIONS. ANY NEW V

17) THE BUILDER/CONTRACTOR WILL RE-LOAM, RE-SEED AND/OR RE-SOD ANY AREAS DISTURBED BY CONSTRUCTION.

18) DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER AND CONSULTANTS TO THE DESIGNER AND ENGINEERS. THE DESIGNER AND ENGINEER DOES NOT WARRANT EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF EXISTING INFORMATION RECORDED. THE BUILDER/CONTRACTOR SHALL FIELD VERIFY ANY AND ALL EXISTING CONDITIONS. THE BUILDER/CONTRACTOR SHOULD NOTIFY THE DESIGNER AND ENGINEER, IN WRITING, OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.



## Window Schedule

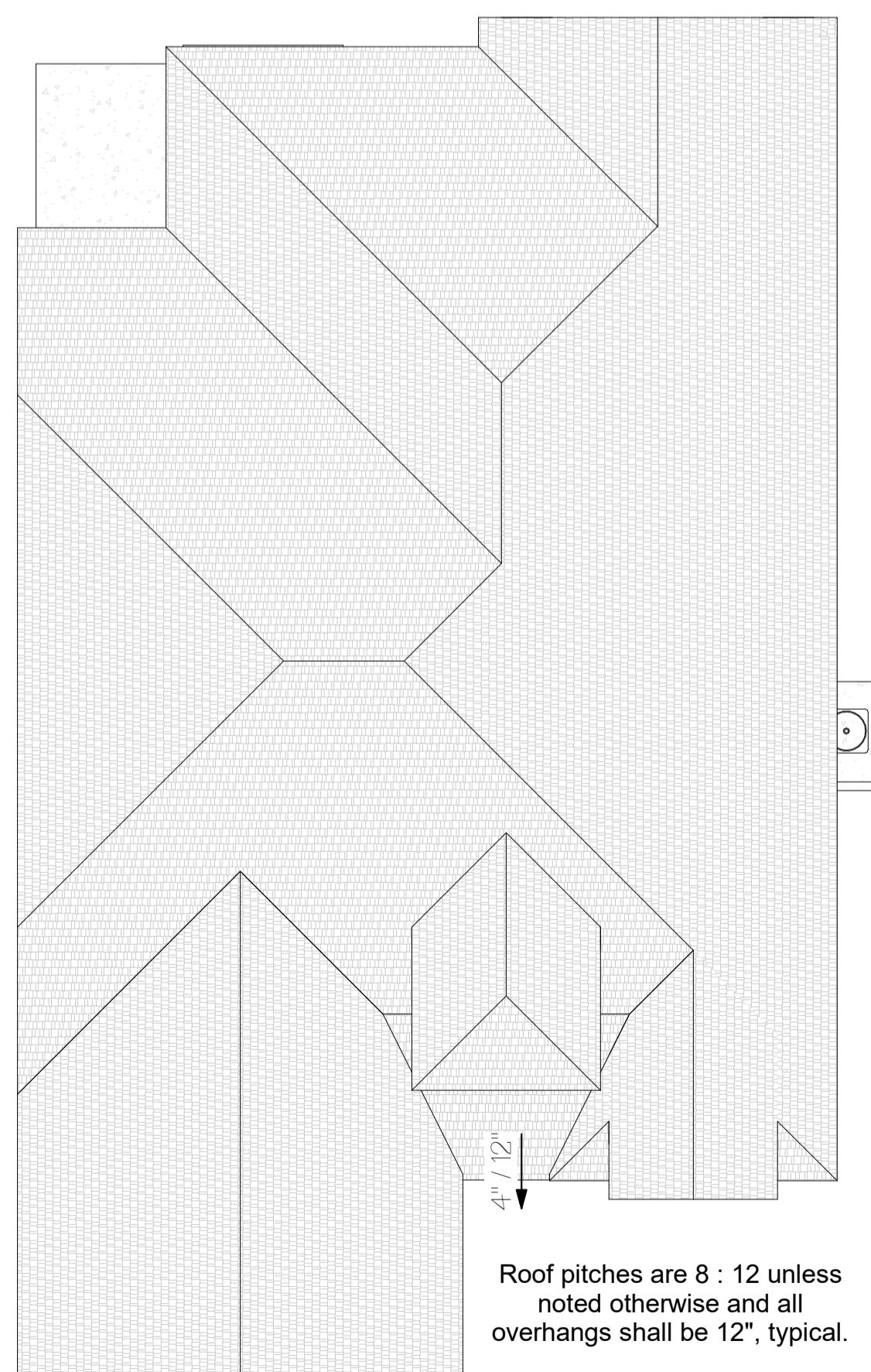
Level	Type Mark	Count	Nominal Size		Head Height	Comments
			Width	Height		
Floor Plan	2040	2	2' - 0"	4' - 0"	7' - 6"	bath windows
Floor Plan	3020	5	3' - 0"	2' - 0"	9' - 6"	transoms - (3) mulled to 3060, (2) separate
Floor Plan	3020	1	3' - 0"	2' - 0"	14' - 3"	in Garage gable
Floor Plan	3060	7	3' - 0"	6' - 0"	7' - 6"	
Floor Plan	5020f	1	5' - 0"	2' - 0"	14' - 3"	at Foyer dormer

## Door Schedule

Level	Door #	Door Size	Operation	Comments
Garage Level	2868	32" x 80"		
Garage Level	16080	16'-0" x 8'-0" simple		no windows
Floor Plan	10/30/10x80	36" x 96"		
Floor Plan	2068	24" x 80"		
Floor Plan	2668	30" x 80"		
Floor Plan	2668	30" x 80"		
Floor Plan	2668	30" x 80"		
Floor Plan	2868	32" x 80"		
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Floor Plan	3068	36" x 80"		
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Floor Plan	5068	60" x 80"		
Floor Plan	6068	72" x 80"		
Floor Plan	8080	8080	Sliding	

## Area Summary

Name	Heated	Enclosed	Under Roof	Area
First Floor	1,940 SF			1,940 SF
Garage		475 SF		475 SF
Covered Patic			171 SF	171 SF
Front Porch			37 SF	37 SF
	1,940 SF	475 SF	208 SF	2,623 SF



Roof pitches are 8 : 12 unless noted otherwise and all overhangs shall be 12", typical

3 Roof Plan  
1/8" = 1'-0"

#### **FLOOR PLANNING**

**FEEDBACK NOTES:**

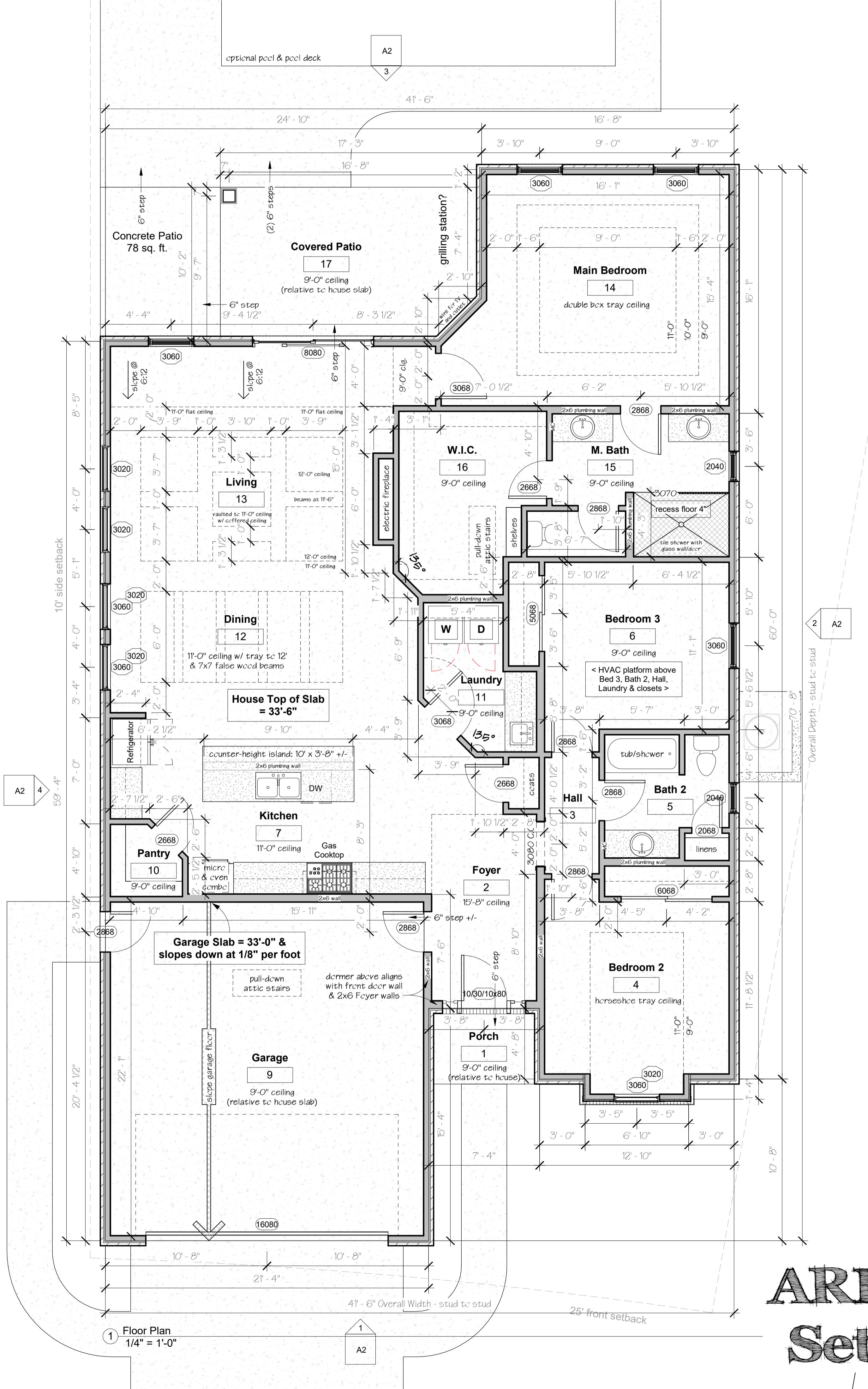
VERIFY ALL WINDOW & DOOR ROUGH OPENING SIZES WITH MANUFACTURER SPECIFICATIONS

DRYWALL: USE SQUARE CORNER BEAD AT ALL CORNERS UNLESS NOTED OTHERWISE. ALL RECESSED AND PROJECTED CEILING SURFACES SHALL BE SMOOTH FINISH.

LOCATE ALL PLUMBING & EXHAUST STACKS BEYOND THE FRONT ELEVATION ROOF RIDGES, IF ALLOWABLE PER CODE.

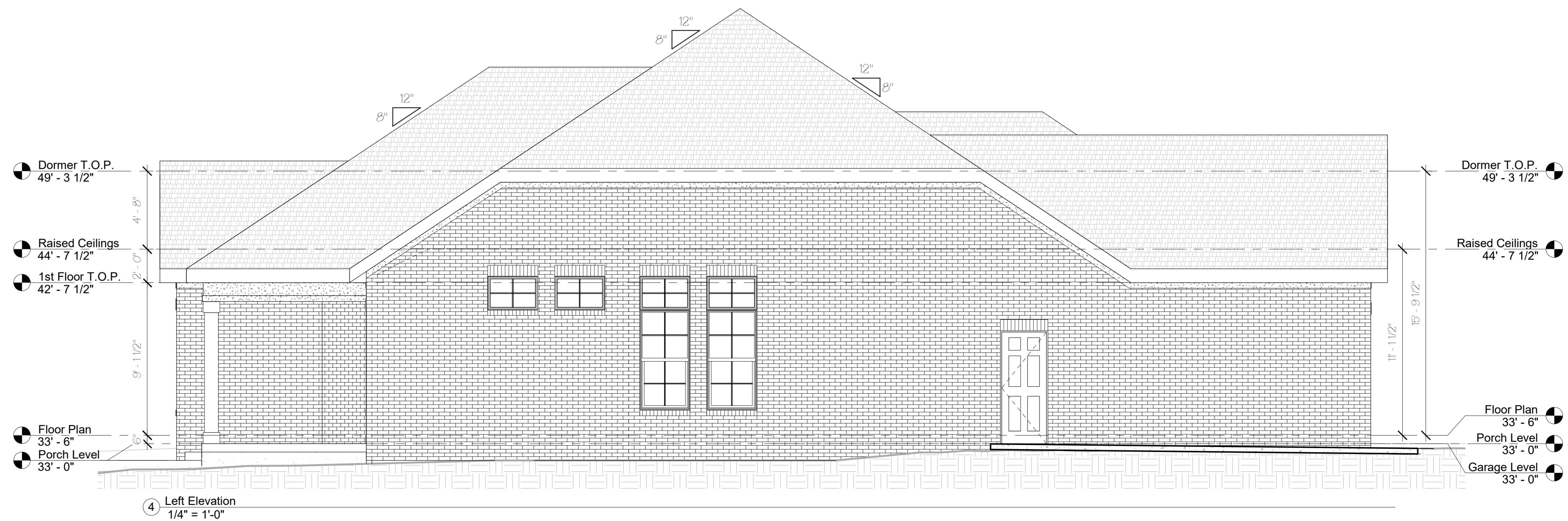
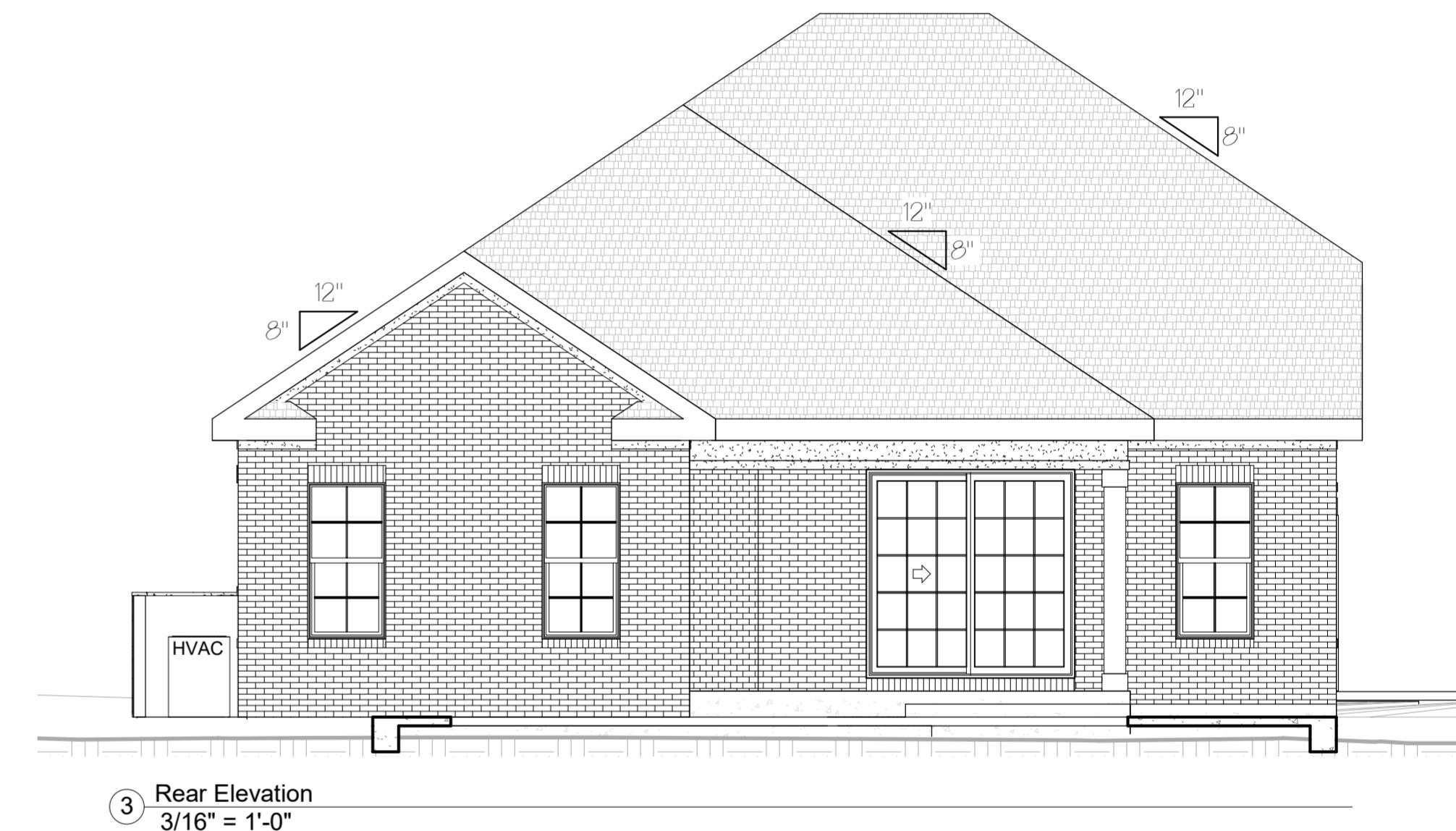
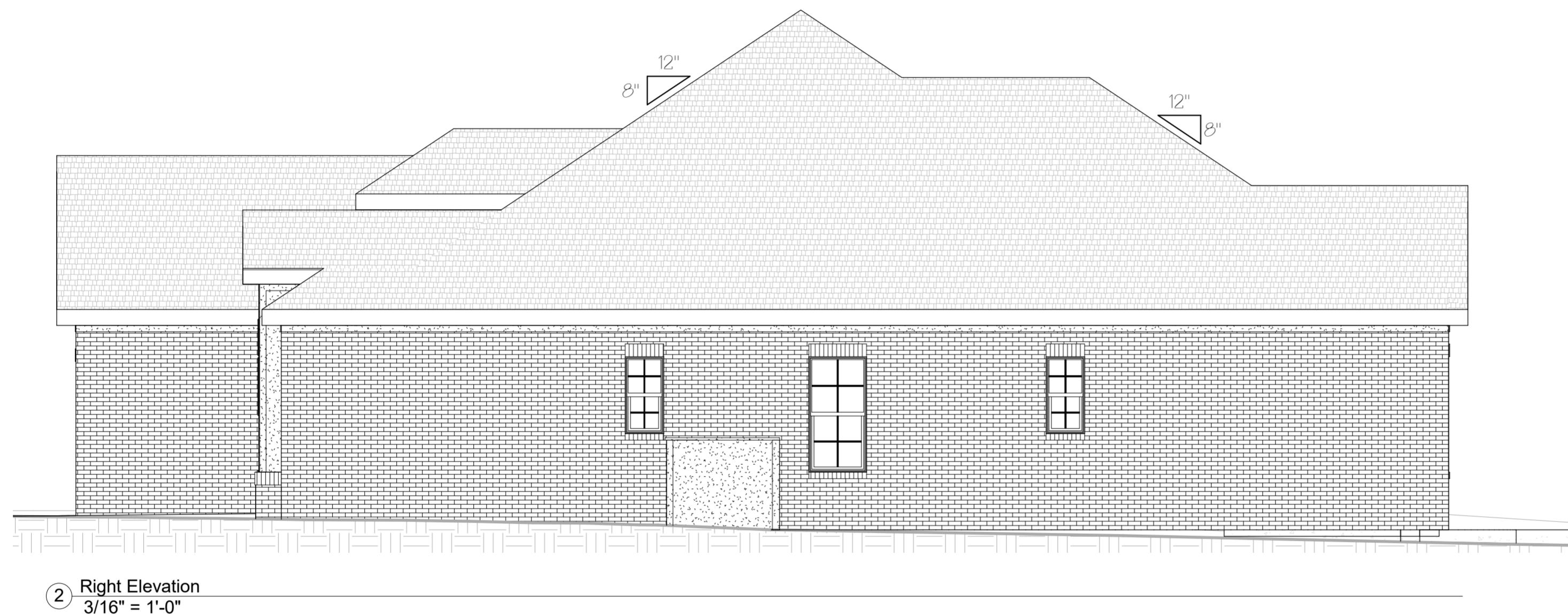
THE GARAGE IS TO BE SEPARATED FROM ADJACENT LIVING AREA AND ATTIC SPACE BY 1/2" GYP. BD. AND HABITABLE ROOMS ABOVE BY NOT LESS THAN

5/8" TYPE "X" GYP. BD. (OR EQUIVALENT) INSTALL  
ACCESSORY INFORMATION:  
TOWEL BAR MOUNT @ 42" A.F.F.  
TOWEL BAR ABOVE TUB DECK @ 36" ABOVE TUB  
TOILET PAPER HOLDER @ 24" A.F.F.  
(1) ROD & SHELF (R&S) @ 60" A.F.F.  
(2) ROD & SHELF (R&S) @ 40" & 80" A.F.F.  
SHOWER CORNER SHELF @ 56" A.F.F.  
MEDICINE CABINET (MC) @ 48" A.F.F.



ARB  
Set

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	1,940 SF	475 SF	208 SF	2,623 SF



**ARB**  
**Set**

