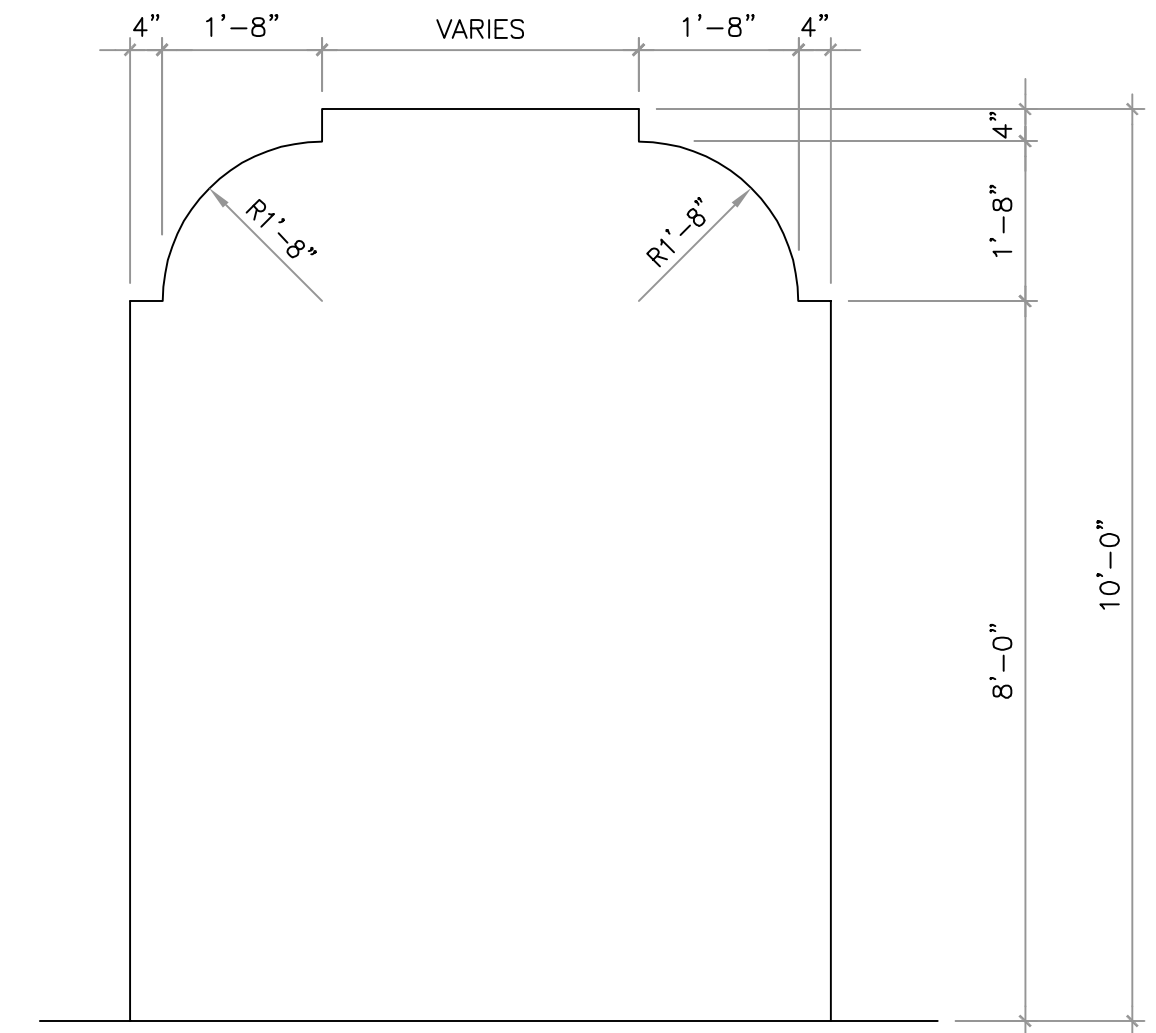




left side elevation



front elevation



exterior stucco arch detail

1/2" = 1'-0"

A PROPOSED BEACH HOUSE FOR
The Riskin Family
LOT 4, SEAGRASS BEACH
CRYSTAL BEACH, TEXAS

EXTERIOR ELEVATIONS

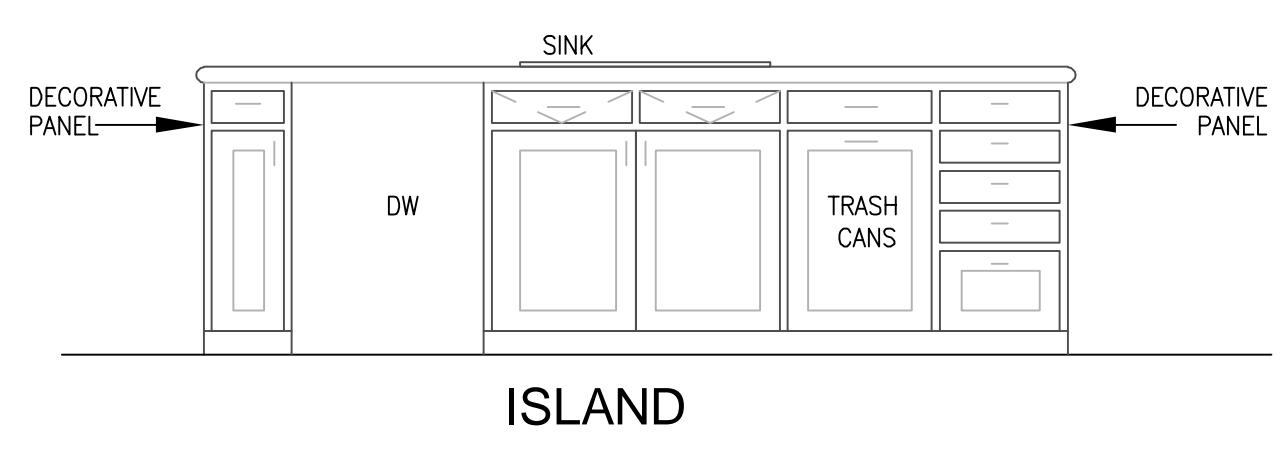
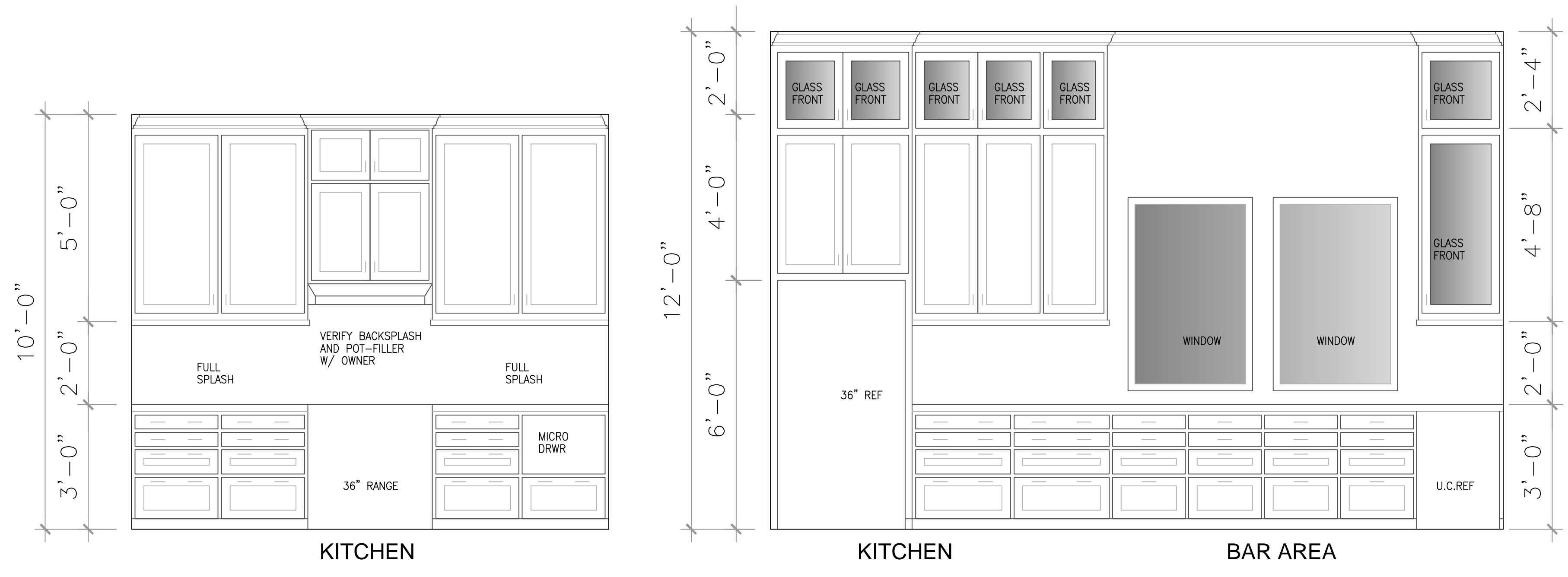
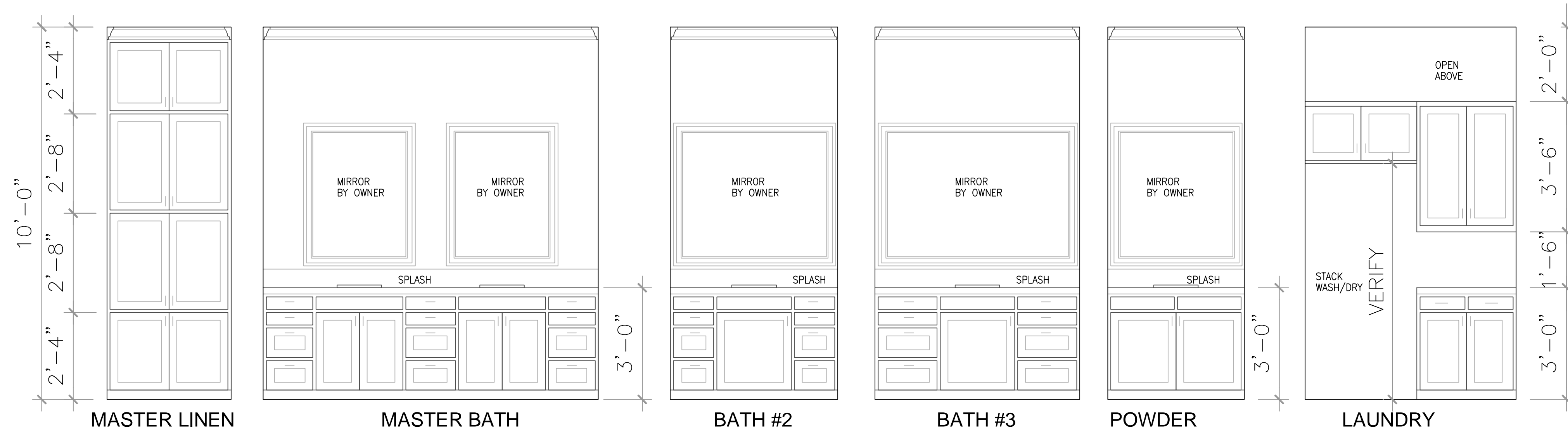
PROJ.: RISKIN
DATE: 10-04-21
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A-1

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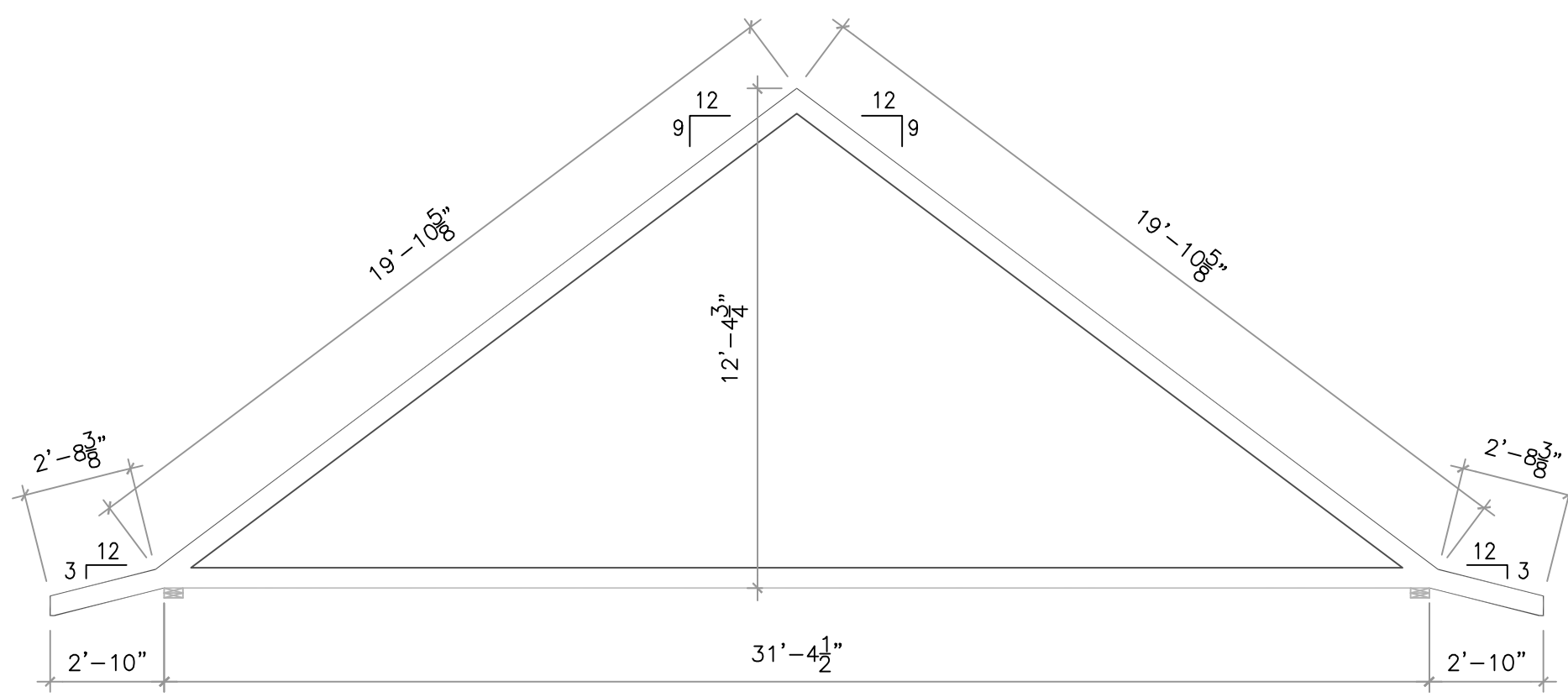
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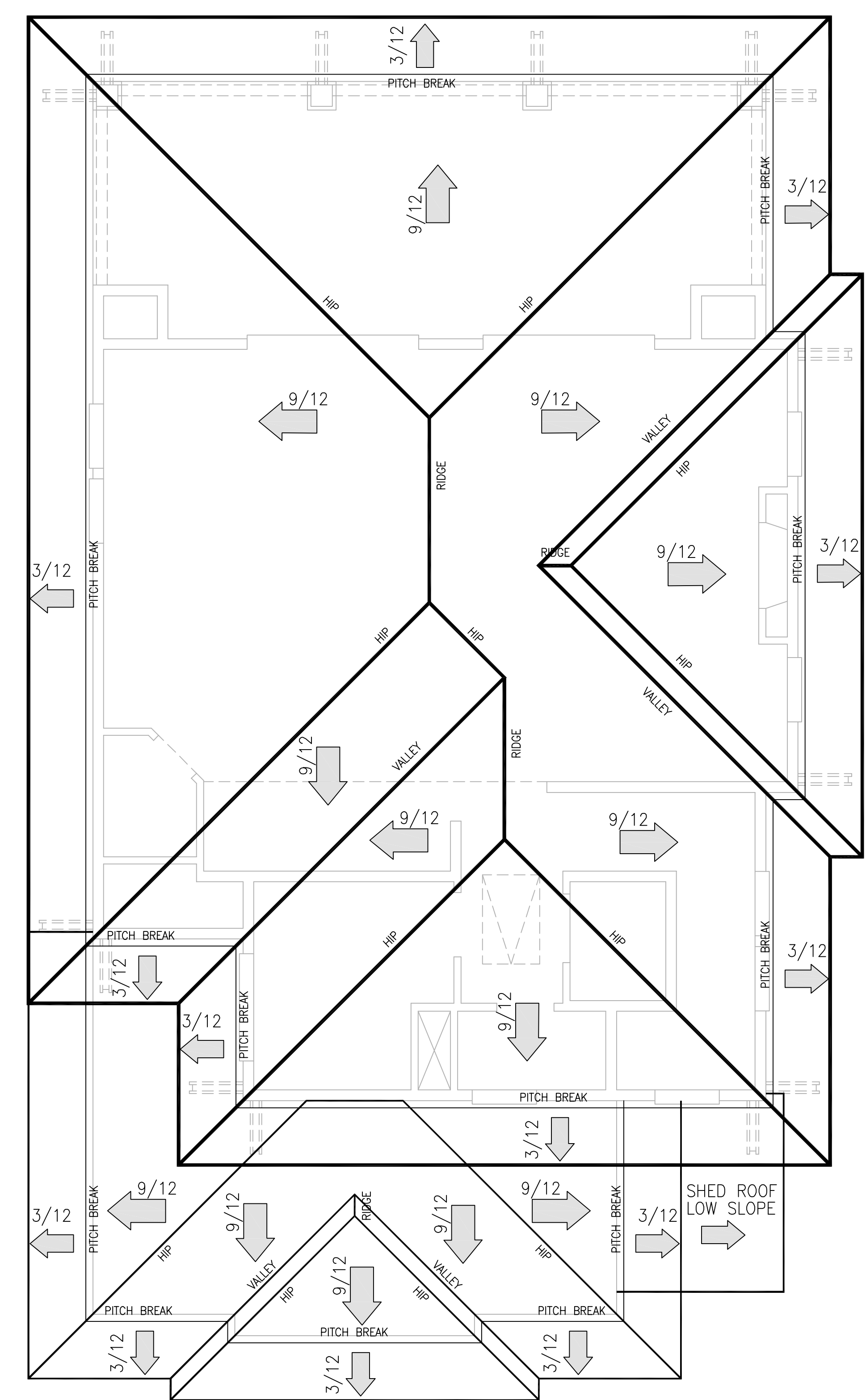


INTERIOR ELEVATIONS
1/2" = 1'-0"

- TYPICAL INTERIOR ELEVATION NOTES:**
1. THIS DRAWING IS INTENDED FOR GENERAL BIDDING PURPOSES. VERIFY ALL FINISHES, DOOR STYLES, HARDWARE, ETC... WITH OWNERS PRIOR TO CONSTRUCTION.
 2. VERIFY ALL APPLIANCE SIZES, SPECS. AND REQUIREMENTS AFTER APPLIANCE SELECTION.
 3. VERIFY ROOMS TO HAVE CROWN AND BASE.
 4. ALL COUNTER TOPS TO BE QUARTZITE. VERIFY SPLASH W/ OWNER.
 5. ALL CABINETRY TO BE PAINT GRADE, EXCEPT AS INDICATED BY OWNER.
 6. ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
 7. ALL DRAWERS AND DOORS TO HAVE SOFT-CLOSING MECHANISM.



main roof truss profile



roof plan

- ROOF FRAMING NOTES:**
1. ROOF FRAMING TO COMPLY WITH CODES AS PER CITY ORDINANCE.
 2. ALL ROOF PITCHES TO BE AS SHOWN ON ROOF PLAN AND ELEVATIONS. SEE ELEVATIONS ON SHEETS A-1, A-2 AND A-3.
 3. ROOF TO BE: METAL ROOF SYSTEM PER SEAGRASS STANDARDS. UNDERLAYMENT TO BE RUBBER MEMBRANE ROOFING SYSTEM ("SHARKSKIN" OR "WATER & ICE SHIELD") OVER PLYWOOD ROOF DECKING SIZED BY ENGINEER (W/APPROPRIATE SPAN RATING) OVER PRE-ENGINEERED ROOF TRUSSES AND 2x6 (#2 SYP) RAFTERS @ 16" O.C. - NOT TO SPAN MORE THAN 10'-0" WITHOUT BRACING.
 4. ALL RIDGES TO BE 2x12 (#2) MIN. WHERE APPLICABLE.
 5. ALL ROOF RAFTER SUPPORTS (KNEE BRACES, JACK RAFTERS, ETC...) TO BE 2x6@32" O.C. (COLLAR TIES 2x6 @ 32" O.C.)
 6. FLASH AND COUNTER FLASH AS NECESSARY, ALL COUNTER FLASHING AND STEP FLASHING TO BE 12" MIN. ABOVE ADJACENT ROOF.
 7. OWNER SELECTED ATTIC VENTS TO BE INSTALLED AS PER MANUF. SPECS. VERIFY W/ INSULATION SELECTION AND SEAGRASS STANDARDS.
 8. SEE FRAMING NOTES AND ENGINEERED PLANS.
 9. SEE OWNER FOR GUTTER/DOWNSPOUT LOCATIONS.
 10. ALL ROOF STACKS AND VENTS TO COMPLY WITH SEAGRASS STANDARDS.
 11. ALL ROOF PENETRATIONS TO BE INSTALLED AS PER INDUSTRY STANDARDS.

THIS DRAWING IS FOR REFERENCE ONLY AND SHOULD BE REVIEWED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER BEFORE CONSTRUCTION BEGINS

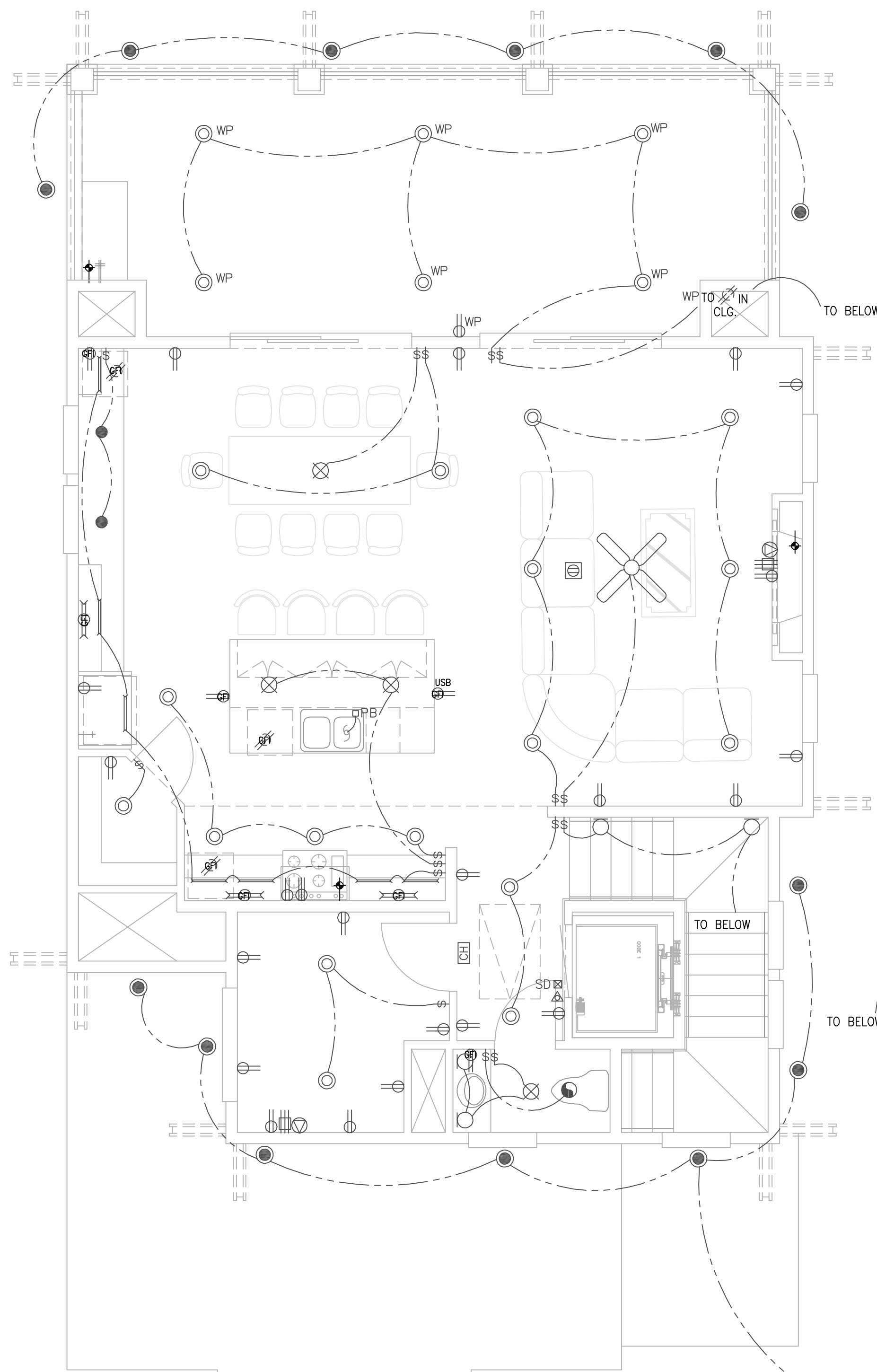
A PROPOSED BEACH HOUSE FOR
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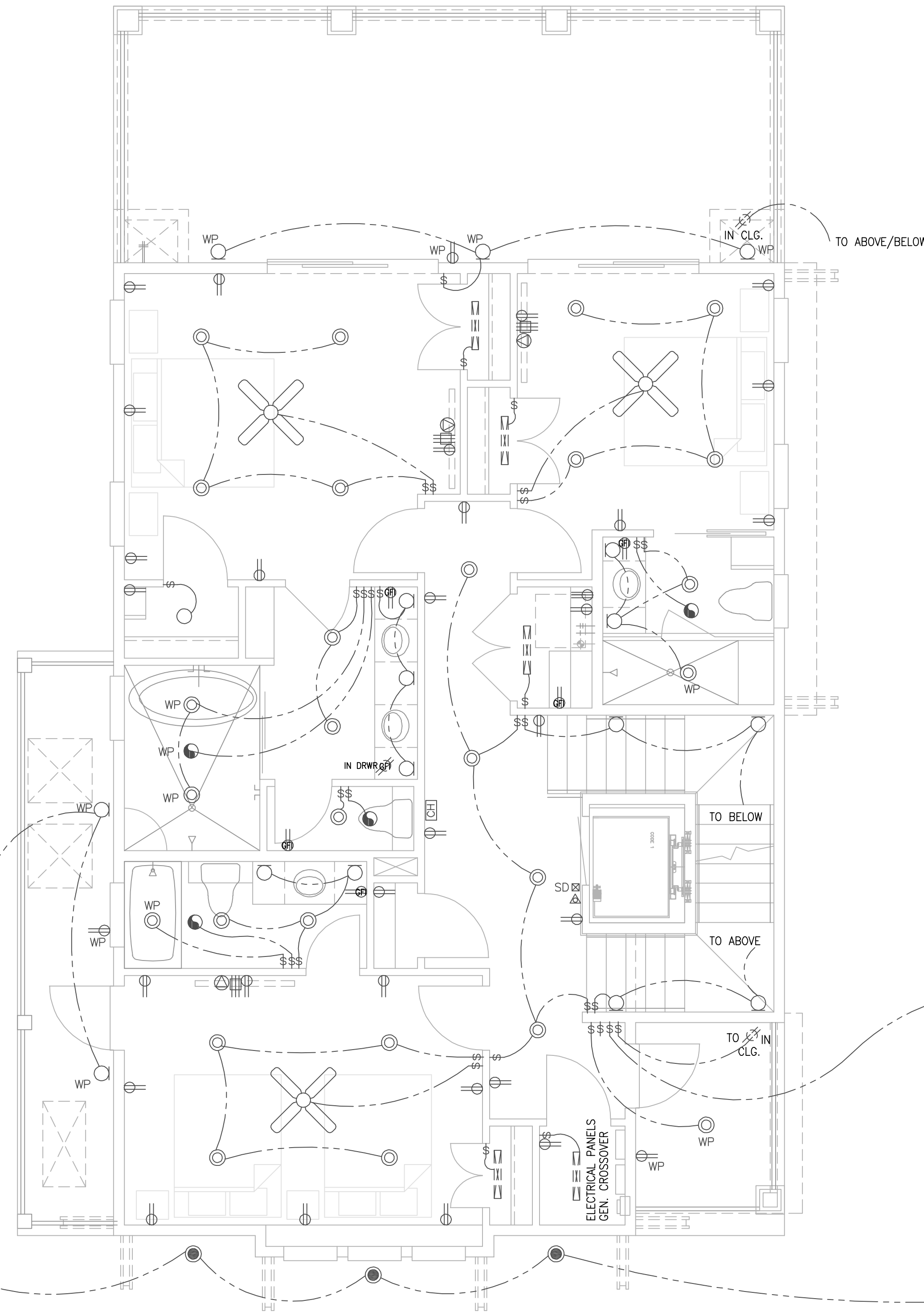
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ROOF PLAN
INTERIOR ELEVATIONS
1/4" = 1'-0"

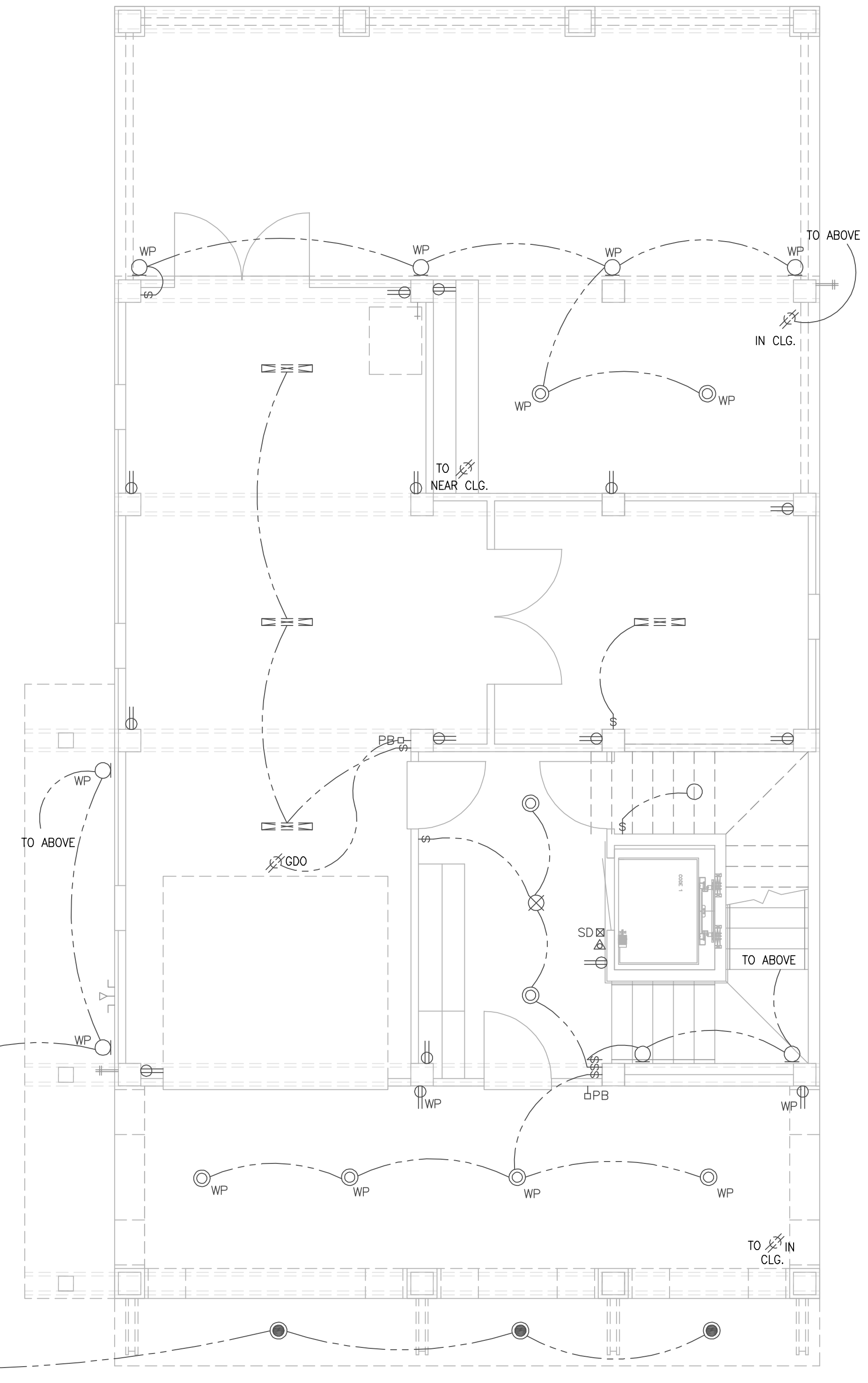
A-5



2nd floor plan



1st floor plan



ground floor plan

LEGEND

- | | | | |
|--|---|--|---|
| | 110 VOLT RECEPTACLE STANDARD WALL OUTLETS TO BE LOCATED HORIZONTAL IN BASEBOARDS ON UPPER FLOORS | | CEILING MOUNTED LIGHT FIXTURE |
| | 110 VOLT W/ GROUND FAULT INTERRUPTOR | | CEILING MOUNTED HANGING FIXTURE (PENDANT LIGHT) |
| | 110 VOLT W/ 2 USB PORTS | | RECESSED CAN LIGHT |
| | WATERPROOF | | RECESSED DIRECTIONAL SPOTLIGHT |
| | 110 PLUG STRIP - GFI (UNDER UPPER CABINETS) | | WP WATERPROOF RECESSED CAN LIGHT |
| | 110 VOLT W/ 2 USB PORTS CONCEALABLE FLUSH MOUNT FLOOR BOX VERIFY LOCATION W/OWNER PRIOR TO CONSTRUCTION | | WALL MOUNTED LIGHT FIXTURE |
| | 220 VOLT RECEPTACLE | | FLOOD LIGHTS - MOTION SENSOR |
| | TELEVISION CABLE | | EXHAUST FAN |
| | TELEPHONE OUTLET | | CEILING FAN |
| | DOUBLE ETHERNET DROP NETWORK DROP, ALLOW FOR TEL, CATV, CAT6 | | L.E.D. LIGHT PANEL |
| | SINGLE POLE SWITCH | | UNDER CABINET L.E.D. STRIP LT. |
| | THREE WAY SWITCH | | EXTERIOR L.E.D. LIGHTS IN SOFFIT (ON DIMMERS) |
| | PUSH BUTTON | | INTERIOR LOW-VOLT. MINI-CAN ON DIMMER |
| | SMOKE DETECTOR | | |
| | CARBON MONOXIDE DETECTOR | | |
| | CHIMES | | |

NOTE: ALL PLUGS, AND WIRING TO BE ABOVE B.F.E.
ALL ELECTRICAL BELOW BASE FLOOD MUST BE INSTALLED
IN WATERPROOF CONDUIT AND ENCLOSURES, AND MAY
NOT BE INSTALLED IN BREAKAWAY WALLS. FURTHER, ALL
ELECTRICAL BELOW BASE FLOOD MUST BE ON IT'S OWN
DEDICATED CIRCUIT.

ELECTRICAL NOTES

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2018 & THE 2018 NEC.
- ALL BULBS TO BE L.E.D.
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE G.F.I. PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- ALLOW FOR A/C UNITS
- PROVIDE LOW VOLTAGE CIRCUITS AND PRE-WIRE FOR SECURITY SYSTEM
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER THE 2015 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELECT. CODE 210.8 NEC.
- CONSULT LOCAL UTILITY COMPANY AND LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 72" FROM AN OUTLET. ALL COMMON OUTLETS TO BE SET IN BASEBOARDS.
- NO SPACES FURTHER APART THAN 12" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODE.
- ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (G.F.I.) AND AS NOTED ON THE DRAWINGS.
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CEILING AND 36" FROM DUCT OPENINGS.
- SMOKE DETECTOR SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS AS PER CODE. PROVIDE CARBON MONOXIDE DETECTORS AS PER CODE.
- "SOFT TOUCH" SWITCH PLATES TO BE PLACED @ 51" A.F.F. TO CENTER OF SWITCH (TYPICAL).
- VERIFY LOW-VOLTAGE SYSTEM W/ OWNER. SEE OWNER FOR DIMMER SWITCH LOCATIONS.
- AT LEAST EIGHT 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN AREA. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS.
- PROVIDE DEDICATED CIRCUITS FOR ALL COMPUTER LOCATIONS (SEE OWNER).
- ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- SEE OWNER FOR ELECTRICAL SERVICE AND PANEL LOCATIONS.
- PROVIDE 400 AMP SERVICE PANEL (MINIMUM) WITH METER EQUIPMENT (VERIFY W/ OWNER).
- PROVIDE GENERATOR, SEE OWNER FOR MORE INFO.
- PROVIDE ELECTRIC FOR LANDSCAPE LTG IN FRONT AND REAR.
- VERIFY ALL FLOOR PLUG LOCATIONS W/ OWNER PRIOR TO CONSTRUCTION.
- PRE-WIRE W/ CAT-5E CABLE.
- SEE OWNER FOR ALL TV MOUNTING HEIGHTS, PROVIDE SOLID BLOCKING FOR WALL MOUNT TV'S.

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ELECTRICAL PLAN

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E-1

1/4" = 1'-0"