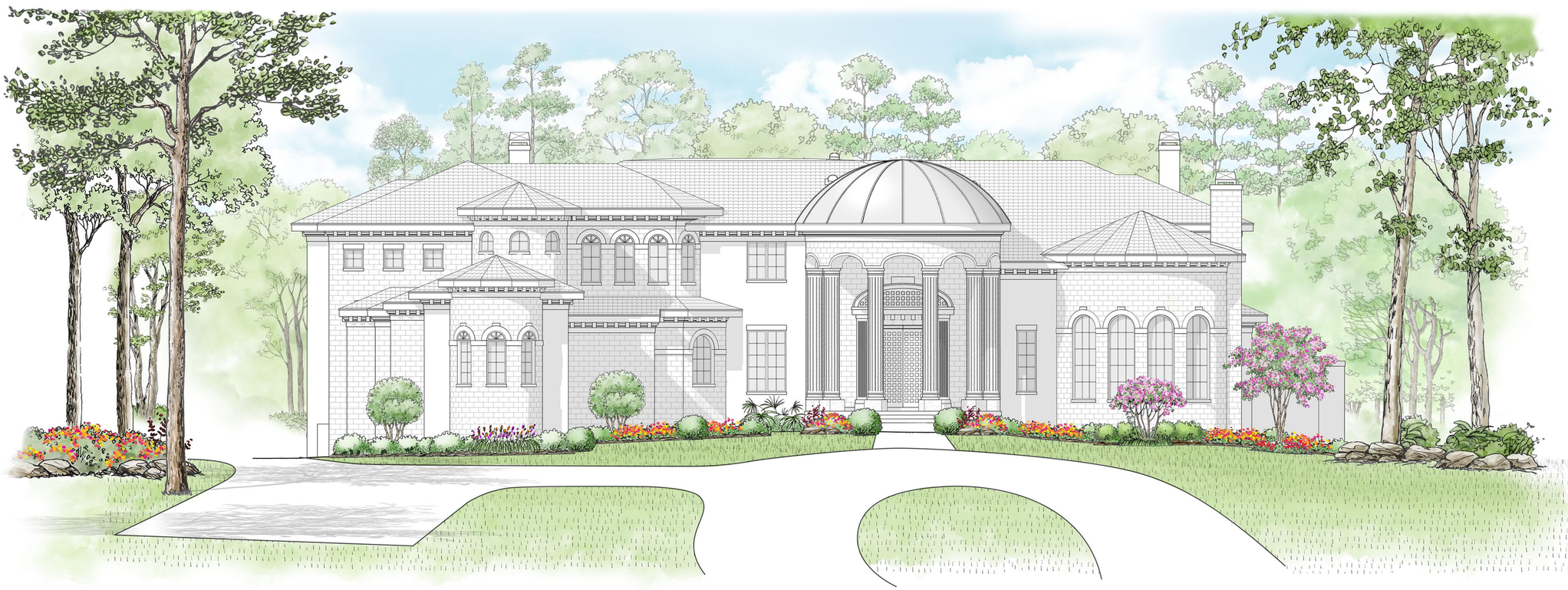


New Construction
Single Family Residence for:

11685 Arrowwood Circle
June 8, 2020
City of Piney Point Village, Texas
no H.O.A.

COPYRIGHT, Rice Residential Design, L.L.C.

Sheet List

Sheet Number	Sheet Name
1	RENDERED FRONT ELEVATION
2	SURVEY
3	PRE-CONSTRUCTION SITE
4	SITE PLAN
5	TREE DISPOSITION
6	LOT CALCULATIONS
7	GROUND FLOOR PLAN
8	FIRST FLOOR PLAN
9	SECOND FLOOR PLAN
10	ELEVATIONS AND DETAILS
11	ELEVATIONS AND DETAILS
12	SECTIONS AND DETAILS
13	SECTIONS AND DETAILS
14	SECTIONS AND DETAILS
15	ROOF PLAN
16	GROUND FLOOR ELECTRICAL PLAN
17	FIRST FLOOR ELECTRICAL PLAN
18	SECOND FLOOR ELECTRICAL PLAN
19	INTERIOR ELEVATIONS
20	3D VIEWS
21	AMPHITHEATER PLANS
MEP-1	FIRST FLOOR HVAC
MEP-2	SECOND FLOOR HVAC
MEP-3	HVAC LOADS
MEP-4	HVAC LOADS
MEP-5	HVAC LOADS
MEP-6	ELECTRICAL
MEP-7	DWV RISER DIAGRAM
MEP-8	GAS RISER DIAGRAM
MEP-9	WATER RISER DIAGRAM

NEW CONSTRUCTION
11685 Arrowwood Circle
AVERAGE GRADE: 60.00'
no H.O.A.

rendered front elevation

BUILDING CODE, INTERNATIONAL BUILDING CODE IRC 2009
ELECTRICAL CODE, INTERNATIONAL ELECTRICAL CODE NFPA 70 2017
PLUMBING CODE, INTERNATIONAL PLUMBING CODE 2009
MECHANICAL CODE, INTERNATIONAL MECHANICAL CODE 2009
FIRE CODE, INTERNATIONAL FIRE CODE 2009
ENERGY CODE, INTERNATIONAL ENERGY CONSERVATION CODE I.E.E.C. 2009
FUEL GAS CODE, INTERNATIONAL FUEL GAS CODE IFC 2009

Rice Residential Design, L.L.C.
1801 Westway Pl.
TEL: (713) 396-8004
www.riceresidentialdesign.com

A PROJECT FOR:

PROJECT LOCATION:
11685 Arrowwood Circle
LOT 2
Piney Point Village

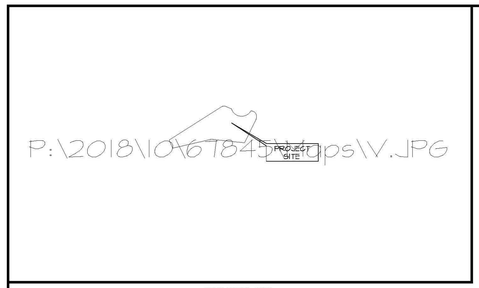
LH	12-10-19	1/4" SKETCH	
MA	03-14-20	PERMIT RELEASE	
MA	04-03-20	OWNER'S CHANGES	
MA	04-17-20	NEW SURVEY	
MA	05-15-20	CONSTRUCTION SET	
MA	05-14-20	OWNER'S CHANGES	
MA	05-21-20	OWNER'S CHANGES	

JOB. NO. 190414

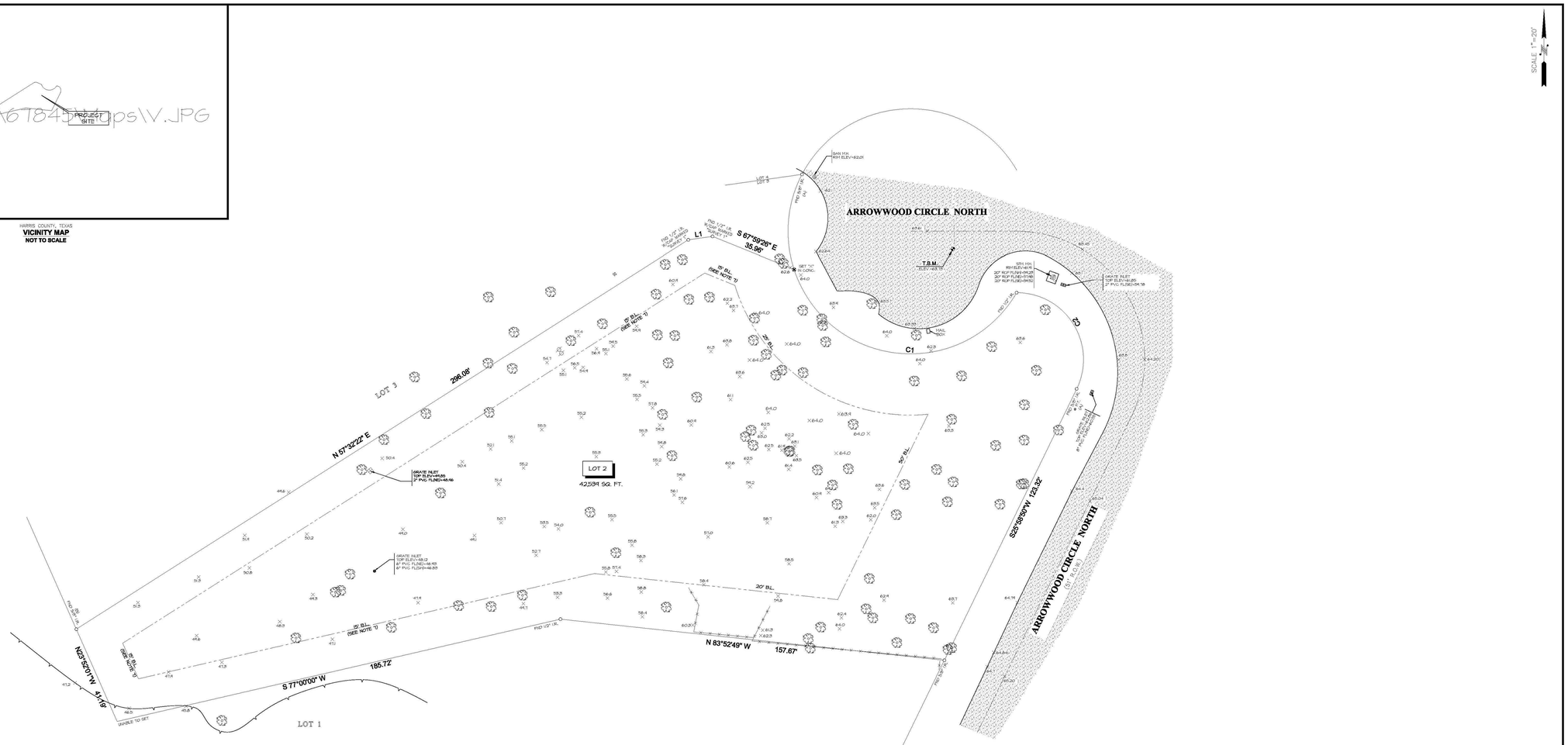
PLAN NO. 9937

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

SHEET 1 OF 21



HARRIS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 82°50'00" E	10.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	115.28'	S8°48'25"W	91.29'
C2	27.81'	55.28'	N32°00'19"W	46.92'

PROJECT BENCHMARK PUBLISHED ELEVATION – 64.10'
FLOODPLAIN REFERENCE MARK NUMBER X0822 IS A BRASS DISC LOCATED THRU THE INTERSECTION OF US-59 NORTHBOUND AND SPUR 527 ON THE EAST SIDE OF THE NORTHBOUND LANE, 0.3 MILES FROM THE EXIT RAMP, 0.3 MILES TO SOUTH FINEY POINT ROAD AND CONTINUE FOR 0.4 MILES TO A BENCHMARK IN DOWNSTREAM SHOULDER OF NORTH BOUND LANE ON NORTH END BRIDGE ABUTMENT. (NAVD 1988, 2001 ADJ.)

TEMPORARY BENCHMARK ELEVATION – 63.73'
MAG NAIL WITH SHINER NEAR THE CENTER OF CUL-DE-SAC.

LEGEND

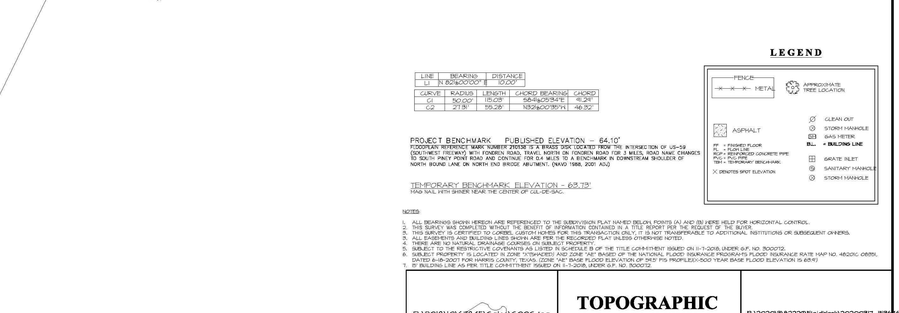
FENCE — METAL
APPROXIMATE TREE LOCATION
ASPHALT
CLEAN OUT
STORM MANHOLE
GAS METER
BL = BUILDING LINE
GRATE INLET
SANITARY MANHOLE
STORM MANHOLE

FF = FINISHED FLOOR
FL = FLOW LINE
RCP = REINFORCED CONCRETE PIPE
PVC = PVC PIPE
TBM = TEMPORARY BENCHMARK
X DENOTES SPOT ELEVATION

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION OBTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO CORBEL CUSTOM HOMES FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THE SITE IS LOCATED IN THE FINEY POINT WOODS SUBDIVISION, RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 11-7-2018, UNDER G.F. NO. 1500072.
7. SUBJECT PROPERTY IS LOCATED IN ZONE "X"(SHADED) AND ZONE "AE" BASED OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48201C 0655L DATED 8-18-2007 FOR HARRIS COUNTY, TEXAS. ZONE "AE" BASE FLOOD ELEVATION OF 54.0' PER PROFILE(S) 500 YEAR BASE FLOOD ELEVATION IS 65.91'
8. 5' BUILDING LINE AS PER TITLE COMMITMENT ISSUED ON 11-7-2018, UNDER G.F. NO. 1500072.

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION: LOT 2, OF A REPLAT OF A REPLAT OF A PORTION OF LOTS 3 AND 4 IN THE FINEY POINT WOODS SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 272, PAGE 61 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR RICHARD FUSSELL 4148

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY MADE UNDER MY SUPERVISION. THE FIELD WORK WAS PERFORMED ON MAR. 19, 2020 AND THAT THIS PLAT SUBSTANTIALLY CONFORMS WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR A CONDITION I SURVEY ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

P:\Drafting\ACAD TEMPLATES\RF (2).jpg

RICHARD FUSSELL
RPLS# 4148

CLIENT: CORBEL CUSTOM HOMES
ADDRESS: 11685 ARROWWOOD CIRCLE

survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
P.O. Box 2945 Pearland, TX 77588-00 | (281)393-1383

FIELD CREW: JO	TECH: RK
DRAFTER: RK	FINAL CHECK: SB
DATE: MAR. 19, 2020	
JOB#: 3-82229-20	

NEW CONSTRUCTION
11685 Arrowwood Circle
AVERAGE GRADE: 60.00'
no H.O.A.
survey

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE IRC 2009
ELECTRICAL CODE: INTERNATIONAL ELECTRICAL CODE NFPA 70 2017
PLUMBING CODE: INTERNATIONAL PLUMBING CODE 2009
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE 2009
FIRE CODE: INTERNATIONAL FIRE CODE 2009
ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE I.E.E.C. 2009
FUEL GAS CODE: INTERNATIONAL FUEL GAS CODE IFC 2009

Rice Residential Design, L.L.C.
HOUSTON, TX
TEL: (713)984-6604
www.riceresidentialdesign.com
A|B|D

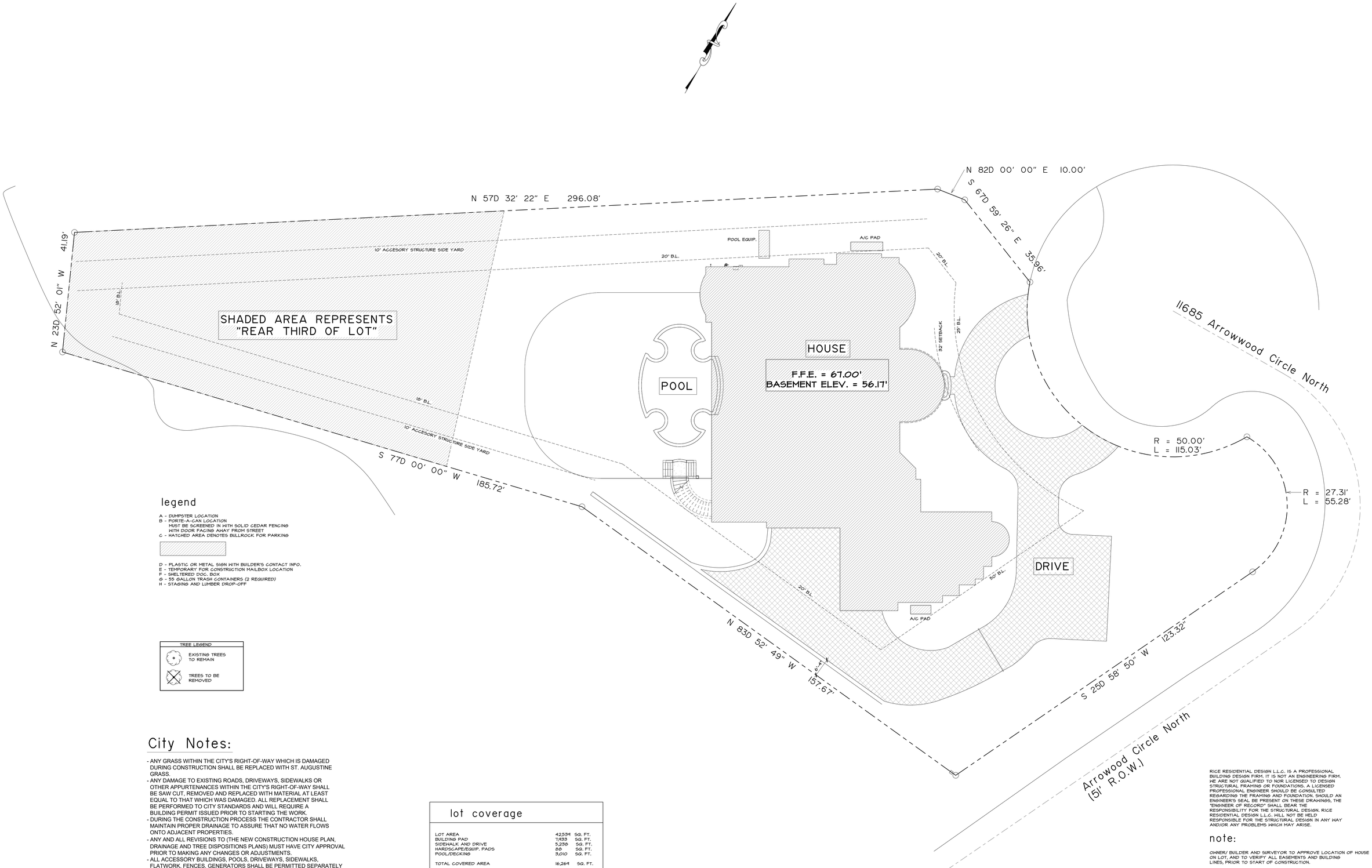
A PROJECT FOR:

PROJECT LOCATION:
11685 Arrowwood Circle
LOT 2
City of Piney Point Village, Texas

LH	12-10-19	1/4" SKETCH	MA	05-18-20	OWNER'S CHANGES
MA	03-18-20	PERMIT RELEASE	MA	05-21-20	OWNER'S CHANGES
MA	04-09-20	OWNER'S CHANGES			
MA	04-17-20	NEW SURVEY			
MA	05-15-20	CONSTRUCTION SET			

JOB NO. 190414
PLAN NO. 9897
SCALE:
SHEET 2 OF 21

30" X
6/19/2020 2:05:12 PM



legend

A - DUMPSTER LOCATION
B - PORTE-A-CAN LOCATION
MUST BE SCREENED IN WITH SOLID CEDAR FENCING WITH DOOR FACING AWAY FROM STREET
C - HATCHED AREA DENOTES BULLROCK FOR PARKING

D - PLASTIC OR METAL SIGN WITH BUILDER'S CONTACT INFO.
E - TEMPORARY FOR CONSTRUCTION MAILBOX LOCATION
F - SHELTERED DOC. BOX
G - 55 GALLON TRASH CONTAINERS (2 REQUIRED)
H - STAGING AND LUMBER DROP-OFF

TREE LEGEND	
	EXISTING TREES TO REMAIN
	TREES TO BE REMOVED

City Notes:

- ANY GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE GRASS.
- ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SAW CUT, REMOVED AND REPLACED WITH MATERIAL AT LEAST EQUAL TO THAT WHICH WAS DAMAGED. ALL REPLACEMENT SHALL BE PERFORMED TO CITY STANDARDS AND WILL REQUIRE A BUILDING PERMIT ISSUED PRIOR TO STARTING THE WORK.
- DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE TO ASSURE THAT NO WATER FLOWS ONTO ADJACENT PROPERTIES.
- ANY AND ALL REVISIONS TO (THE NEW CONSTRUCTION HOUSE PLAN, DRAINAGE AND TREE DISPOSITIONS PLANS) MUST HAVE CITY APPROVAL PRIOR TO MAKING ANY CHANGES OR ADJUSTMENTS.
- ALL ACCESSORY BUILDINGS, POOLS, DRIVEWAYS, SIDEWALKS, FLATWORK, FENCES, GENERATORS SHALL BE PERMITTED SEPARATELY
- ALL AREA CALCULATIONS INCLUDE ALL OF THE IMPROVEMENTS FOR THIS PROJECT.
- NO WORK IS ALLOWED ON SUNDAYS.
- TEMPORARY TREE PROTECTIONS TO REMAIN UP AT ALL TIMES UNTIL THE TREE FINAL.
- TEMPORARY DRAINAGE (RE-ENFORCED FILTER FABRIC) TO REMAIN UNTIL THE DRAINAGE IS FINAL.
- NO RUN OFF OF ANY KIND CAN BE PLACED OR DUMPED INTO THE STORM DRAINS.
- FINAL AS BUILT TOPO SURVEY IS REQUIRED AT THE END OF THE PROJECT. A FINAL AS BUILT TOPO IS TO BE SUBMITTED AT LEAST 4 TO 6 WEEKS IN ADVANCE OF THE CLOSING OF THE PROPERTY. THE TOPO MUST BE APPROVED BY THE CITIES ENGINEERS AND MUST PASS DRAINAGE FINAL BEFORE A CERTIFICATE OF OCCUPANCY CAN AND WILL BE ISSUED.
- BUILDER, ARCHITECT AND OR DESIGNER IS RESPONSIBLE FOR ANY CHANGES AS IT RELATES TO ANY NEW BUILDING CODES, CITY ZONING ORDINANCES AND AMENDMENTS AND ALL ADMINISTRATIVE PROCEEDURES AND POLICY CHANGES.

lot coverage

LOT AREA	42,538	SQ. FT.
BUILDING PAD	7,833	SQ. FT.
SIDEWALK AND DRIVE	5,238	SQ. FT.
HARDSCAPE/EQUIP. PADS	88	SQ. FT.
POOL/DECKING	3,010	SQ. FT.
TOTAL COVERED AREA	16,269	SQ. FT.
PERCENTAGE COVERED	38.24	%
MAXIMUM TOTAL COVERED	50.00	%
~~INCLUSIVE OF HARDSCAPES~~		
LOT AREA	42,538	SQ. FT.
BUILDING PAD	7,833	SQ. FT.
PERCENTAGE COVERED	18.64	%
MAXIMUM TOTAL COVERED	30.00	%
EXCLUSIVE OF HARDSCAPES		

FLATWORK SQUARE FOOTAGE INCLUDING RIGHT OF WAY = 5,938 SQ. FT.

RICE RESIDENTIAL DESIGN L.L.C. IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. RICE RESIDENTIAL DESIGN L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

note:

OWNER/ BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN

DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATION THE DRAINAGE REQUIREMENTS.

NOTE:
ALL DECORATIVE RAILING TO BE APPROVED BY CITY OF PINEY POINT VILLAGE PRIOR TO INSTALLATION

lot 2
City of Piney Point Village

NEW CONSTRUCTION
11685 Arrowwood Circle
AVERAGE GRADE: 60.00'
no H.O.A.

lot calculations

BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE IRC 2009
ELECTRICAL CODE, INTERNATIONAL ELECTRICAL CODE NFPA 70 2017
PLUMBING CODE, INTERNATIONAL PLUMBING CODE 2009
MECHANICAL CODE, INTERNATIONAL MECHANICAL CODE 2009
FIRE CODE, INTERNATIONAL FIRE CODE 2009
ENERGY CODE, INTERNATIONAL ENERGY CONSERVATION CODE I.E.E.C. 2009
FUEL GAS CODE, INTERNATIONAL FUEL GAS CODE IFC 2009

Rice Residential Design, L.L.C.
HOUSTON, TX
TEL: (713)984-8604
www.riceresidentialdesign.com
AIBD

A PROJECT FOR:

PROJECT LOCATION:
11685 Arrowwood Circle
LOT 2
City of Piney Point Village, Texas

LI	12-10-19	1/4" SKETCH	MA	05-14-20
MA	03-19-20	PERMIT RELEASE	MA	05-21-20
MA	04-03-20	OWNER'S CHANGES		
MA	04-17-20	NEW SURVEY		
MA	05-15-20	CONSTRUCTION SET		

OWNER'S CHANGES
OWNER'S CHANGES

JOB. NO. 190414

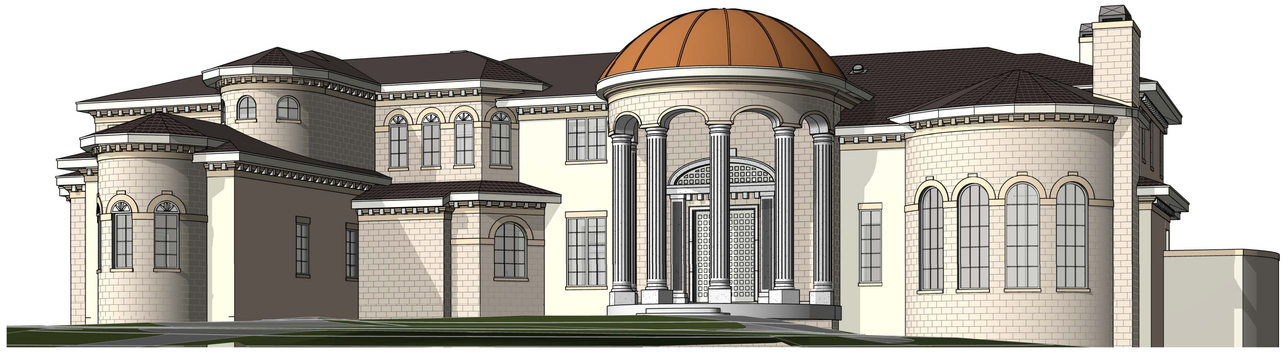
PLAN NO. 9937

SCALE: 3/32" = 1'-0"

SHEET
6 OF 21

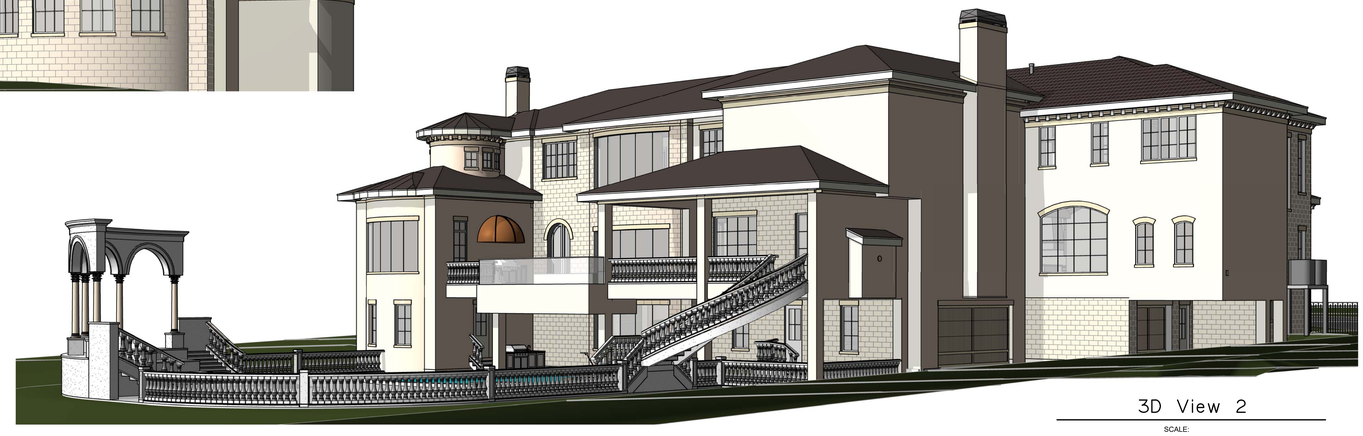
6/9/2020 3:13:39 PM

30" X



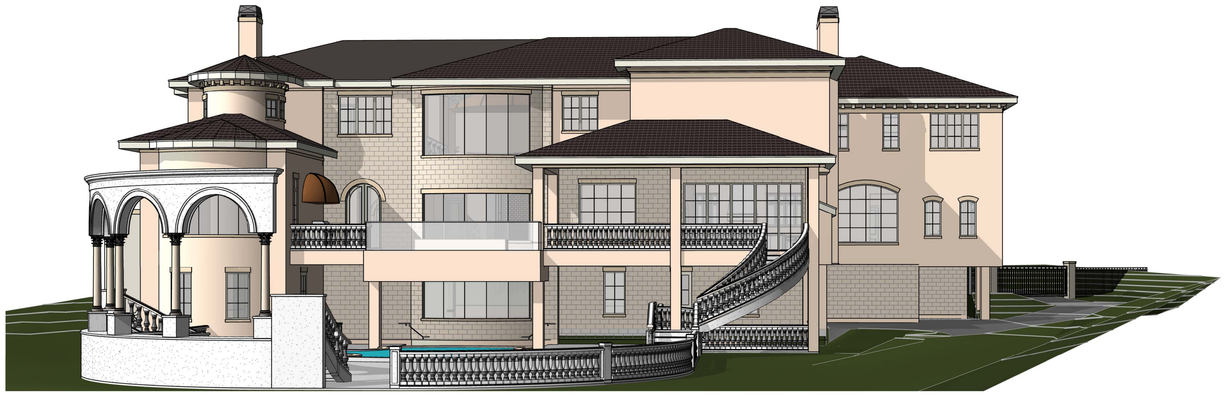
3D View 1

SCALE:



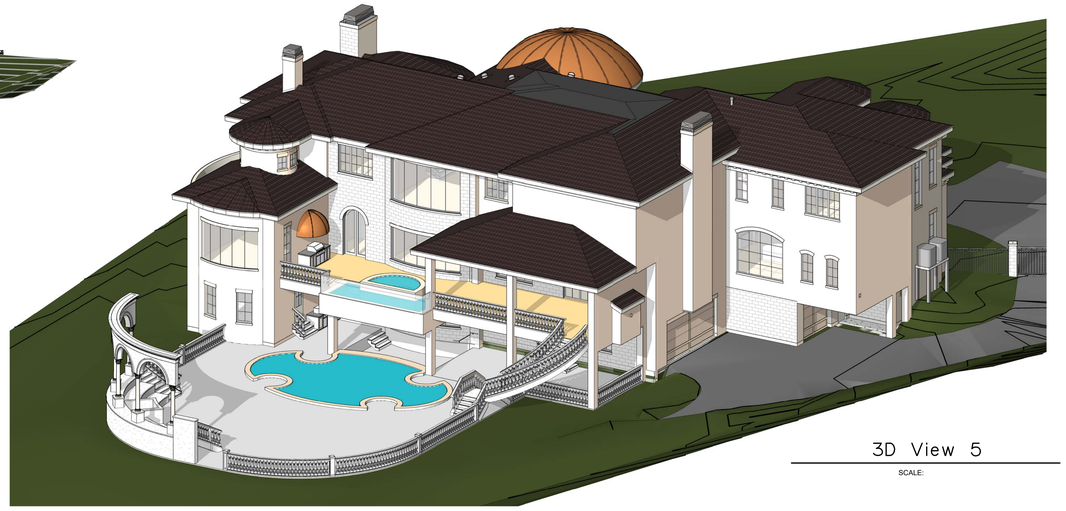
3D View 2

SCALE:



3D View 3

SCALE:



3D View 5

SCALE:

3D View 4

SCALE:

NEW CONSTRUCTION
11685 Arrowwood Circle
AVERAGE GRADE: 60.00'

no H.O.A.

3D Views

BUILDING CODE. INTERNATIONAL RESIDENTIAL CODE IRC 2009
ELECTRICAL CODE. INTERNATIONAL ELECTRICAL CODE NFPA 70 2017
PLUMBING CODE. INTERNATIONAL PLUMBING CODE 2009
MECHANICAL CODE. INTERNATIONAL MECHANICAL CODE 2009
FIRE CODE. INTERNATIONAL FIRE CODE 2009
ENERGY CODE. INTERNATIONAL ENERGY CONSERVATION CODE I.E.E.C. 2009
FUEL GAS CODE. INTERNATIONAL FUEL GAS CODE IFC 2009

Rice Residential Design, L.L.C.
HOUSTON, TX
TEL: (713)984-8604
www.riceresidentialdesign.com

A PROJECT FOR:

PROJECT LOCATION:
11685 Arrowwood Circle
LOT 7
City of Piney Point Village, Texas

LH	12-10-19	1/4" SKETCH	
MA	03-18-20	PERMIT RELEASE	
MA	04-09-20	OWNER'S CHANGES	
MA	04-17-20	NEW SURVEY	
MA	05-15-20	CONSTRUCTION SET	
MA	05-18-20	OWNER'S CHANGES	
MA	05-21-20	OWNER'S CHANGES	

JOB. NO. 190414

PLAN NO. 9937

SCALE:

SHEET 20 OF 21

6/19/2020 2:50:06 PM

30" x