

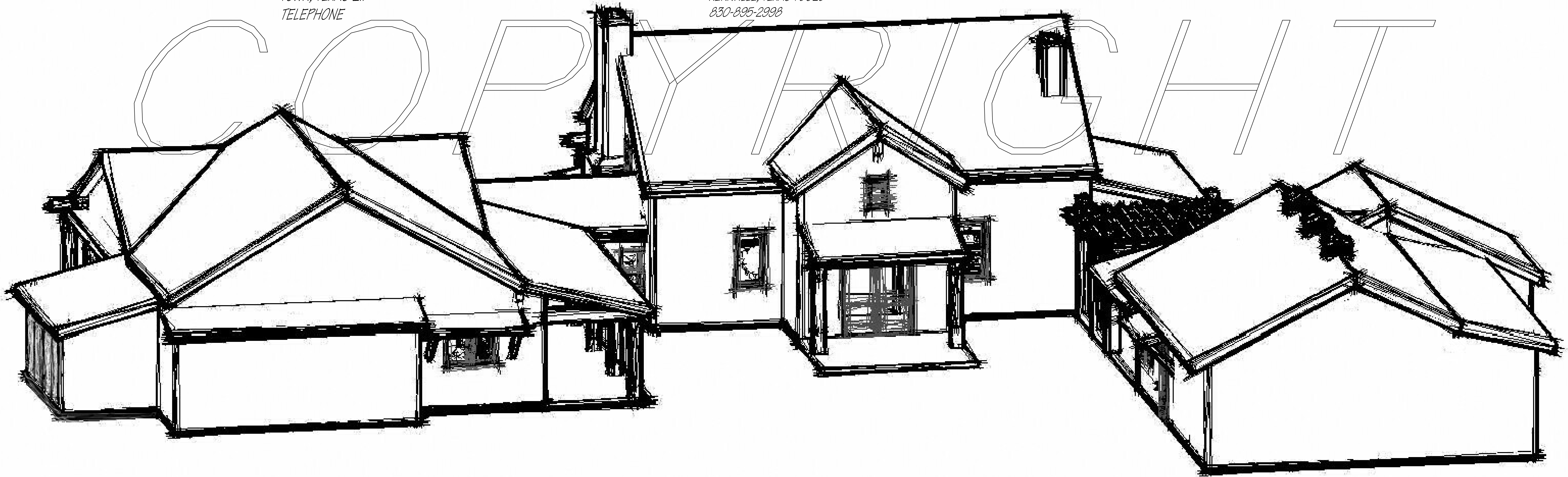
PROJECT OWNERS:
CUSTOMER
ADDRESS
TOWN, TEXAS ZIP
TELEPHONE

PROJECT DIRECTORY:

PROJECT DESIGNER:
JAMES F. KENALTY
KENALTY FINE HOME DESIGNS
3100 FREDERICKSBURG HWY.
KERRVILLE, TEXAS 78028
830-895-2998

PROJECT ENGINEER:

GENERAL CONTRACTOR:



Reviewed By:
REVIEWER
01/23/2017

Drawn By:
James Kenalty
01/29/2017

Project Start Date:
09/20/2017

Kenalty Fine Home Designs
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CUSTOM DESIGN FOR
NAME OF CUSTOMER
NAME OF BEAUTIFUL RANCH
PROPERTY ADDRESS
TOWN, TEXAS ZIP
PHONE NUMBERS

Drawing Sealed By:

SCALE:
N/A

Cover Sheet
C.S.

General Notes:

ALL SUBCONTRACTORS MUST BE PRE APPROVED BY MR. & MRS. CUSTOMER. PRIOR TO ANY WORK BEGINNING. ALL CONTRACTORS SHALL PROVIDE PRIOR TO CONSTRUCTION, UNIT COSTS FOR ALL WORK SHOWN. THESE PRICES SHALL BE VALID FOR THE DURATION OF THE PROJECT AND USED FOR ALL SUBMISSIONS REGARDING ADDITIONS OR DELETION TO THE SCOPE OF THE WORK. UNLESS OTHERWISE STATED, THE CONTRACTORS SHALL PAY FOR ALL MATERIALS AND LABOR TO PERFORM WORK IN ACCORDANCE WITH PLANS. ALL CONSTRUCTION SHALL COMPLY WITH, BUT SHALL NOT BE LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE 2006. ALL CONTRACTORS MUST SUBMIT A LIST OF ANY SUBCONTRACTORS TO BE APPROVED BY MR. & MRS. CUSTOMER PRIOR TO WORK BEGINNING. AN APPROVED MASTER PLAN SET SHALL BE KEPT AT THE JOB SITE AT ALL TIMES. ANY CHANGES MUST BE PRE APPROVED BY THE OWNER'S PRIOR TO ANY CHANGES BEING MADE. AS BUILT DRAWINGS AND OTHER EVIDENCE DOCUMENTATION WILL BE REQUIRED. ANY WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. CONTRACTORS ARE RESPONSIBLE TO PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, ORDINANCES, HAVING JURISDICTION. ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL KEEP JOB SITE CLEAN AND SAFE AT ALL TIMES. CONSTRUCTION DEBRIS SHALL BE REMOVED IN A TIMELY MANNER AND DISPOSED OF IN A LEGAL MANNER AS NECESSARY. ALL CONTRACTORS ARE RESPONSIBLE FOR CHECKING ALL DOCUMENTS AND FIELD CONDITIONS RELATING TO THEIR SCOPE OF WORK FOR THE PROJECT BEFORE PROCEEDING WITH WORK. FAILURE TO REPORT A CONFLICT IN THE PLANS SHALL BE DEEMED AS EVIDENCE THAT THE CONTRACTORS HAVE ELECTED TO PROCEED IN A LESS EXPENSIVE MANNER AND THAT A CREDIT IS DUE TO THE OWNER. CONTRACTORS SHALL PROTECT ALL FINISHED WORK SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE OR REPAIR ANY DAMAGED CAUSED DURING CONSTRUCTION AT THEIR EXPENSE. ALL CONTRACTORS SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. ANY PROVISION THAT IS DEEMED ILLEGAL SHALL NOT NULLIFY OTHER PARTS OF THE PLANS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE BUILDING DESIGNER IMMEDIATELY. CONTRACTORS TO STORE ALL MATERIALS IN A DRY AND PROTECTED MANNER DURING THE ENTIRE LENGTH OF THE PROJECT. NO MATERIALS ARE TO BE LEFT IN THE ELEMENTS DURING CONSTRUCTION. ALL UNUSABLE MATERIALS SHALL BE RETURNED TO THE SUPPLIER IMMEDIATE FOR CREDIT.

AREA TABULATION

ENTRY RAMP	181.00
GREAT ROOM	1862.89
GREAT PORCH	500.49
UNCOVERED BACK PORCH	462.56
MASTER SUITE	1693.99
MASTER SUITE GRAND PORCH	543.51
GUEST WING	426.02
GUEST PORCH	146.68
MORNING PORCH	442.00
GARAGE AND STORAGE	1122.89
TRELLIS AREA	318.43
TOTAL AC AREA	3982.90
TOTAL UNDER ROOF	7730.45

SYMBOLS / DESCRIPTIONS

SECTION REFERENCE LETTER: A, B
SECTION: 1/4" = 1'-0"
SHEET NUMBER: A-4.0

SECTION REFERENCE LETTER: A, B
SECTION: 1/4" = 1'-0"
SHEET NUMBER: A-4.0

ELEVATION MARKER:

CEILING / CENTER LINE:

HIDDEN - BELOW, UNDER, OUT OF VIEW:

DEMOLISH - REMOVE:

OVERHEAD, ABOVE DRAWING PLANE:

TOP OF PLATE LINE:

FINISHED FLOOR LINE:

OTHER LINE AS NOTED:

DETAIL REFERENCE LETTER: A, B
SHEET NUMBER: A-4.0

WINDOW LETTER / TYPE:

DOOR NUMBER / TYPE:

DETAIL NAME: A-4.0
1/4" = 1'-0"
DETAIL REFERENCE LETTER: A

SCOPE OF PROJECT

THE PROJECT INCLUDES CONSTRUCTION OF A NEW HOUSE, IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2006, SPECIFICATIONS AND PLANS PROVIDED HEREIN, AND OTHER CONTRACT DOCUMENTS AS AMENDED. SCOPE OF WORK INCLUDES 6" SITE ROLL FORMED GUTTERS AND DOWNSPOUTS CONNECTED TO A RAIN WATER COLLECTION SYSTEM WITH PUMPS, AND FILTRATION. ALL MAIN WATER LINES, TELEPHONE CABLING BEGINNING AT D-MARK AS WELL AS CABLE TV, INCLUDING TRENCHING AND INSTALLING DIRECT BURY CABLES, LIGHTNING BLOCKS, PUNCH DOWN BLOCKS, AND ALL ASSOCIATED WIRING. A NEW SEPTIC SYSTEM WILL BE REQUIRED. CONTRACTOR TO CHECK WITH QUALIFIED TCEQ SEPTIC INSTALLER. CONSTRUCTION OF A NEW SITE BUILDING PAD, FLATWORK, AND PARKING AREA ARE ALSO INCLUDED IN THE SCOPE OF THIS PROJECT.

INDEX OF DRAWINGS

OTHER C.S. COVER SHEET SP-1.0 ENTIRE SURVEY PLAN SP-1.1 CONST. SITE PLAN	ARCHITECTURAL A-1.0 ELEVATIONS A-1.1 ELEVATIONS A-2.0 FLOOR PLAN A-3.0 ROOF PLAN A-4.0 SECTIONS A-4.1 SECTIONS	ARCHITECTURAL A-4.2 SECTIONS A-5.0 DETAILS A-5.1 WIND AND DOOR SCHEDULES A-5.2 DETAILS A-5.3 SIP DETAILS A-5.4 INTERIOR ELEVATIONS	MECHANICAL E-1.0 ELECTRICAL PLAN P-1.0 PLUMBING	STRUCTURAL S-1.0 FOUNDATION MAIN S-2.0 STRUCTURAL DETAILS S-2.1 MAIN BEAM LAYOUT
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