

PROJECT DIRECTORY:

PROJECT OWNERS:
UNDISCLOSED

PROJECT DESIGNER:
JAMES F. KENALTY BBA, AIBD, NCBDC
RIVERSIDE HOME DESIGN AND DRAFTING SERVICES
228 WASHINGTON ST. KERRVILLE, TEXAS 78028
830-895-2998

PROJECT ENGINEER:
UNDISCLOSED

GENERAL CONTRACTOR:
UNDISCLOSED

Reviewed By:
Special Client
1/24/2026

Drawn By:
James Kenalty
1/24/2026

Printed Date:
01/24/2026

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NOTE TO BIDDERS

- INCLUDED AS PART OF THE BASE BID AND AT NO ADDITIONAL COST TO THE OWNERS, ALL SUPPLEMENTARY ITEMS SUCH AS TRIMS, ROSETTES, PUNTH BLOCKS, CAULKING, FRAMING, CONNECTORS, BLOCKING, FORMING, ESCUTCHEONS, ETC WHICH ARE REQUIRED TO PROPERLY EXECUTE WORK SHALL BE INCLUDED BY ALL TRADES AS THOUGH THEY WERE COMPLETELY DRAWN AND DETAILED ON THE PLANS INCLUDING MISCELLANEOUS ITEMS COMMON TO TRADE PRACTICES AND NORMALLY USED TO PRODUCE A COMPLETE AND FINISHED PRODUCT.
- ALL CONTRACTOR'S 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 MODIFICATIONS TO THE SCOPE OF THE WORK.
- UNLESS OTHERWISE AGREED, 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 LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
- ALL CONTRACTORS MUST SUBMIT A LIST OF ANY SUBCONTRACTORS TO BE APPROVED BY THE OWNERS 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 OWNERS PRIOR TO ANY CHANGES BEING MADE.
- AS BUILT DRAWINGS AND OTHER EVIDENCE DOCUMENTATION WILL BE REQUIRED, AND PROVIDED BY EACH RESPECTIVE SUB TRADE.
- ANY WRITTEN DIMENSIONS TAKE PRIORITY OVER SCALED DRAWINGS.
- CONTRACTORS ARE RESPONSIBLE TO PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND 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 AT THE EXPENSE OF THE RESPECTIVE TRADES 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 ENTIRE 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 OWNERS.
- CONTRACTORS SHALL PROTECT ALL FINISHED WORK SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE OR REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION AT THEIR OWN EXPENSE.
- ALL CONTRACTORS SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, ANY PORTION OF THE DRAWING THAT IS DEEMED INACCURATE SHALL NOT NULLIFY OTHER PARTS OF THE DRAWING OR CONTRACTS.
- ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR AND BUILDING DESIGNER IMMEDIATELY.
- ALL CONTRACTORS TO STORE ALL MATERIALS IN A DRY AND PROTECTED MANNER DURING THE ENTIRE LENGTH OF THE PROJECT. NO MATERIALS ARE TO BE LEFT EXPOSED TO THE ELEMENTS DURING CONSTRUCTION.
- ALL UNUSABLE MATERIALS SHALL BE RETURNED TO THE SUPPLIER FOR IMMEDIATE CREDIT.

SUPPLEMENTAL NOTES:

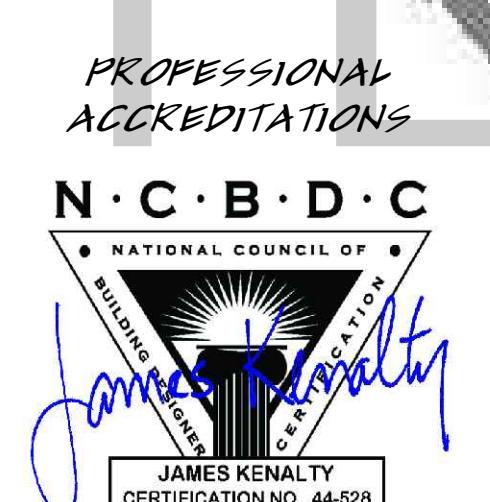
- COORDINATE AND CLARIFY WITH THE OWNERS, ALL ALLOWANCES, AND CONTINGENCIES, POTENTIAL EXTRAS, AND ANY OPTIONAL ITEMS WHICH ARE INCLUDED IN THE BID.
- PROVIDE A LIST OF EQUIPMENT, FIXTURES, MATERIALS, ETC. THAT MAY NOT BE CLEARLY INDICATED ON THE PLANS OR SPECIFICATIONS FOR REVIEW AND DISCUSSION WITH THE OWNERS.
- ANY CONDITION THAT COULD CONSTITUTE AN ADDITIONAL OR HIDDEN COST SHALL BE CLEARLY INDICATED ON ALL BID DOCUMENTS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNERS FOR THE ACTIONS, ACTS, OR OMISSIONS, BY HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS OR EMPLOYEES PERFORMING WORK UNDER THE GENERAL CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR ALL WORK, INCLUDING PROVIDING ALL DOCUMENTATION, DIAGRAMS, OR CALCULATIONS REQUIRED TO OBTAIN THOSE PERMITS IF NOT PROVIDED BY THE RESPECTIVE LICENSED TRADES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SHALL NOT COVER ANY WORK REQUIRING INSPECTIONS UNTIL AFTER ALL REQUIRED INSPECTIONS ARE MADE AND WORK HAS BEEN APPROVED.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CATALOG CUT SHEETS FOR MILITARY DOORS, HARDWARE, STOREFRONTS, GLAZING, PLUMBING FIXTURES, ELECTRICAL, AND LIGHTING FIXTURES, AND SHALL NOT FABRICATE, ORDER, OR INSTALL ANY SUCH WORK UNTIL SPECIFICALLY APPROVED BY THE OWNERS.

SUPPLEMENTAL PLAN NOTES:

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SITE ADDRESS: UNDISCLOSED

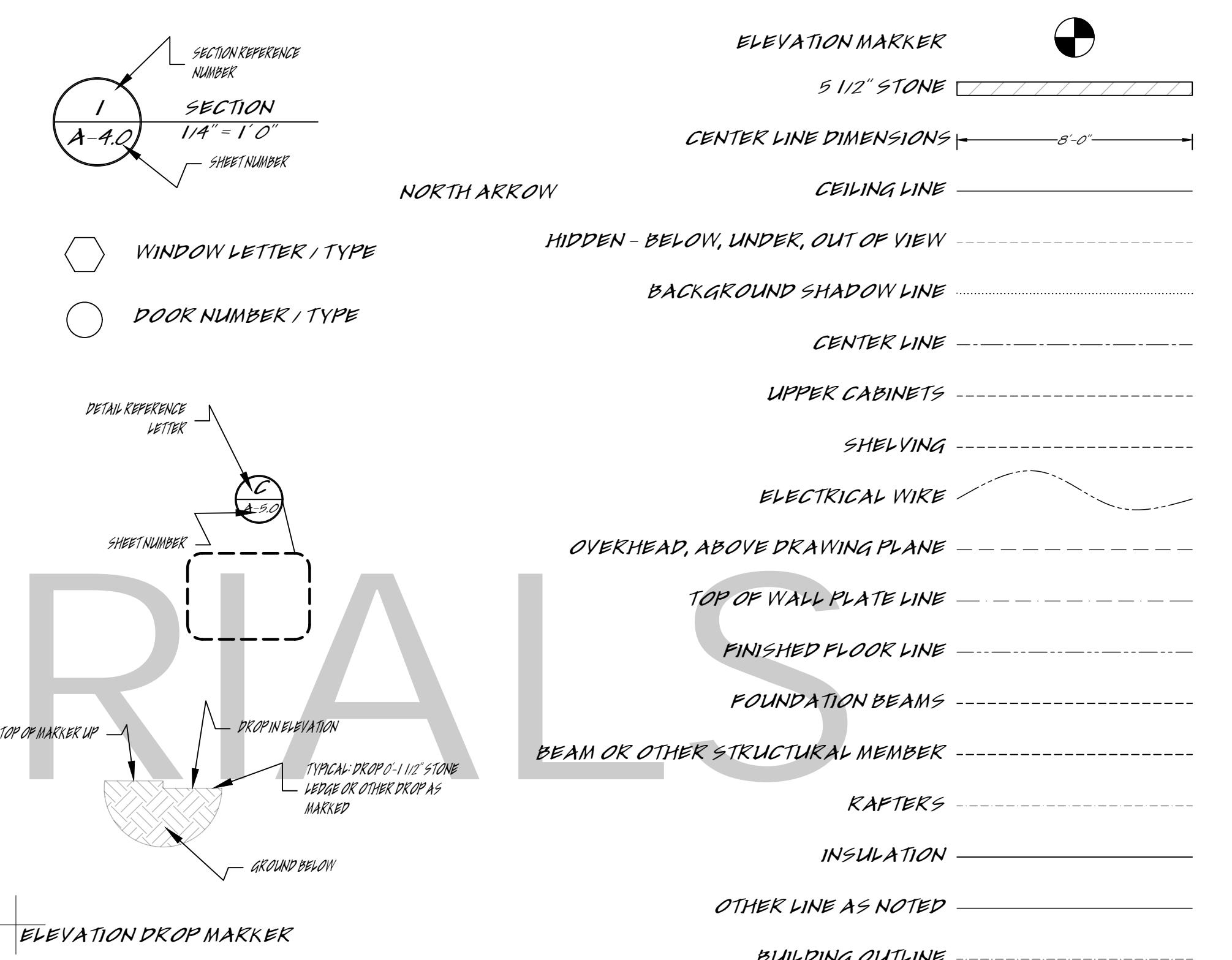
CUSTOM SIP HOME DESIGN FOR
MR. AND MRS. SPECIAL CLIENT
JACK RANCH
SOME COUNTY, TEXAS



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



SCOPE OF PROJECT

THE SCOPE OF THIS PROJECT INCLUDES THE COMPLETE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, THE PROVIDED SPECIFICATIONS AND PLANS, AND ANY OTHER CONTRACT DOCUMENTS AS AMENDED.

SPECIFICALLY INCLUDED:

ELECTRICAL:
PROVIDE TEMPORARY ELECTRICAL SERVICE, A 200-AMP MAIN SERVICE PANEL, SUBPANELS, TRENCHING, ALL FIXTURES, RELATED WIRING, AND ANY OTHER ASSOCIATED ELECTRICAL COMPONENTS.

PLUMBING:
TRENCH ALL PLUMBING FIXTURES, TRENCHING, WATER LINES, DRAIN LINES, AND OTHER PLUMBING RELATED COMPONENTS.

Mechanical:
HEATING, VENTILATION, AIR CONDITIONING, AND PLUMBING SYSTEMS.

STRUCTURAL:
SUPPLY AND INSTALL ALL MECHANICAL COMPONENTS, INCLUDING THE AIR HANDLER, COMPRESSOR, AND PROGRAMMABLE THERMOSTAT, ENSURING A FULLY FUNCTIONAL AND COMPLETE TEMPERATURE CONTROL SYSTEM.

SITE WORK:
CONSTRUCTION OF A NEW PIER AND BEAM FOUNDATION, PLATWORK, AND PARKING AREAS ARE PART 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

CUSTOM SIP HOME DESIGN FOR
SPECIAL CLIENT
JACK RANCH
SOME COUNTY, TEXAS

DRAWING SEALED BY:
N.C.B.D.C.
JAMES KENALTY
January 24, 2026
SCALE: N/A
Cover Sheet
C.S.