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## Company Profile

Established in 1984, to support an existing commercial contracting company, Riverside Drafting and Building Design Services has grown into a fully accredited building design firm located in Kerrville Texas. Our recent projects range from designing a New School building and Administration Offices for Star Programs Inc. and the University of Texas Charter School System to simple, basic, Industrial Shop Drawings. We can generally produce drawings that are customized to meet your individual needs for a fraction of the costs architects and other companies usually charge.

## Background

At Riverside Drafting, we have been involved with construction projects of one type or another since 1981. We have the hands-on building experience necessary that allows us to construct your project on paper before any real work has begun, thus eliminating costly on-site errors. The key to a successful project is proper planning, and by using an experienced and accredited drafting firm, you can eliminate costly mistakes during the construction or manufacturing phase of your project.

## What is an AIBD Professional Building Designer?

An AIBD Professional Building Designer is a member of the American Institute of Building Design who has fulfilled the education and experience requirements of that level of membership and has pledged to abide by all AIBD requirements, By-Laws and Code of Ethics. Only an AIBD member that has proven competency in design and construction methods has earned the right to use the title of AIBD Professional Building Designer.

## Our Mission

*Is to provide you with high quality accurate drawings, that meet your needs at a reasonable cost.*

Riverside Drafting offers top-quality Drafting and Building Design Services at reasonable prices. We have been serving the construction, and related industries since 1984. We can draw full size construction drawings that include all the details needed to build complex projects. If need be, we can have our plans reviewed by qualified and licensed engineers. We can draw detailed exploded views, shop drawings, or any other technical drawing or representation that may be needed.

## Professional Services

Riverside offers professional house plans that are designed to overcome unforeseen building expenses during the construction phase. All drawings are cross examined for 3-D compatibility to ensure that stairs and other main features work as planned. All our plans have Details and Sections that are self explanatory and that complement the other sheets and documents.

## We give you the details you need

Q. Why follow a Building Code?

A. Well, it's really for your protection. You see, following a recognized building code ensures that certain proven standards are followed. Those standards were designed to protect you, the owner. Sometimes, builders complain about codes and standards that seem to be unnecessary or burdensome. We want you to consider that the Building Codes are there to protect you. If it were not for standards, some corner-cutting builders would render many projects unsafe.

## Plan Standards & Specifications

### **1. GRAPHIC REPRESENTATION**

- Plans are drawn to an established and identifiable scale
- Drawings are appropriately dimensioned
- Drawings are annotated as required
- Proper line weights are incorporated and copies are legible and clean
- Appropriate title blocks, scale indications, north arrow, legends, etc. are included
- The Drawings are assembled in a logical order as per industry standards

### **2. FLOOR PLANS**

The floor plan will show the following elements:

- Full dimensions as required for layout and construction
- Room labels
- Attached structures (garages, carports, porches, decks, balconies, etc.)
- Location and size of all doors, windows and skylights; [sizes may be listed on schedules with an appropriate key as needed
- Location and type (masonry, zero-clearance, etc.) fireplaces
- Location of plumbing fixtures
- Location of all major appliances
- Location of all cabinets, counter tops, and other built-in furnishings.
- Location of all stairs, hidden ladders, etc., used for access to other levels
- General notes as required to adequately describe the conditions shown

### **3. EXTERIOR ELEVATIONS**

The exterior elevations will show the following elements:

- Complete elevations (4 sides) representing details of the building
- Grade lines and finish floor lines
- Door and window locations
- Finish and trim materials with adequate annotations
- Roof pitches, crickets, saddles, overhangs, eaves, rakes, etc. and roofing materials
- Foundation and roof vents where visible
- Gutters and downspouts if applicable

### **4. CROSS SECTIONS AND DETAILS**

The cross sections and details will show the following:

- At least one complete cross sections through the building
- All foundation conditions with adequate dimensions
- All floor framing connections to foundations and walls

- All ceiling and roof framing connections to walls and beams
- Any critical or unusual connections or combinations of materials
- Stair construction, including (if applicable): landings, headroom, tread and riser dimensions, etc.
- Masonry fireplaces including dimensions, footings, flue chimney and hearth construction elevation

## 5. ELECTRICAL AND PLUMBING MECHANICAL PLANS

The electrical, plumbing, and mechanical plans may be separate, or the information may be shown on other plans.

The following information will be shown:

- Location of all electrical outlets, with GFCI outlets labeled
- Location of all light fixtures and switches
- Any motorized equipment, fans, vents, etc.
- Location of service entrance and panels
- Location of telephone, televisions, and other special purpose outlets
- All thermostat locations
- Water heating systems location
- Gas and water service entrance and/or meter location if known

## 6. FOUNDATION PLANS

The foundation plan will show the following:

- Location and size of footings, stem walls, piers, grade beams, etc. including footings and piers for independent structures such as carports and decks
- Location and size of anchor bolts and hold or tie downs (graphically shown or noted)
- Location and thickness and reinforcing of concrete slabs
- Location of foundation vents, access holes, doors, etc.
- Location, size and reinforcement for poured concrete or block foundation walls
- Location of variances in elevation for floor slabs

## 7. FRAMING PLANS

The framing plans may be separate, or the information may be shown on other plans. The framing plans may need to be approved by an engineer as needed

The following information will be shown:

- Size, direction and spacing of floor joists
- Size, direction and spacing of ceiling joists
- Size, direction and spacing of roof rafters or trusses
- Size, direction and location of all beams, girders and headers, including support posts
- Location of hips, valleys, ridges, cants, crickets, scuppers, roof drains, etc.

## 8. SPECIFICATIONS

The drawings will contain, as part of the general notes or in a separate format, appropriate specifications to describe the materials and/or workmanship required

The specifications will include the following:

- Description of exterior wall construction
- Reference to applicable Building Codes
- Requirements for concrete strength
- Requirements for grade and type of lumber, including laminated beams and sheathing
- Finish materials for typical interior surfaces

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## Where Quality Really Counts

At Riverside, We strive to make your plans as detailed as needed so that competent builders can build a home that is just what you expected. The quality of the plans we produce, is directly related to the scope of the work involved, and the level of difficulty of the project at hand. If details that are usually not part of a set of plans are needed to represent special ideas or concepts, we will include those details at no extra costs to you. This is where quality really counts.

## A Service Oriented Company

At Riverside Drafting, quality and service are not just words. We constantly strive to meet your needs to produce plans that are superior in quality at a reasonable price. As a matter of fact, a recent pricing survey performed by an independent consultant revealed that Riverside Drafting is the most cost effective firm in the Texas Hill Country.

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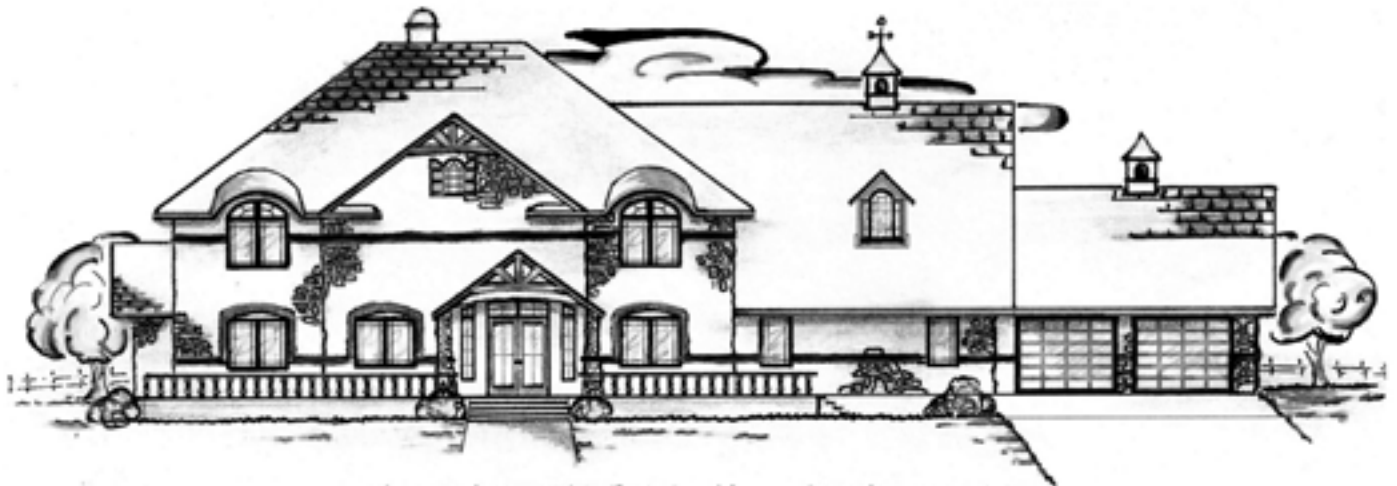
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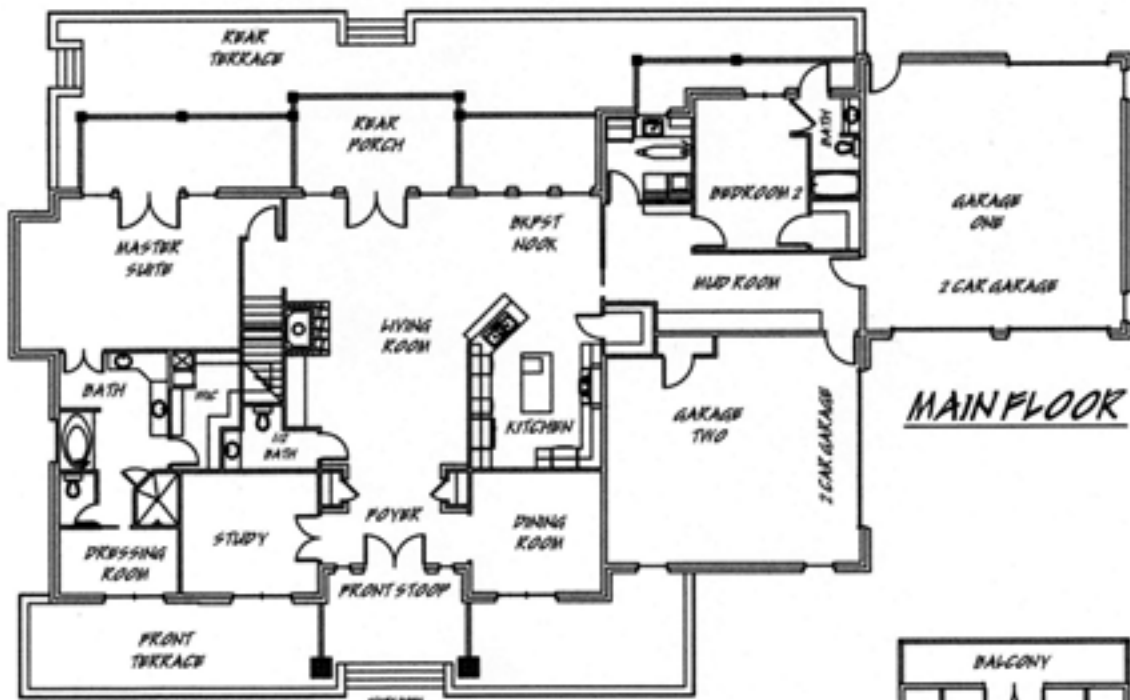
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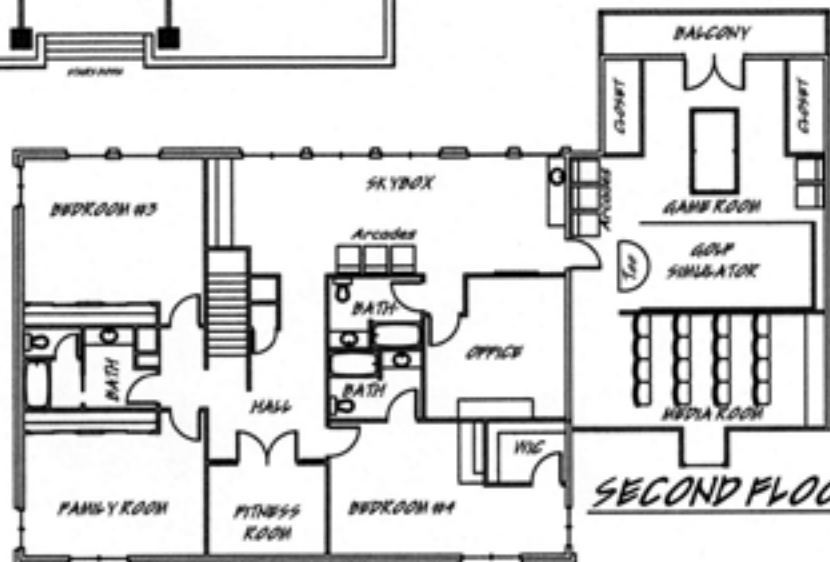


**FRONT ELEVATION Plan JBENG-10533**



**MAIN FLOOR**

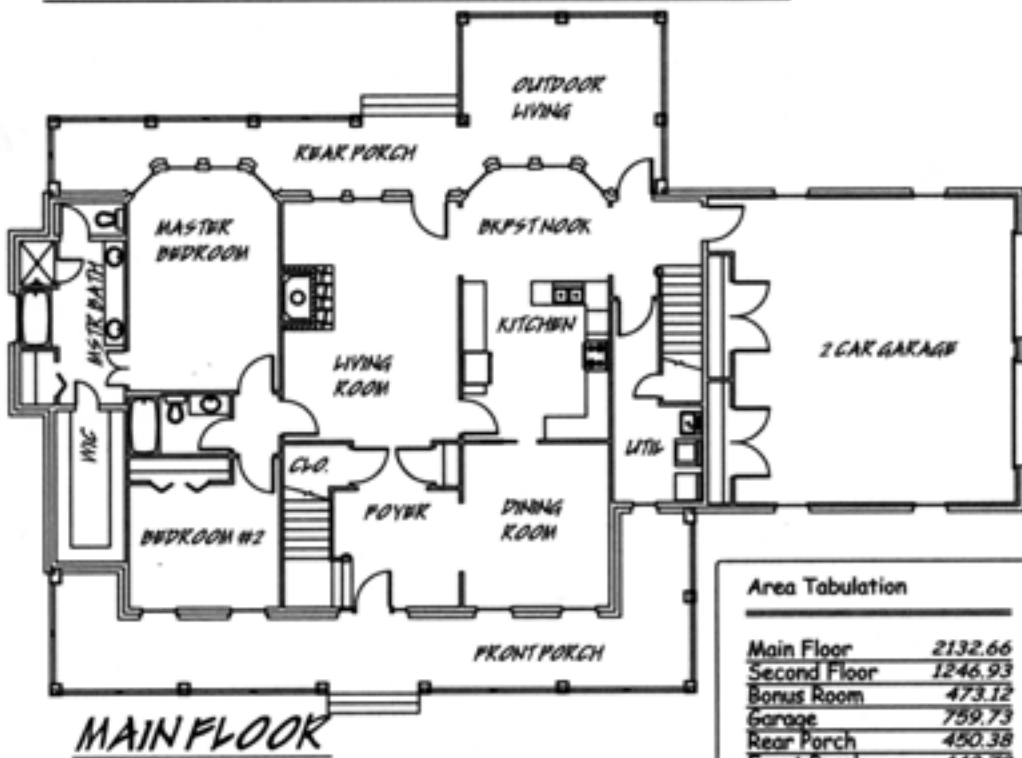
Area Tabulation	
Main Floor	3062.85
Second Floor	3376.74
Garage One	781.33
Garage Two	658.91
Rear Porch	492.84
Front Porch	145.33
Front Terrace	741.14
Rear Terrace	726.24
Total A/C Space	6798.62



**SECOND FLOOR**

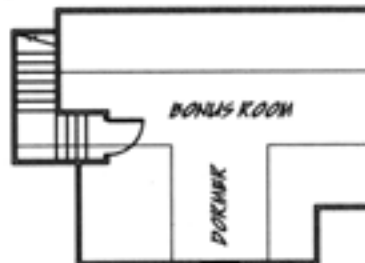
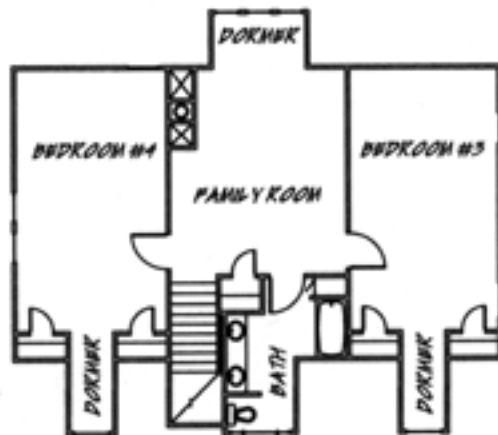


**FRONT ELEVATION Plan JKEN3-4501**



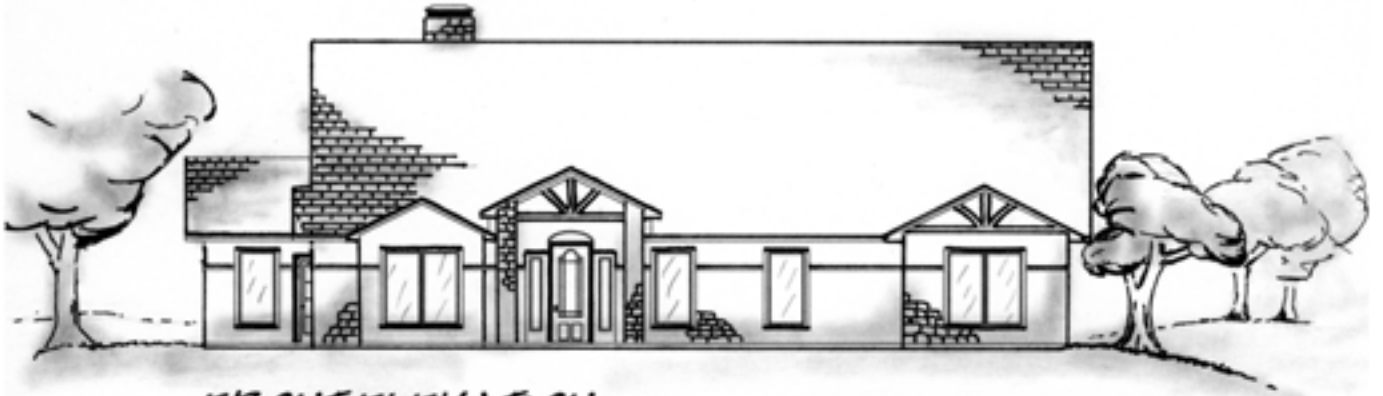
**Area Tabulation**

Main Floor	2132.66
Second Floor	1246.93
Bonus Room	473.12
Garage	759.73
Rear Porch	450.38
Front Porch	448.78
<b>Total A/C Space</b>	<b>3852.71</b>



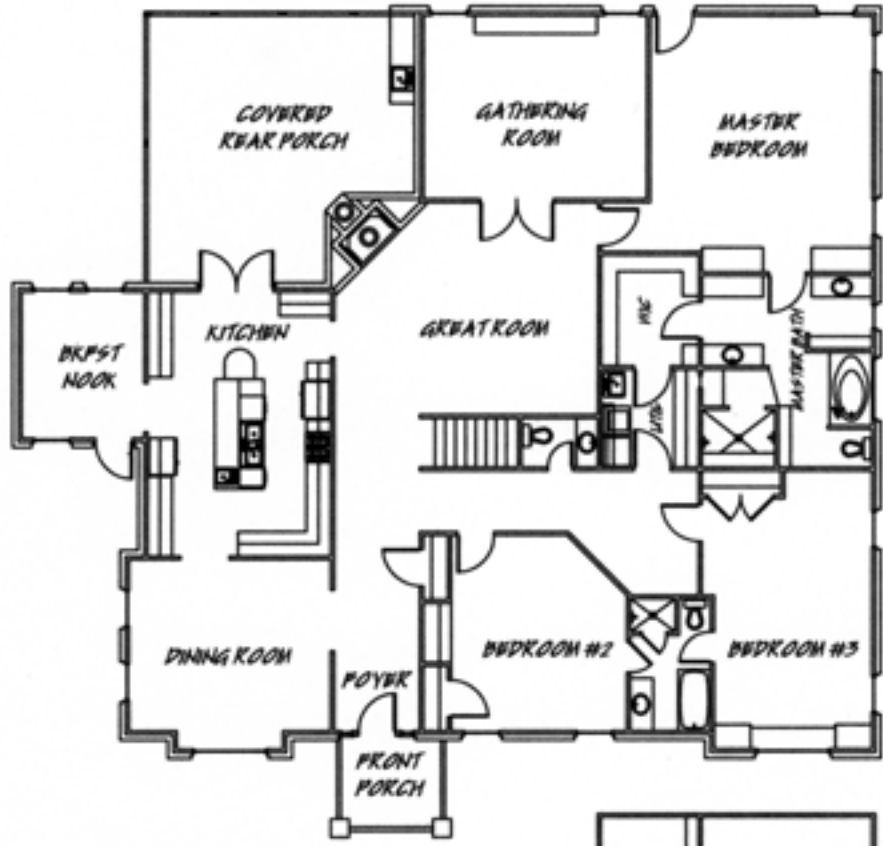
**SECOND FLOOR**



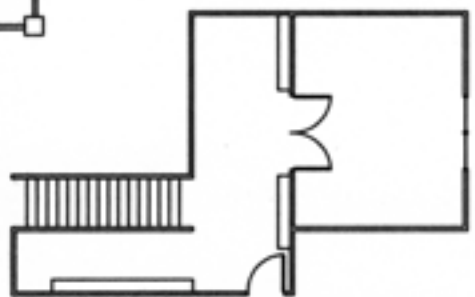


FRONT ELEVATION  
Plan RSOU3-5009

MAIN FLOOR

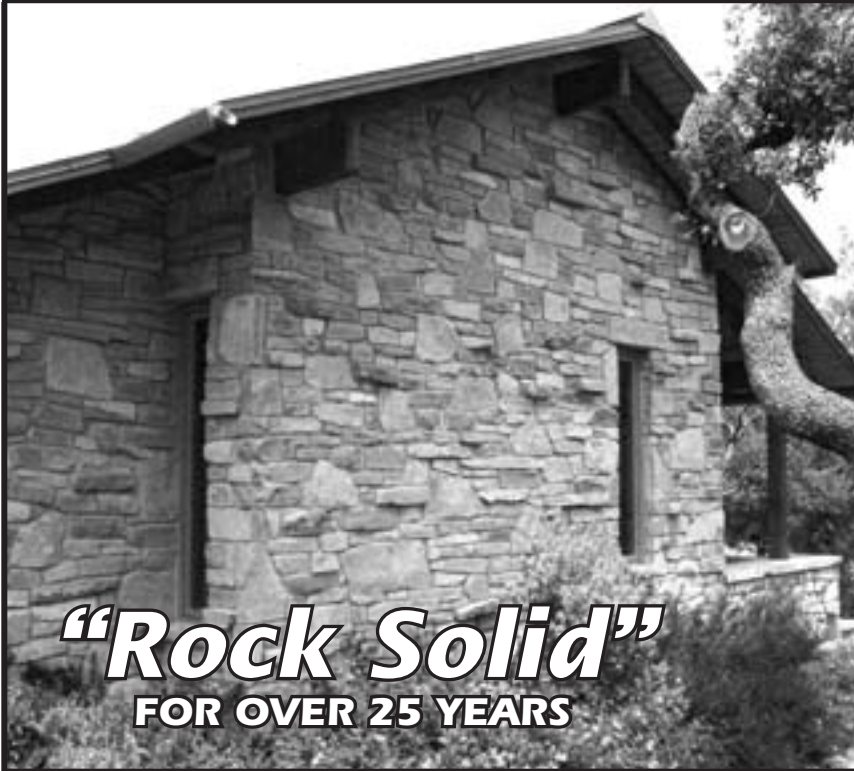


Area Tabulation	
Main Floor	3400.55
Second Floor	600.18
Rear Porch	437.25
Front Porch	78.98
Total A/C Space	4000.70



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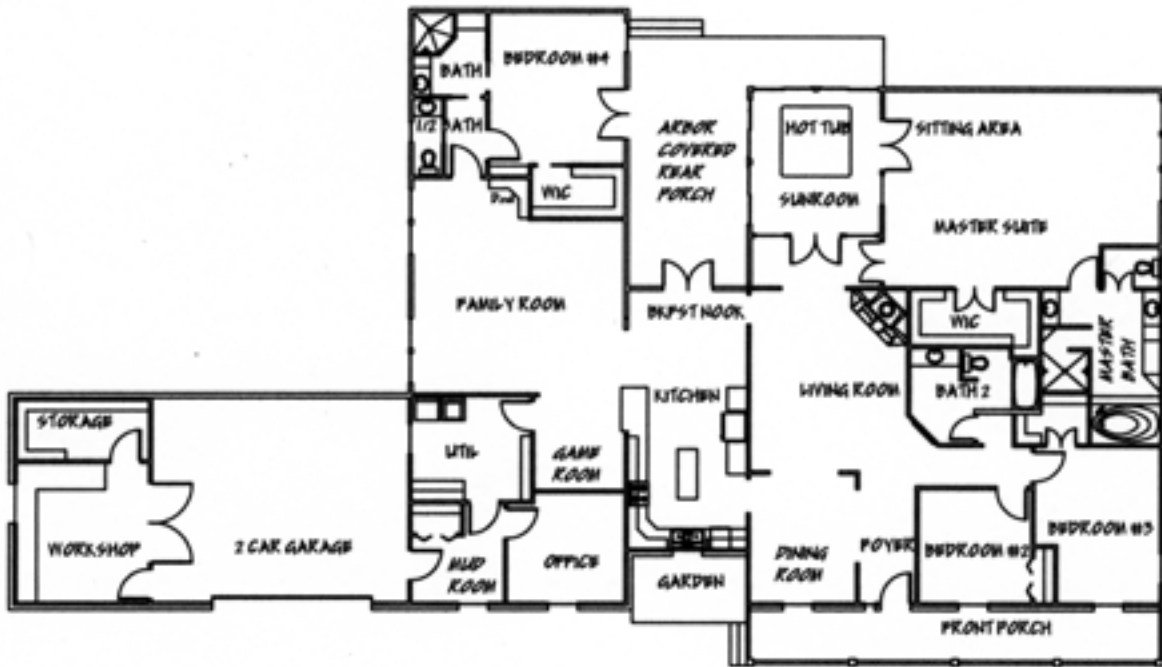
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FRONT ELEVATION Plan JKEN9-4155



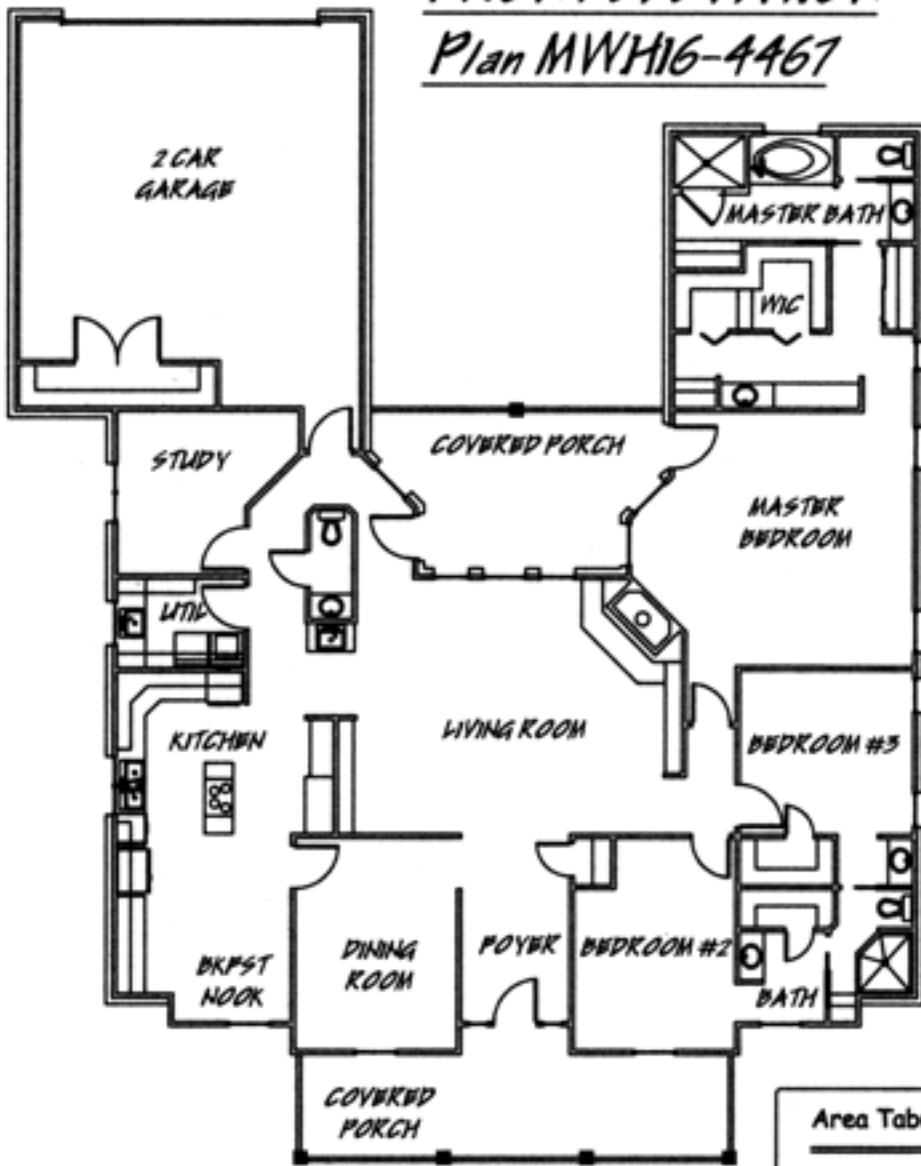
FLOORPLAN

Area Tabulation	
Main Floor	3855.26
Garage	560
Rear Porch	368
Front Porch	288
Storage	100
Shop	218
Total A/C Space	3855.28



**FRONT ELEVATION**

*Plan MWH16-4467*

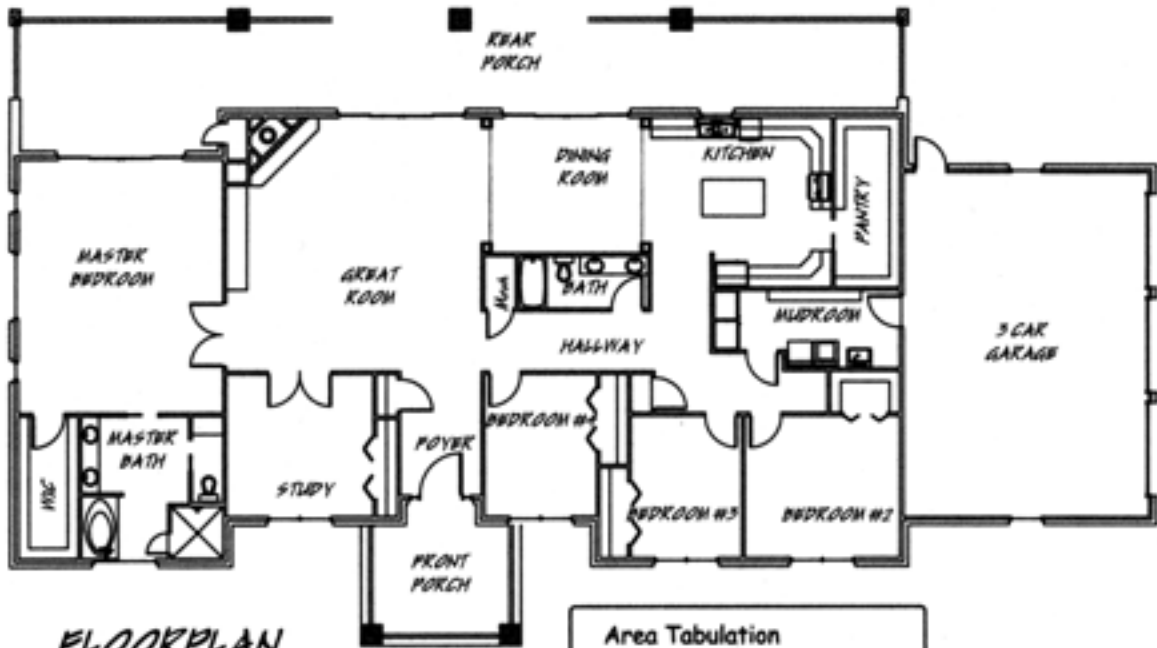


**FLOORPLAN**

Area Tabulation	
Main Floor	2632.58
Garage	699.16
Rear Porch	234.70
Front Porch	268.61
<b>Total A/C Space</b>	<b>2632.58</b>



FRONTELEVATION Plan BRAUS-6076



FLOORPLAN

Area Tabulation	
Main Floor	3555.50
Garage	867.29
Rear Porch	1155.64
Front Porch	257.70
<b>Total A/C Space</b>	<b>3555.50</b>

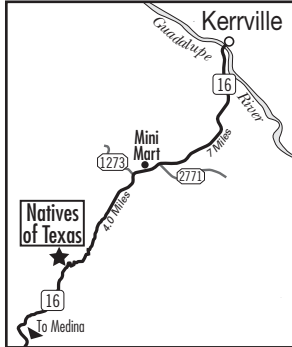
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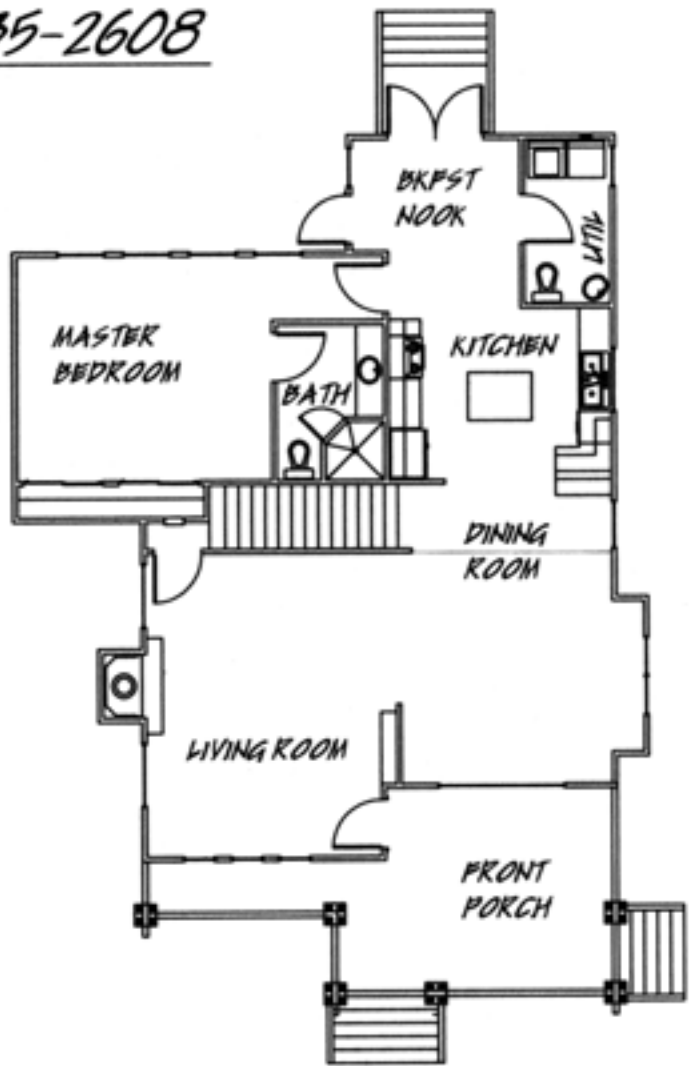
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Comfort, TX 78013



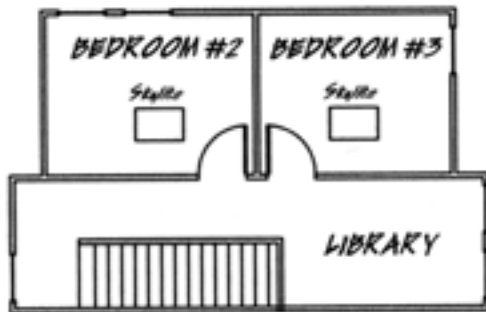


**RIGHT SIDE ELEVATION**  
**Plan DMOB5-2608**

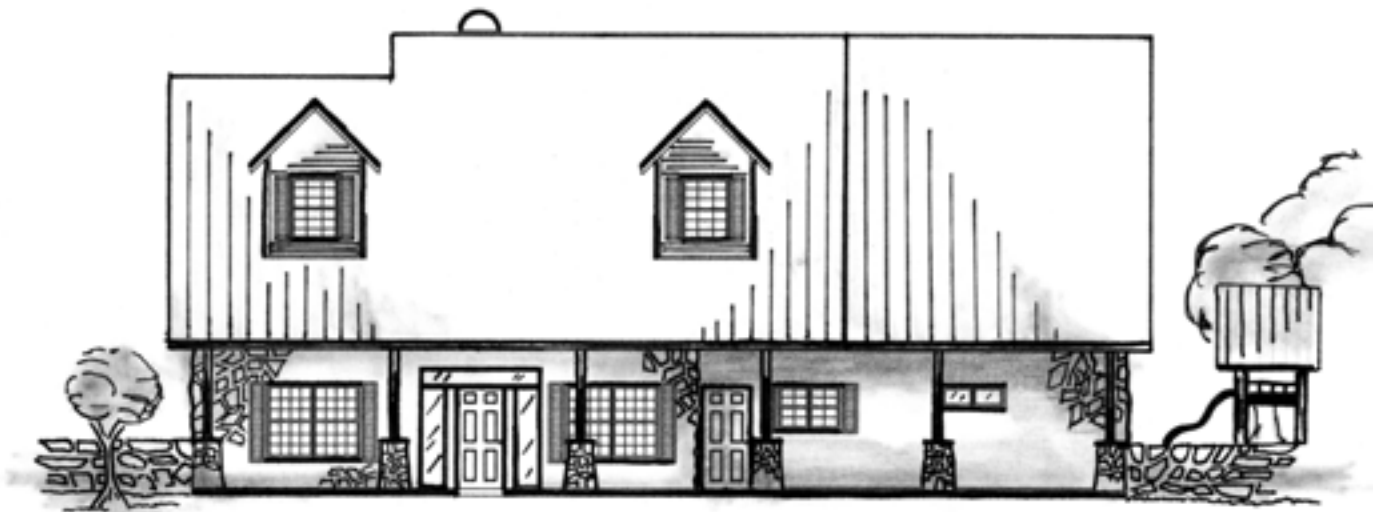
Area Tabulation	
Main Floor	1374.22
Second Floor	546.89
Front Porch	260.00
Total A/C Space	1921.11



**SECOND FLOOR**



**MAIN FLOOR**

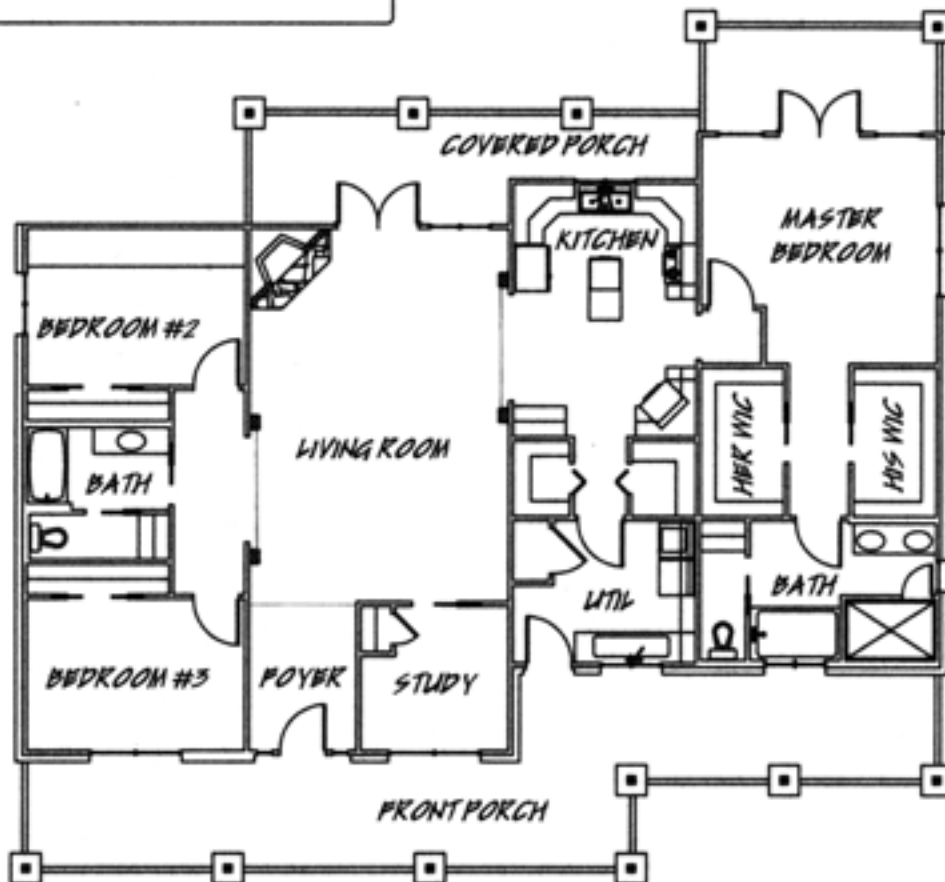


## FRONT ELEVATION Plan KROBS-3406

### Area Tabulation

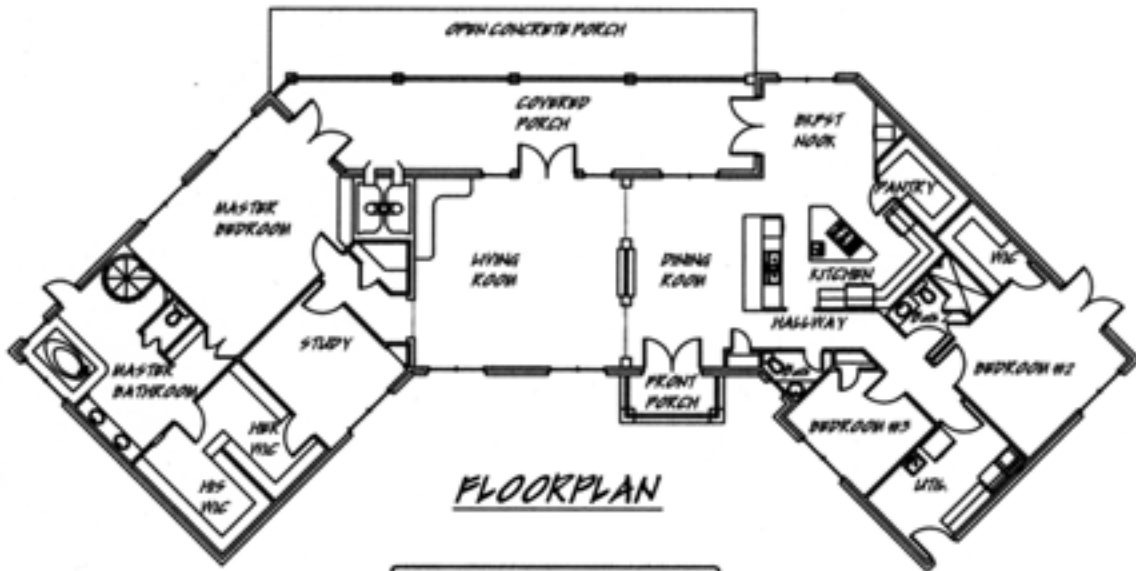
Main Floor	2164.47
Rear Porch	403.68
Front Porch	543.42
Total A/C Space	2164.47

## FLOORPLAN





FRONT ELEVATION Plan DPKA5-4393



FLOORPLAN

Area Tabulation	
Main Floor	3269.02
Rear Porch	371.33
Front Porch	61.25
<b>Total A/C Space</b>	<b>3555.50</b>

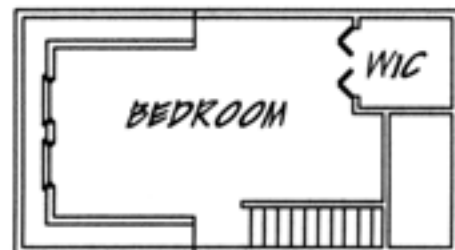
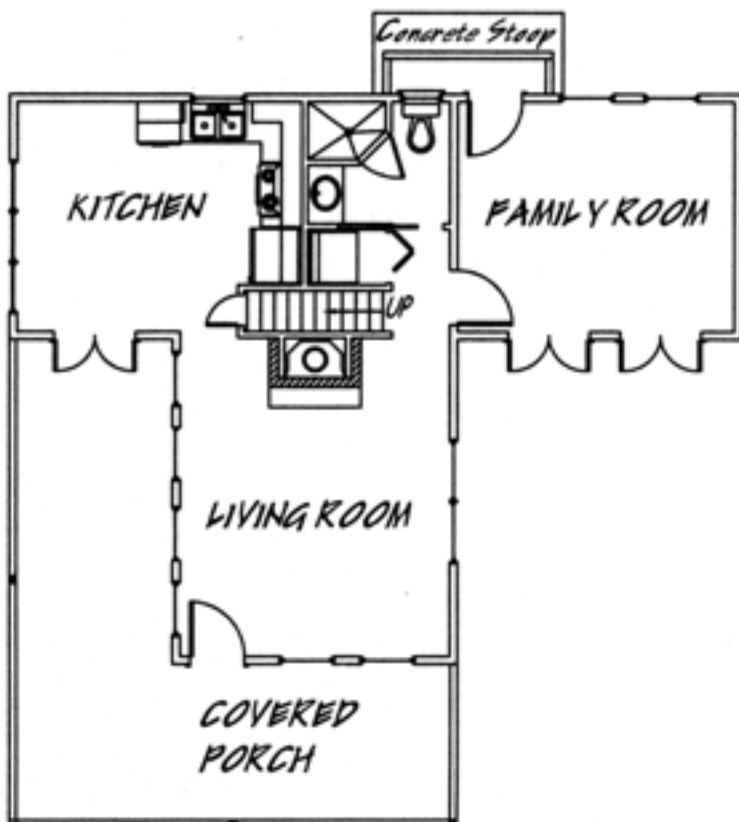


# FRONT ELEVATION

## Plan BM15-1571

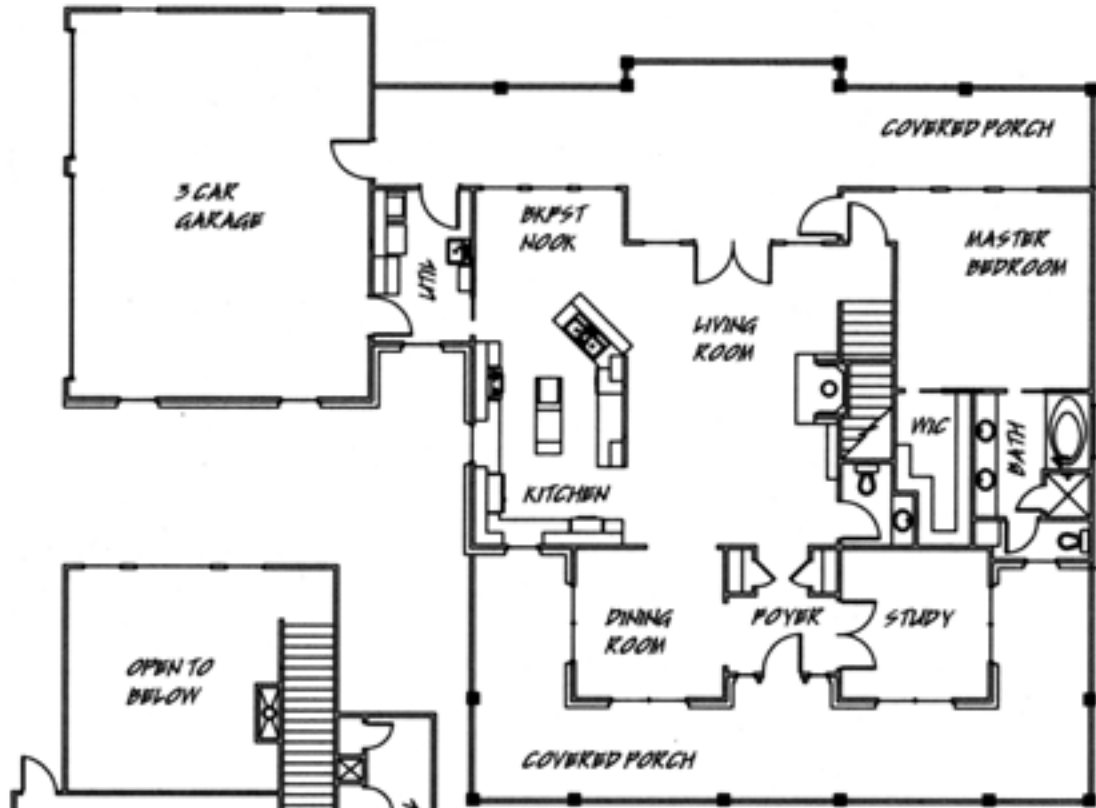
### Area Tabulation

Main Floor	488.33
Second Floor	264.91
Garage	168.58
Rear Porch	25.97
Front Porch	304.33
<b>Total A/C Space</b>	<b>753.24</b>

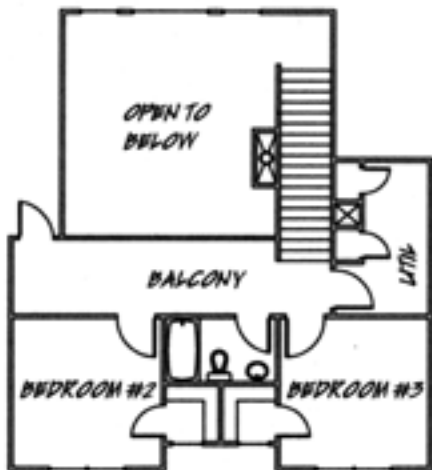




**FRONT ELEVATION Plan BHE15-5079**



**MAIN FLOOR**

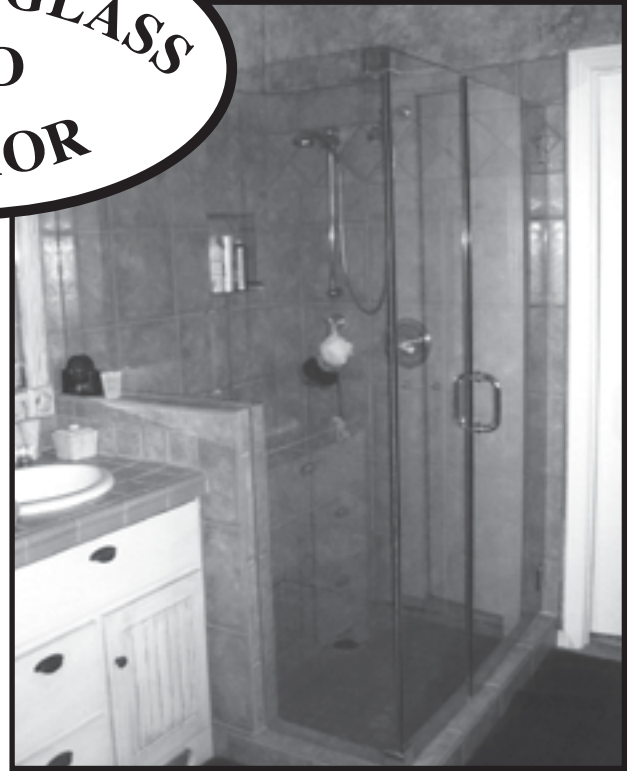


**SECOND FLOOR**

**Area Tabulation**

Main Floor	1826.85
Second Floor	727.33
Garage	754.66
Rear Porch	560.25
Front Porch	606.39
Unfinished Area	286.55
Total A/C Space	2554.18

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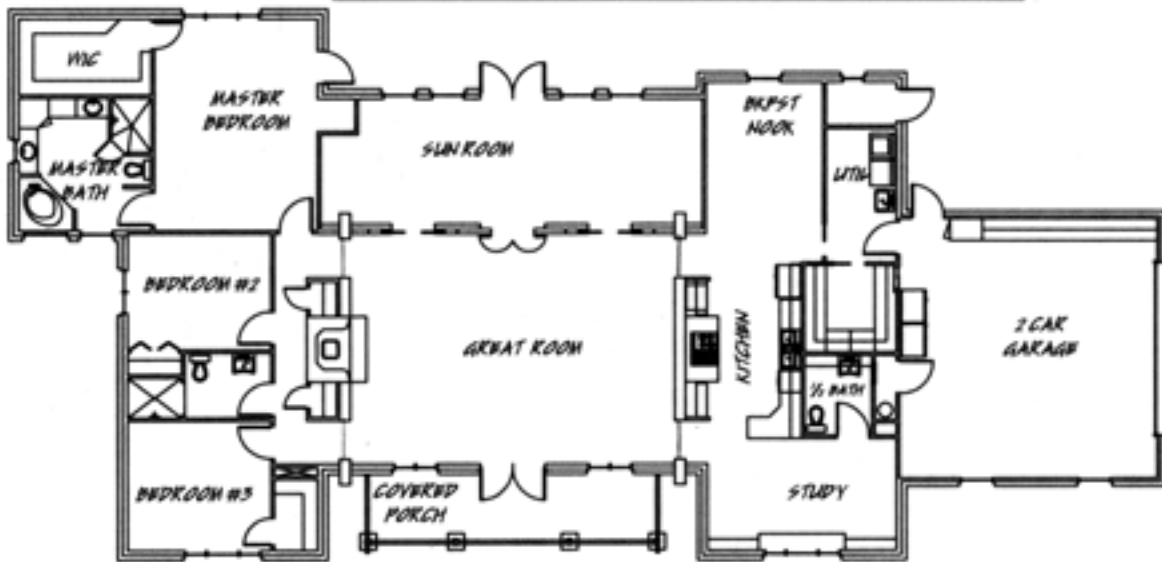
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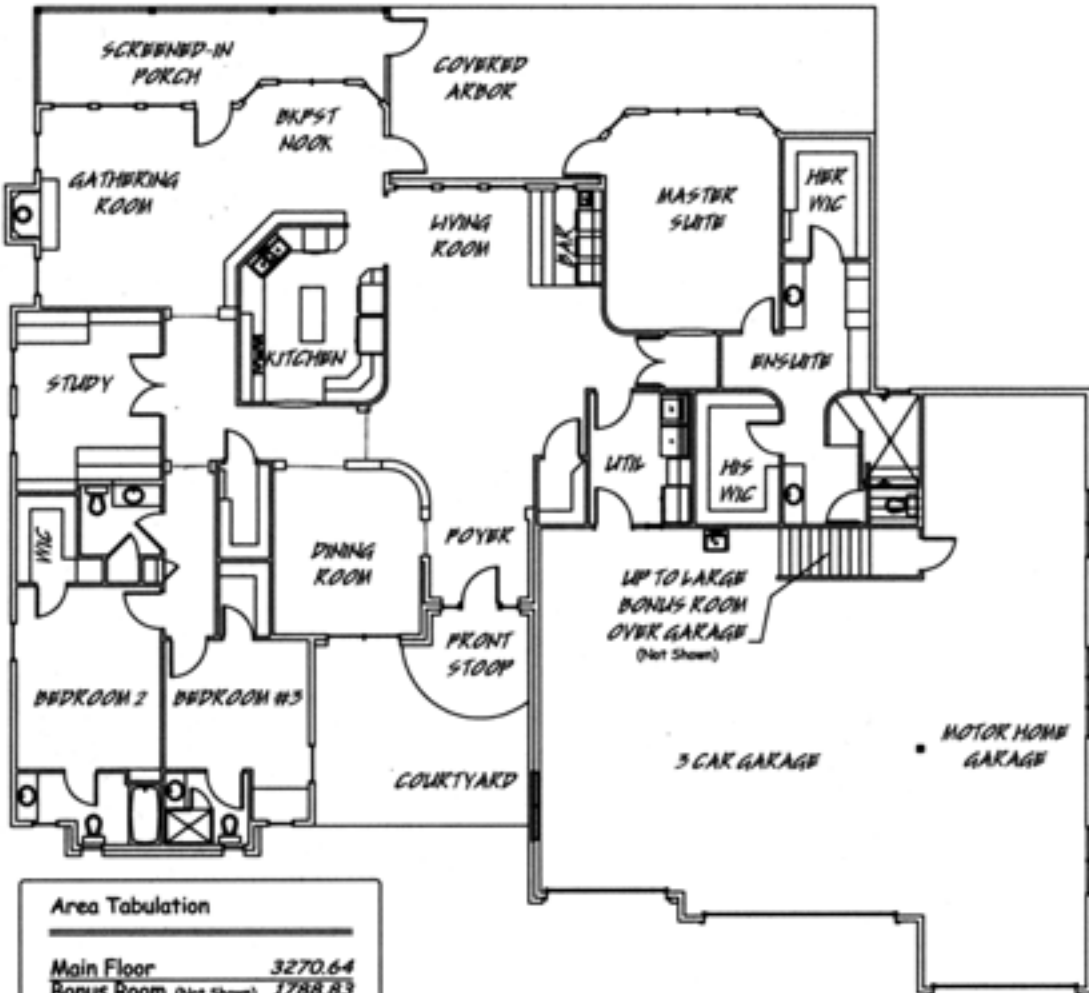


FRONT ELEVATION Plan NSEA3-4325



FLOORPLAN

Area Tabulation	
Main Floor	2880.05
Garage	831.66
Rear Porch	485.58
Front Porch	141.28
<b>Total A/C Space</b>	<b>2880.05</b>

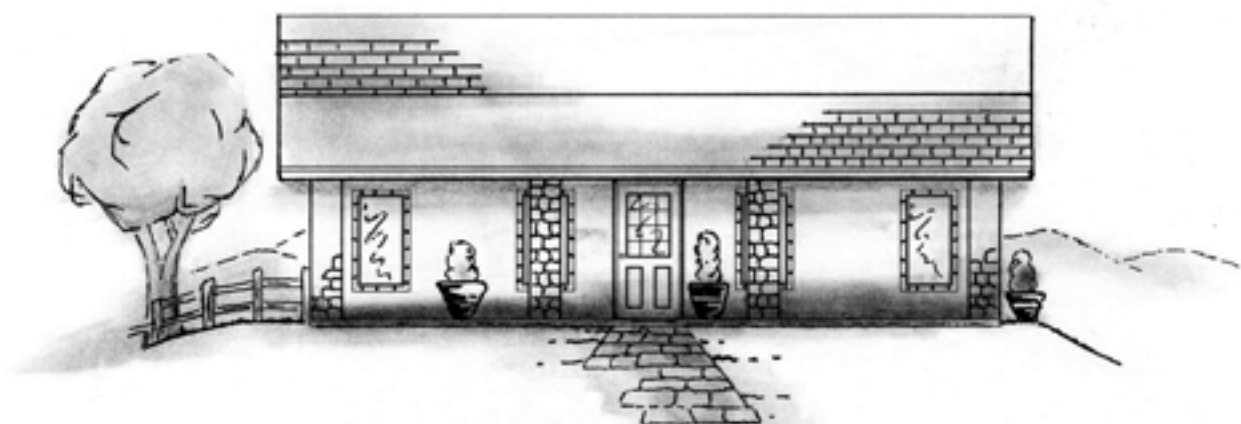


**Area Tabulation**

Main Floor	3270.64
Bonus Room (Not Shown)	1788.83
Garages	1788.83
Rear Porch & Arbor	513.23
Front Porch	71.92
Courtyard	227.23
<b>Total A/C Space</b>	<b>2632.58</b>

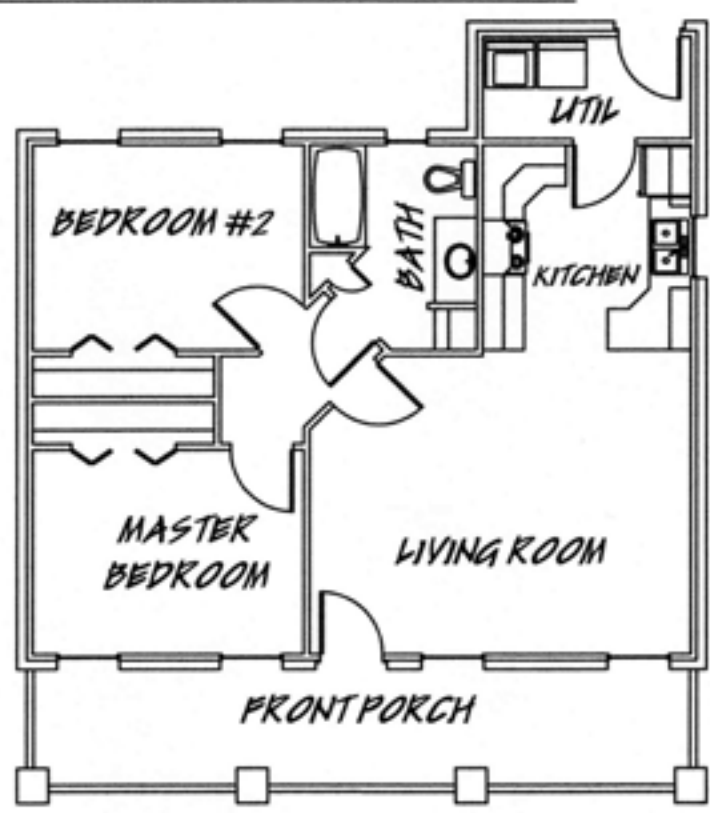
**FLOORPLAN**





# FRONT ELEVATION

## Plan RSOU3-1376



Area Tabulation	
Main Floor	934.25
Front Porch	216.42
<b>Total A/C Space</b>	<b>934.25</b>

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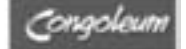
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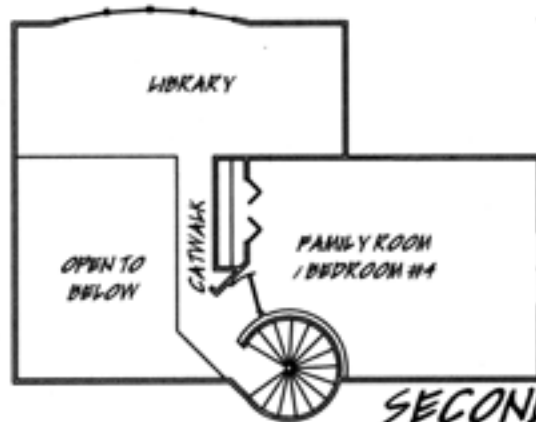
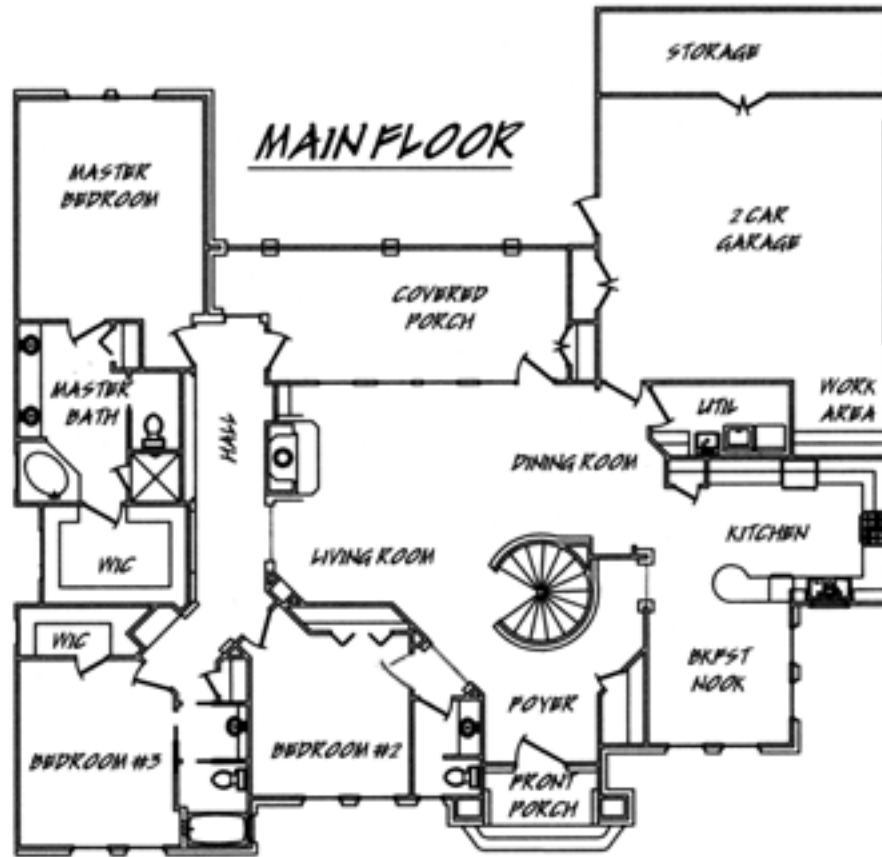
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**FRONT ELEVATION Plan ROBD6-4471**

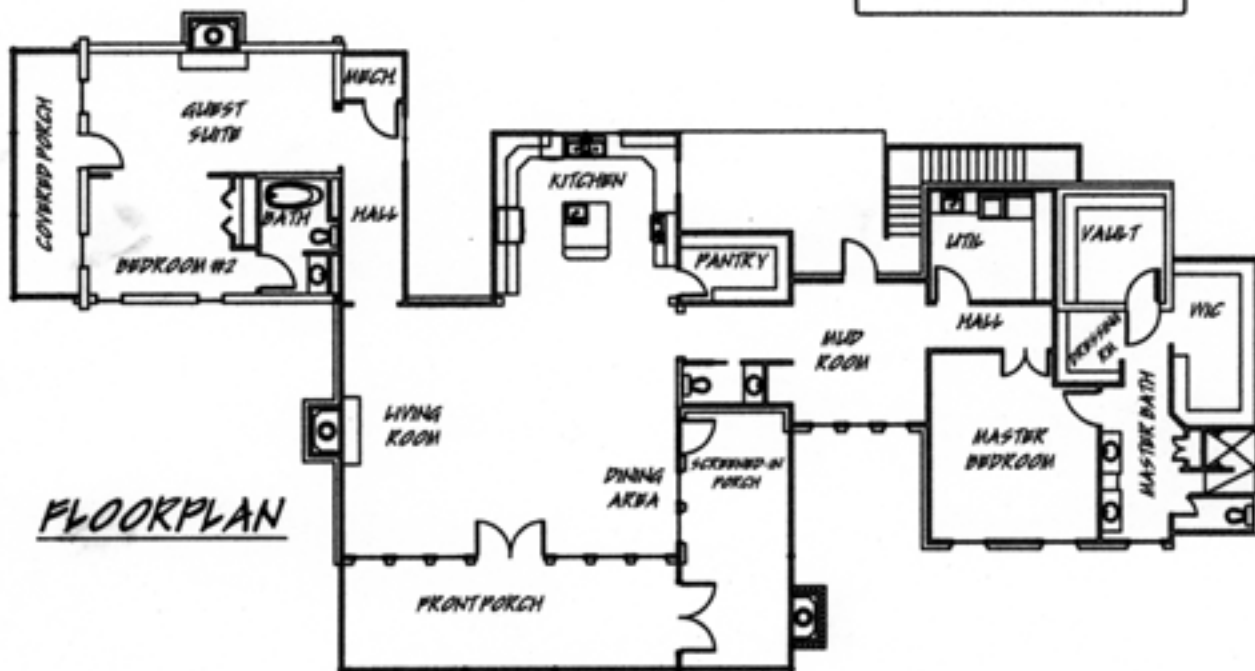


Area Tabulation	
Main Floor	2733.56
Second Floor	879.60
Garage	794.12
Rear Porch	337.86
Front Porch	38.50
Storage	158.76
Work Area	75.19
<b>Total A/C Space</b>	<b>3613.16</b>

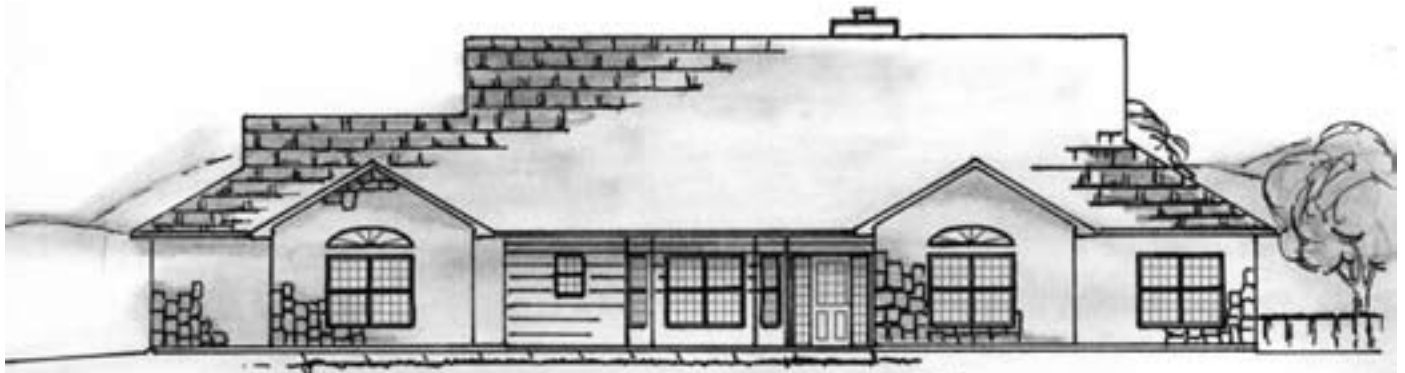


FRONT ELEVATION Plan CSKA6-3924

Area Tabulation	
Log Building	678.72
Main Living	1481.23
Master Bedroom	922.19
Upstairs Unf.	732.70
Rear Porch	230.42
Front Porch	557.55
Log Building Porch	148.54
<b>Total A/C Space</b>	<b>3049.64</b>

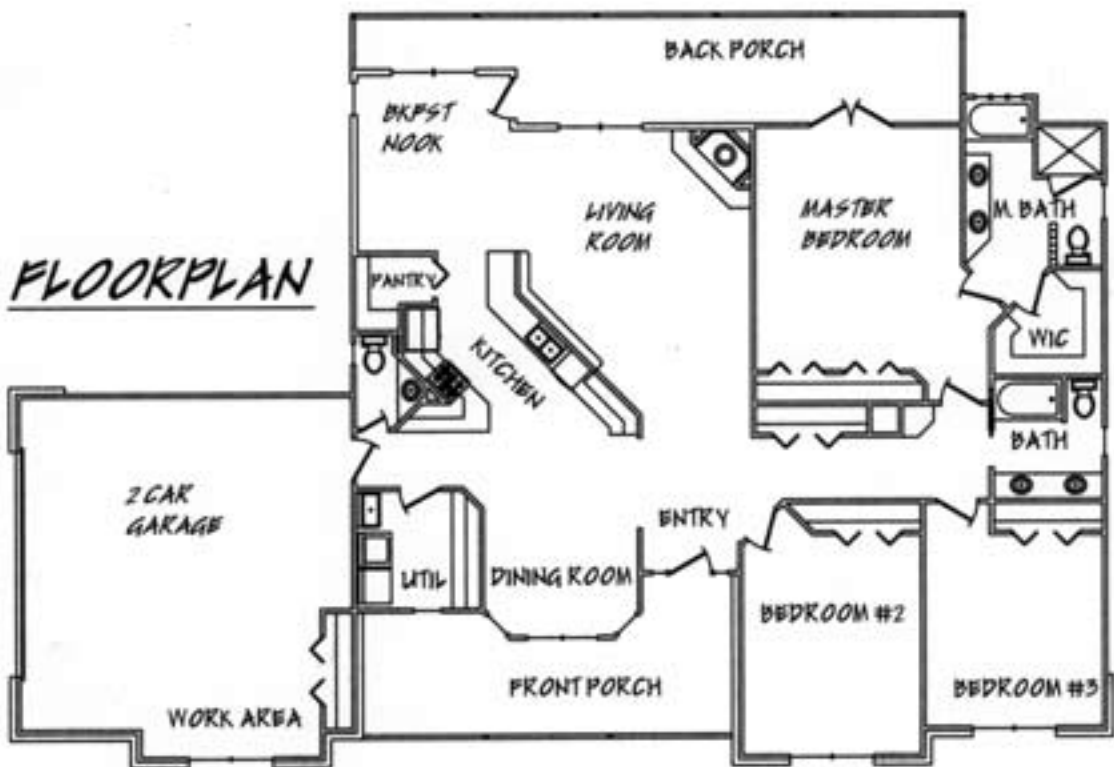


FLOORPLAN



FRONT ELEVATION  
Plan CSTE3-4015

Area Tabulation	
Main Floor	2280.57
Garage	670.19
Rear Porch	306.29
Front Porch	242.73
Total A/C Space	2280.57





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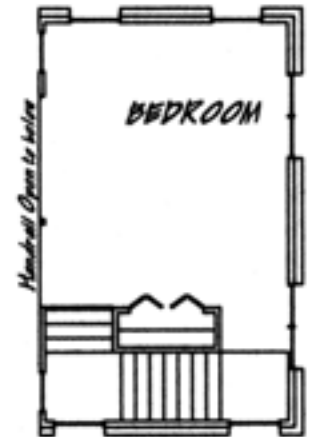
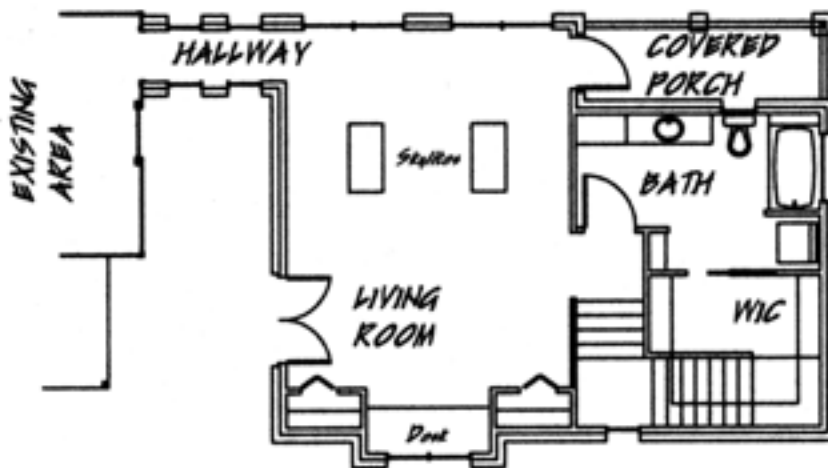
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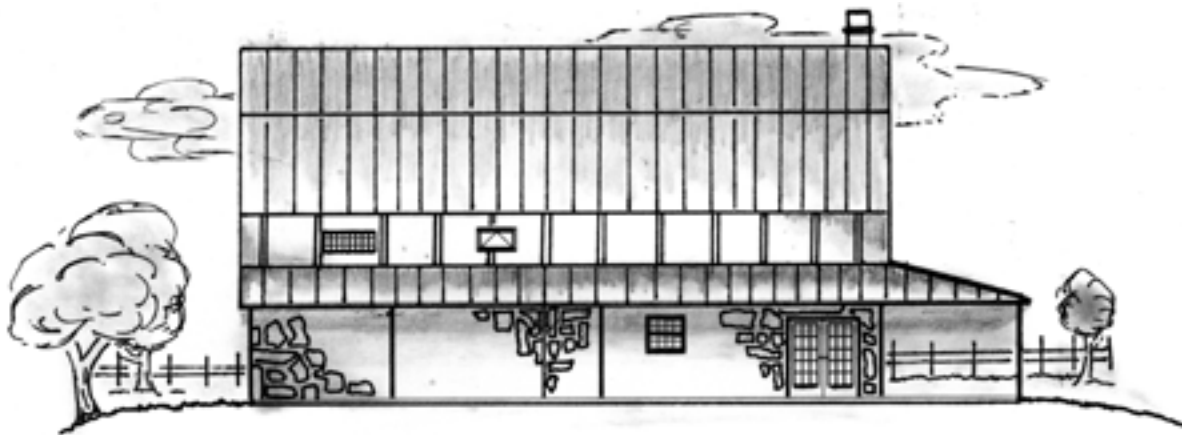
**FRONT ELEVATION**  
**Plan GSYF5-1371**

**SECOND FLOOR**

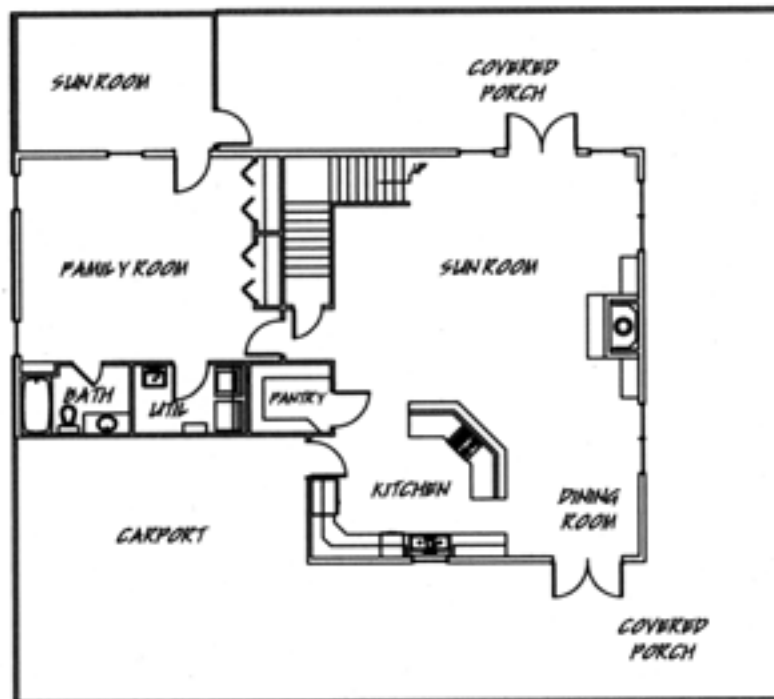


**MAIN FLOOR**

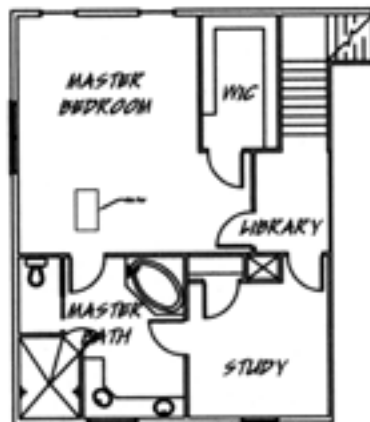
Area Tabulation	
Main Floor	796.00
Second Floor	385.33
Rear Porch	65.39
Front Porch	233.33
<b>Total A/C Space</b>	<b>1181.35</b>



FRONT ELEVATION Plan PTING-4106



MAIN FLOOR



Area Tabulation	
Main Floor	1689.33
Second Floor	449.64
Carport	582.66
Wrap Around Porch	1515.99
<b>Total A/C Space</b>	<b>2138.97</b>

SECOND FLOOR

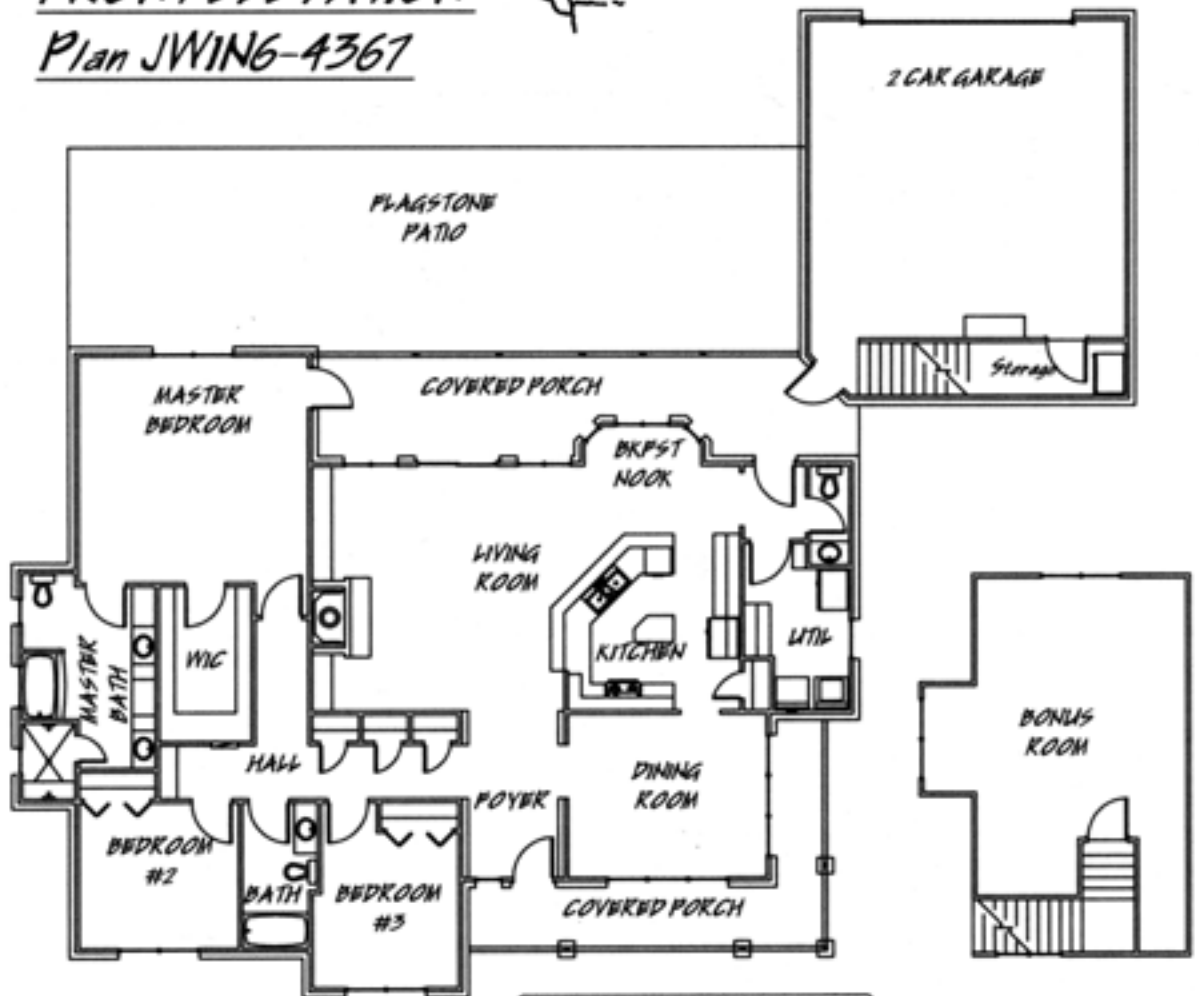






**FRONT ELEVATION**

**Plan JWING-4361**



**MAIN FLOOR**

**BONUS ROOM**

**Area Tabulation**

Main Floor	2292.54
Bonus Room	471.67
Garage	763.35
Rear Porch	297.17
Front Porch	227.66
<b>Total A/C Space</b>	<b>2764.18</b>

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Rice Construction Company  
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