

GENERAL SITE NOTES:

- BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

CURRENT ADOPTED CODES

- THESE PLANS AND SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES FOR THE CITY OF DRIPPING SPRINGS:
- INTERNATIONAL BUILDING CODE - 2018 EDITION
 - INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS - 2018 EDITION
 - UNIFORM PLUMBING CODE - 2018 EDITION
 - INTERNATIONAL MECHANICAL CODE - 2018 EDITION
 - INTERNATIONAL FUEL GAS CODE - 2018 EDITION
 - NATIONAL ELECTRICAL CODE - 2023 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION
 - INTERNATIONAL FIRE CODE - 2018 EDITION
 - INTERNATIONAL SWIMMING POOL AND SPA CODE - 2018 EDITION

IMPERVIOUS COVERAGE

IMPERVIOUS	COVER	CALCS
RESIDENCE		7527.64 SF
DRIVEWAY		1682.68 SF
POOL DECK		2891.18 SF
POOL COPING		112.00 SF
AC PADS		153.57 SF
PLANTERS		289.41 SF
RETAINING WALLS		254.19 SF
PAVERS		372.52 SF
IMPERVIOUS:		13,283 SF / 27 %
PERVIOUS:		35,619 SF / 73 %
TOTAL		48,902 SF / 100%

SITE LEGEND:

- CONSTRUCTION FENCE
- SILT FENCE

TREE LIST:

- 67 10' Live Oak
- 68-9 5' Live Oak
- 69-7 5' Live Oak
- 70 12' Live Oak
- 71 8' Live Oak
- 73 10' Live Oak
- 74-13 5' Live Oak
- 688 12' Live Oak
- 689 12' Live Oak

ARCHITECT:

RODNEY PALMER
ALIGN AUSTIN ARCHITECTS
206 S WILD BASIN RD BLDG A
SUITE 200
AUSTIN, TX 78746
PHONE: (512) 294-2218

BUILDER:

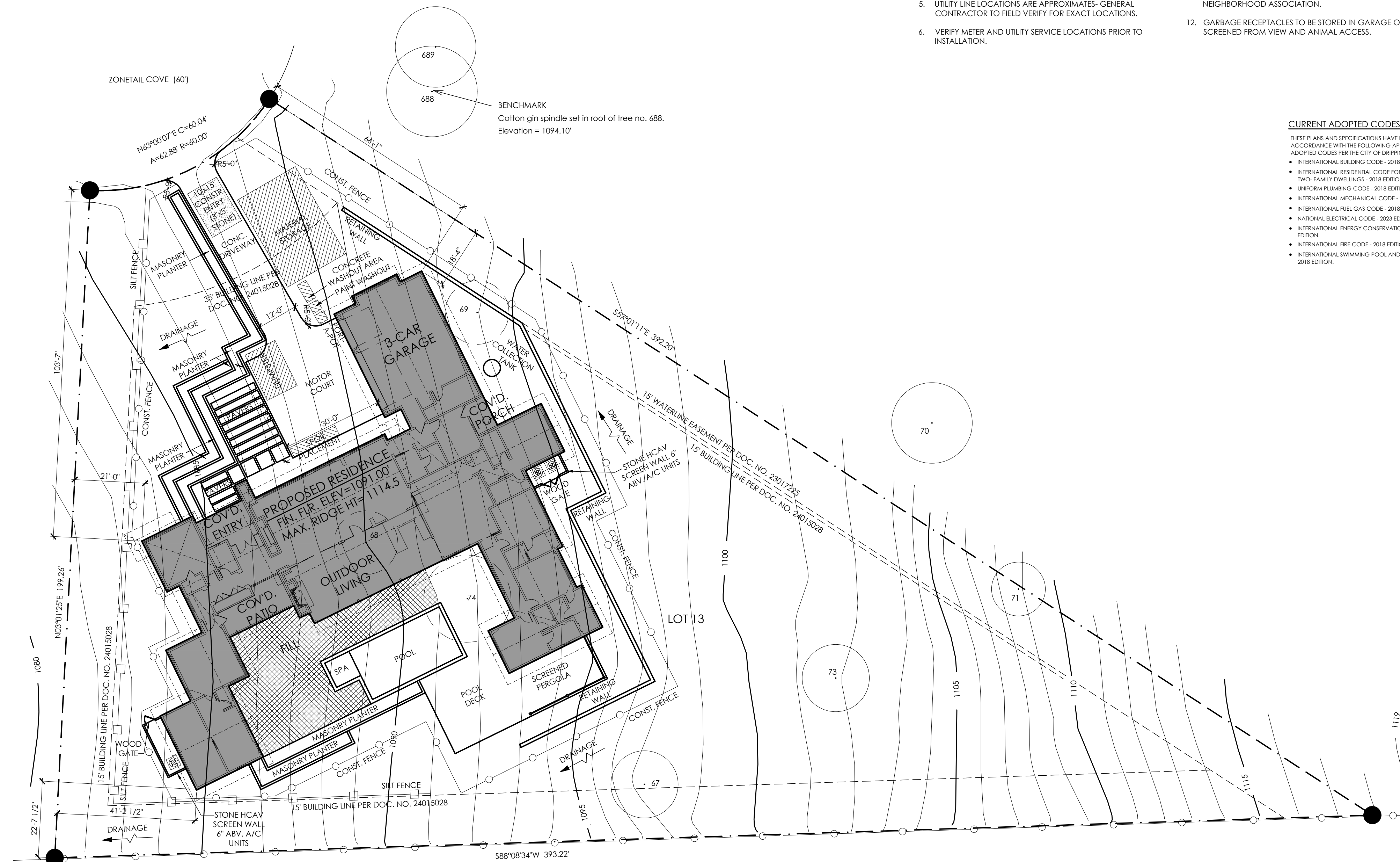
KIRBY WALLS
KIRBY WALLS CUSTOM HOMES
P.O. BOX 1686
DRIPPING SPRINGS, TX 78620
PHONE: (512) 894-2009

LEGAL DESCRIPTION:

LOT 13
HAWK RIDGE PHASE 1
HAYS COUNTY, TEXAS

SITE PLAN

SCALE 1:20



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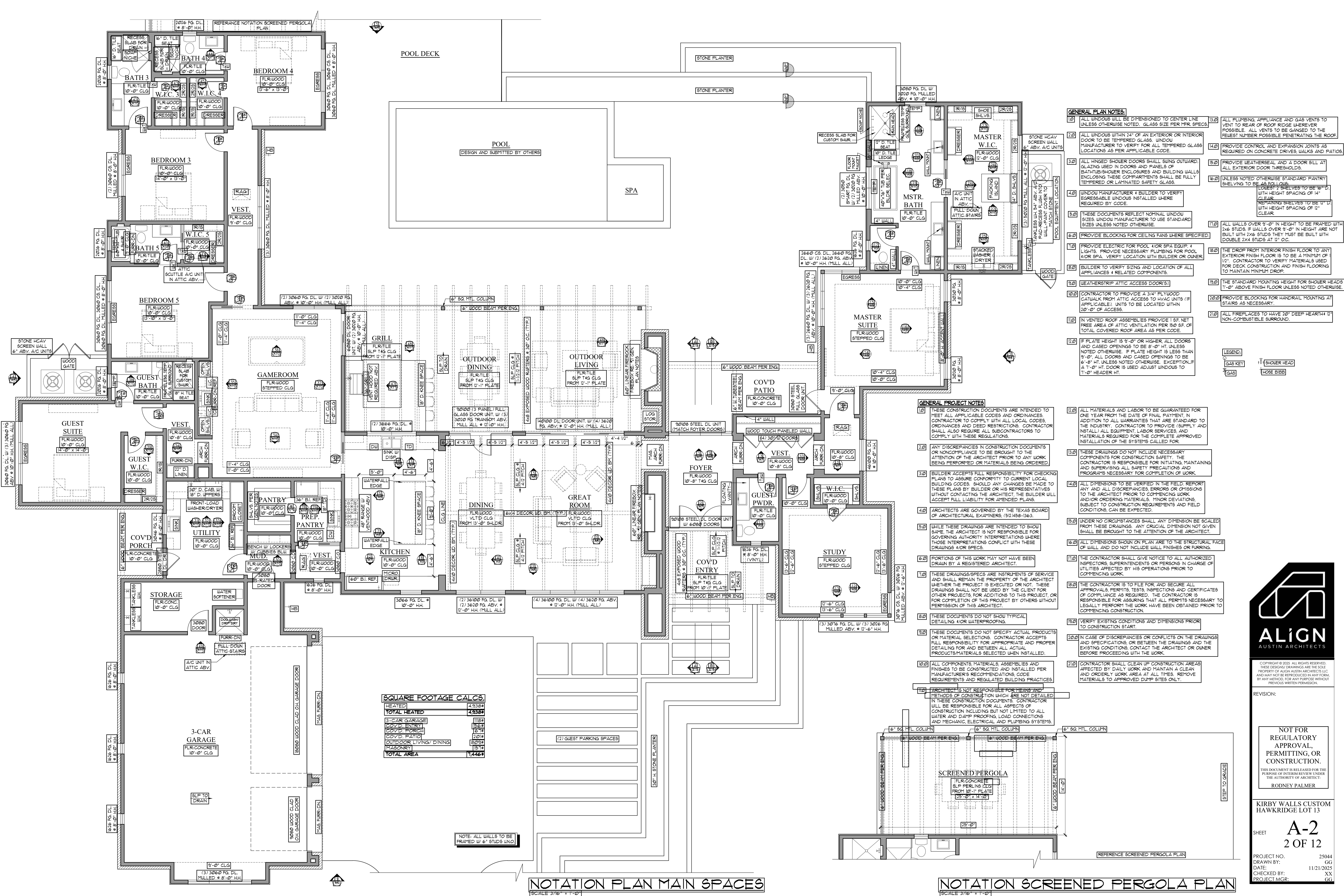
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RODNEY PALMER

KIRBY WALLS CUSTOM
HAWK RIDGE LOT 13

SHEET
A-1
1 OF 12

PROJECT NO: 25044
DRAWN BY: GG
DATE: 11/21/2025
CHECKED BY: XX
PROJECT MGR: GG



- GENERAL PLAN NOTES:**
- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPEC'S.
 - 2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
 - 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATH/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSED THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
 - 4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
 - 5.0 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
 - 6.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
 - 7.0 PROVIDE ELECTRIC FOR POOL 4/0R SPA EQUIP. 4 LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL 4/0R SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
 - 8.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
 - 9.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
 - 10.0 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATAWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 18"-0" OF ACCESS.
 - 11.0 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF OF TOTAL COVERED ROOF AREA AS PER CODE.
 - 12.0 IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-0" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
 - 13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
 - 14.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - 15.0 PROVIDE WEATHERSEAL AND A DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
 - 16.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE 66" ELLIOTT CLEARANCE SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEARANCE SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEARANCE.
 - 17.0 ALL WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
 - 18.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
 - 19.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 71"-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 - 20.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
 - 21.0 ALL FIREPLACES TO HAVE 20" DEEP HEARTH 1/2" NON-COMBUSTIBLE SURROUND.

GENERAL PROJECT NOTES:

- 1.0 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 2.0 ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NON-COMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- 3.0 BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR ANY REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 4.0 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. (52.458-1363).
- 5.0 WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS 4/0R SPECS.
- 6.0 PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- 7.0 THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
- 8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING 4/0R WATERPROOFING.
- 9.0 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- 10.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- 11.0 ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- 12.0 ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- 13.0 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- 14.0 ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 15.0 UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- 17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 18.0 THE CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- 19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 20.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
- 21.0 CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

SQUARE FOOTAGE CALCS:

HEATED	4,938
TOTAL HEATED	4,938
3-CAR GARAGE	1118
COVID ENTRY	156
COVID PORCH	151
COVID PATIO	201
OUTDOOR LIVING/DINING	829
MASONRY	151
TOTAL AREA	7,446

NOTE: ALL WALLS TO BE FRAMED W/ 6" STUDS UNO

NOTATION PLAN MAIN SPACES
SCALE 3/16" = 1'-0"

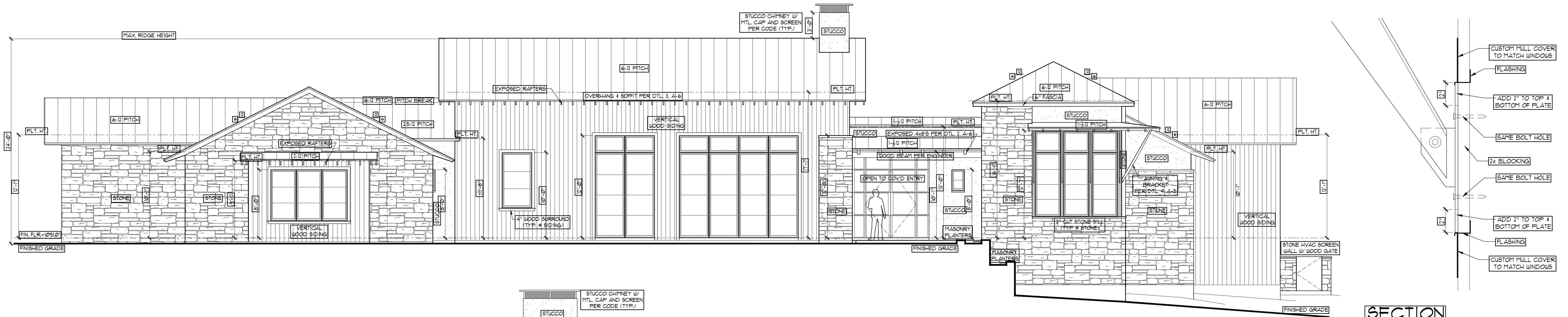
NOTATION SCREENED PERGOLA PLAN
SCALE 3/16" = 1'-0"



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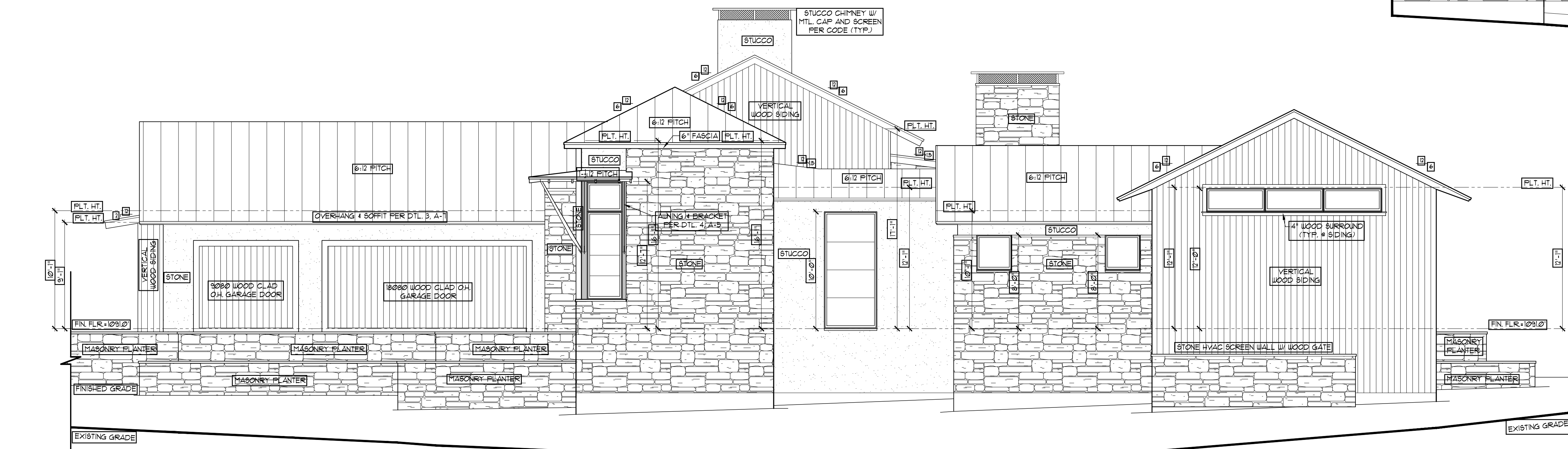
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KIRBY WALLS CUSTOM HAWKBRIDGE LOT 13
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A-2
2 OF 12
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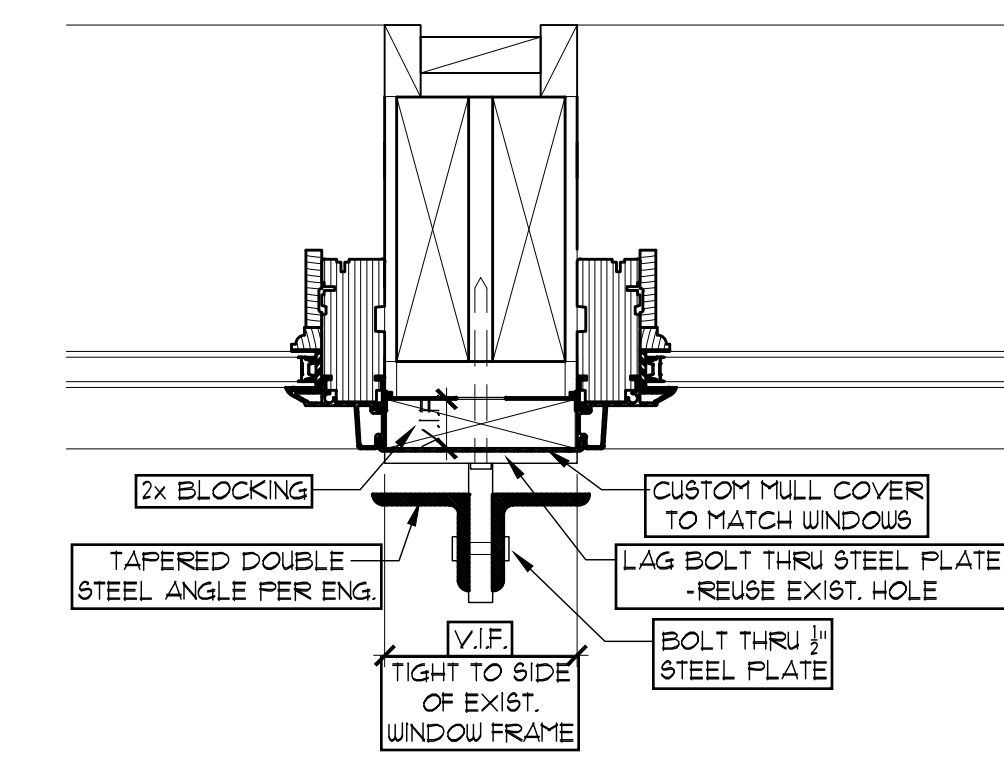


FRONT ELEVATION
SCALE 3/16" = 1'-0"

SECTION
SCALE 3" = 1'-0"

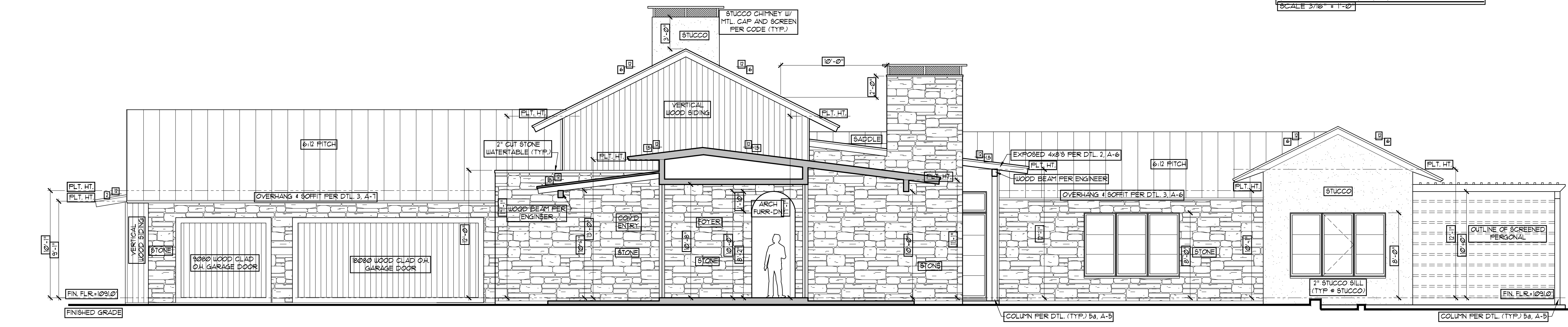


RIGHT ELEVATION
SCALE 3/16" = 1'-0"



PLAN
SCALE 3" = 1'-0"

NOTE: ALL ARCHITECTURAL DETAILS ARE FOR DESIGN INTENT ONLY. WATERPROOFING 4 MEANS 4 METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SECTION ELEVATION
SCALE 3/16" = 1'-0"

- GENERAL ELEVATION NOTES**
1. ALL WINDOW HDR. HTS. TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 2. PROVIDE STUCCO TRIM AT STUCCO WALL VENEER AND STONE TRIM AT STONE WALL VENEER.
 3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
 4. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
 5. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
 6. ALL PLUMBING APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
 7. CHIMNEY FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE 4 SITE ORIENTATION VERSUS PREVAILING WINDS.
 8. CONTRACTOR TO PROVIDE RAINDRIP AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



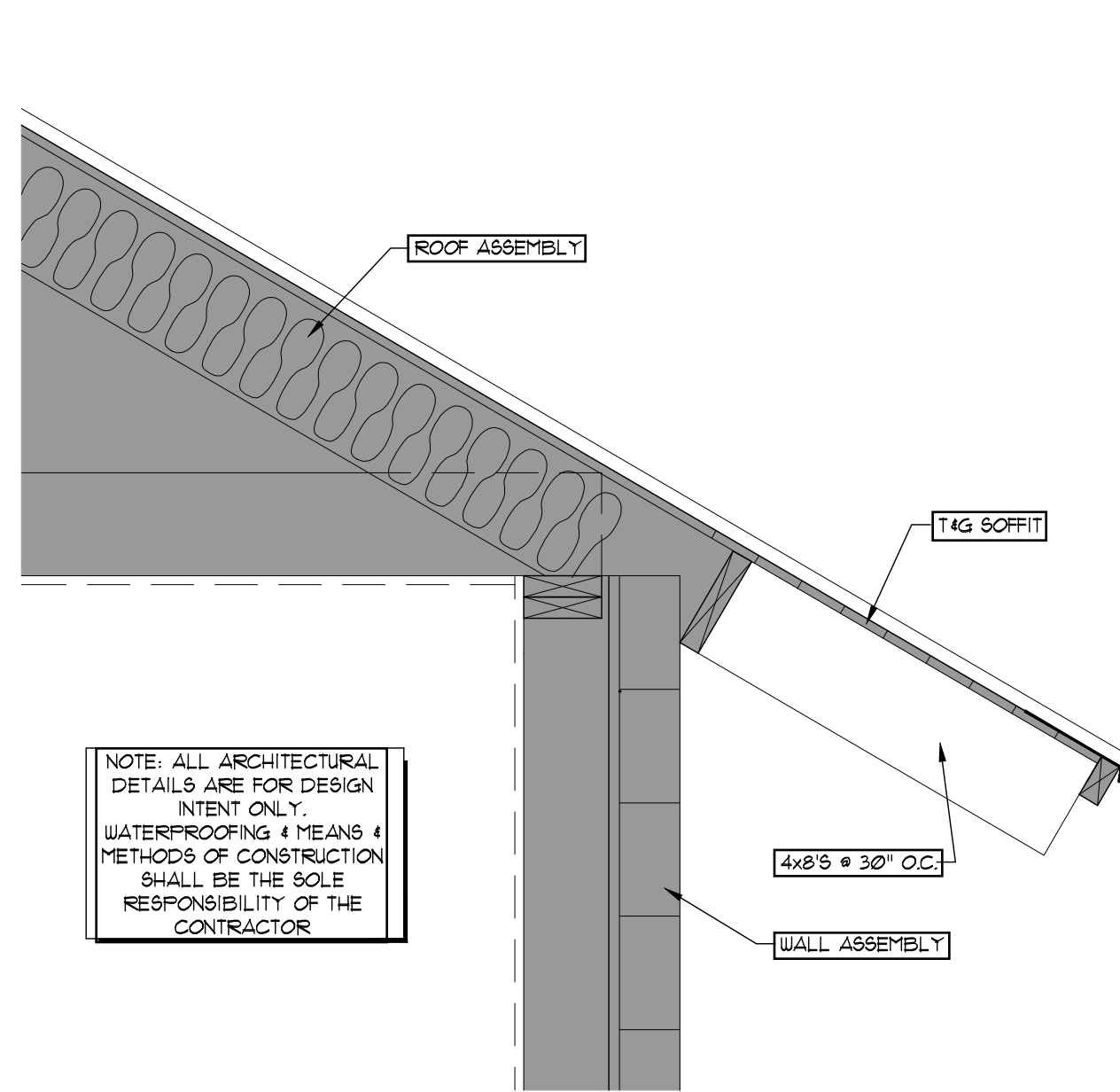
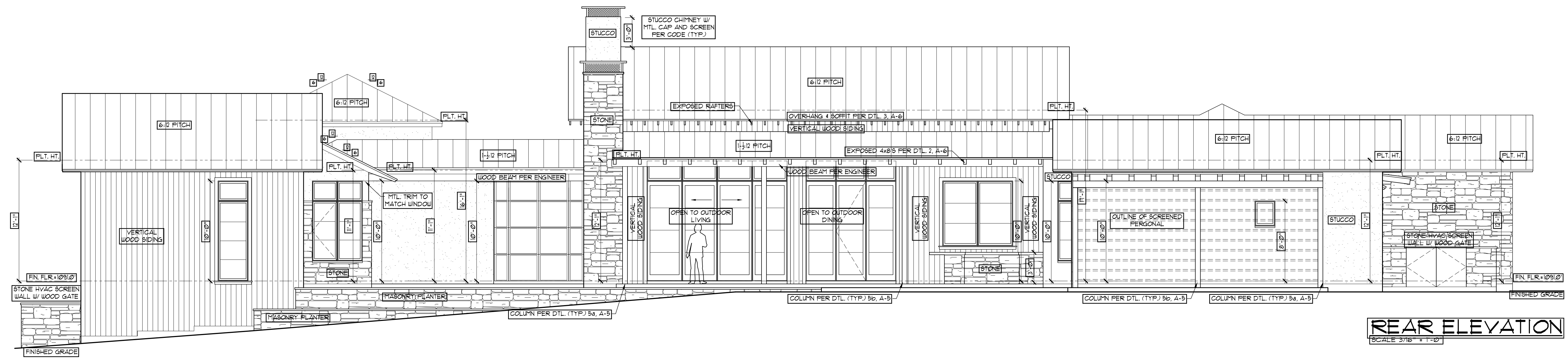
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KIRBY WALLS CUSTOM HAWKBRIDGE LOT 13

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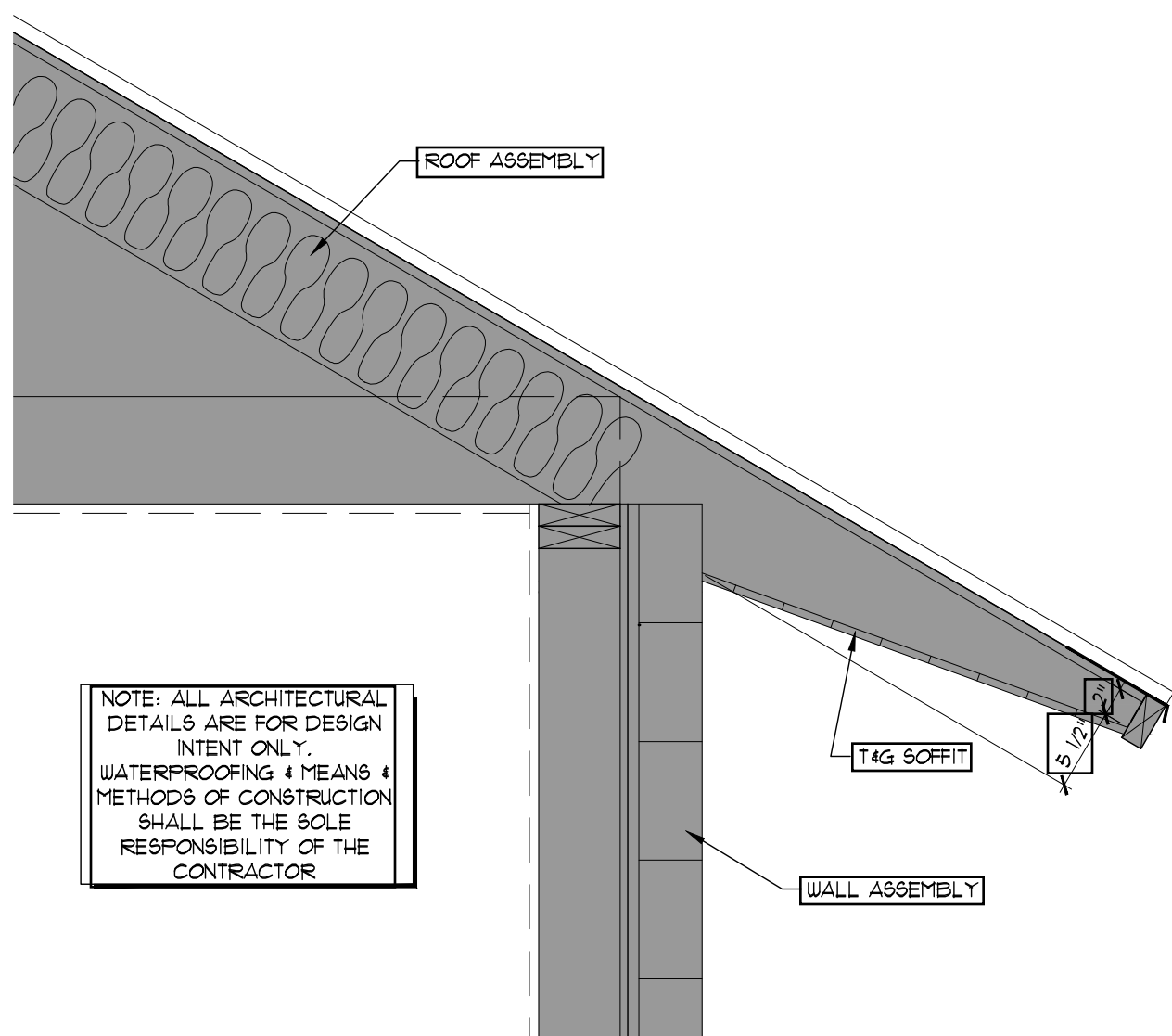
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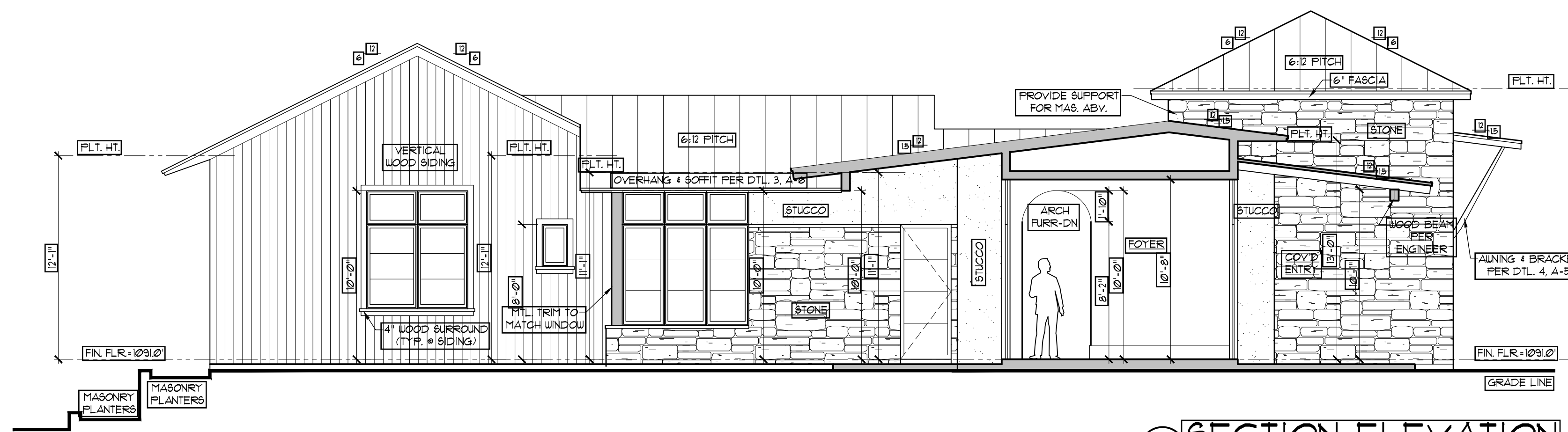
2 OVERHANG DETAIL
SCALE 1\"/>



LEFT ELEVATION
SCALE 3/16\"/>



2 OVERHANG DETAIL
SCALE 1\"/>



SECTION ELEVATION
SCALE 3/16\"/>



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5 OF 12

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