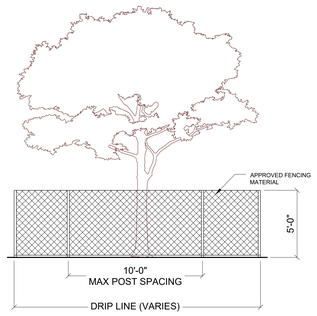


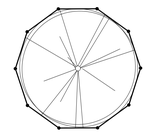
KEEP SITE DISTURBANCE TO A MINIMUM. DO NOT PUSH HIGHER CONTOURS/ GRADE OUT AND AROUND BUILDING FOOTPRINT. ALLOW NATIVE GRADE TO DIE INTO THE SLAB EDGE/ FOUNDATION.

THE AREA BETWEEN THE RESIDENCE AND POOL IS AN OPEN AREA. MINIMIZE SOIL DISTURBANCE. ELEVATED WALKWAYS BRIDGE ACROSS THIS OPEN AREA.

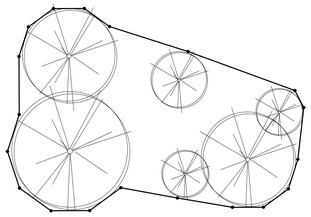
REFERENCE SHEET NOTES FOR TREE AND NATURAL AREAS PROTECTION.

PROTECTIVE FNCES SHOULD BE INSTALLED PRIOR TO THE START OF ANY SITE PREP, AND SHALL BE MAINTAINED THROUGHOUT.

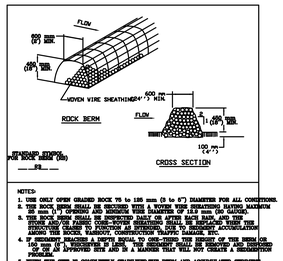
* EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES IS ONLY PERMITTED FOR SPECIAL CASES PER NOTES



INDIVIDUAL TREE

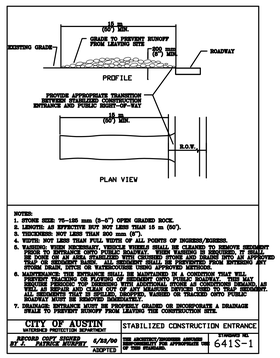


GROUP OF TREES



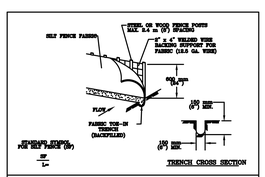
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE ENCASED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 50 mm (2") OPENING AND MINIMUM WIRE DIAMETER OF 12.5 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE SEDIMENT REMOVED AND PROPERLY DISPOSED OF. REPAIR ANY DAMAGE TO THE STRUCTURE CAUSED BY FUNCTION AS DIVERSION, DUE TO EROSION, ACCUMULATION AMONG THE ROCKS, RAINOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 100 mm (4"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A DRAINAGE PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
RECORD COPY SIGNED BY: PATRICK STAHL 8/24/2010 ADOPTED	THE AGREEMENT PROVIDES ANOTHER OF THIS STANDARD. STANDARD NO. 639S-1



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEEL SHALL BE WASHED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT CONTROL DEVICE. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE
RECORD COPY SIGNED BY: P.J. PATRICK STAHL 4/30/09 ADOPTED	THE AGREEMENT PROVIDES ANOTHER OF THIS STANDARD. STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORTS THE SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE FABRIC. POSTS SHALL BE SPACED AT 3 m (9') INTERVALS AND EMBEDDED A MINIMUM OF 500 mm (18 INCHES). IF WOOD POSTS CANNOT ACHIEVE 500 mm (18 inches) DEPTH, USE STEEL POSTS.

2. THE TOP OF THE SILT FENCE SHALL BE TENSIONED IF WITH A SPADE OR COMPARABLE TOOL. THE BOTTOM OF THE TRENCH FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO BACK STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHERE IT IS TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE
RECORD COPY SIGNED BY: MORGAN BYARS 09/01/2011 ADOPTED	THE AGREEMENT PROVIDES ANOTHER OF THIS STANDARD. STANDARD NO. 642S-1

MAIN DRIVEWAY TO ENTRANCE	
DRIVE LENGTH	184'
VERT. LOSS	0'-0"
AVG. SLOPE	0%
MAX SLOPE	0%
PAVED DRIVE WIDTH	12'

BASEMENT DRIVEWAY	
DRIVE LENGTH	116'
VERT. LOSS	10'-0"
AVG. SLOPE	9%
MAX SLOPE	11%
PAVED DRIVE WIDTH	12'

IMPERVIOUS COVER TABLE	
LOT AREA	64,414 SF
IMPERVIOUS COVER AREA (WITHOUT DRIVEWAY AND MOTOR COURT)	7,106 SF
IMPERVIOUS COVER AREA (WITH DRIVEWAY AND MOTOR COURT)	12,786 SF
% OF LOT SIZE (WITHOUT DRIVEWAY AND MOTOR COURT)	0.11
% OF LOT SIZE (WITH DRIVEWAY AND MOTOR COURT)	0.20

TREE LIST		
148	8" Live Oak	PROTECT
149	8" Live Oak	PROTECT
150	8" Live Oak	PROTECT
151	14" Spanish Oak	REMOVE
152	9.5" Live Oak	PROTECT
153	10" Live Oak	PROTECT

SCALE 1" = 20'

Legend
- 1/2" Iron Rod Found
- 1/2" Rod Found with plastic cap imprinted with "Carson and Bush"
- 1/2" Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- x—x—Wire Fence

N S E W

249 BROADWING COVE AUSTIN, TX 78737

BROADWING COVE (60' radius)
undeveloped roadway

LOT 3
HAWK RIDGE
Phase 1
Document No. 21072200

BENCHMARK
Top of capped iron rod found.
Elevation = 1043.40'

DUMPSTER

CONCRETE WASHOUT

CONSTRUCTION ROCK

BUILDER SIGN

WALL MOCK-UP

UTILITIES

SILT FENCE

LIMIT OF CONSTRUCTION

CHEMICAL TOILET

LOT 4
BLOCK B
VACANT LOT

DUMPSTER

99'-8"

DRAIN TO DAYLIGHT

T.O.S. 99'-8"

T.O.S. 90'
T.O.FLOOR 102'

T.O.S. 99'-8"

T.O.DRIVEWAY 89'-8"

MAIN LEVEL
T.O.S. 1051'= 100'

89'-8"

T.O.S. 98'-2"

98'-6"

95'

DRAIN TO DAYLIGHT

DRAIN TO DAYLIGHT

PROPOSED SEPTIC LOCATION

146
149
150'
PROTECT TREES

153
PROTECT TREE

SWALE TO CONNECT TO NATURAL SITE DRAINAGE

LOT 5

LOT 18
Whisperwing Subdivision
Volume 7 Page 23

1036' = 85'
86'
87'
88'
89'
1041' = 90'
91'
92'
93'
94'
1046' = 95'
96'
97'
98'
99'
1051' = 100'
101'
102'
103'
104'
105'
106'
107'

104' 103' 102' 101' 1051' = 100' S89°58'34"W 208.36' 99' 1051' = 100' 101' 102' 103' 104' 105' 106' 107'

20' Building Line per Instrument No. 22000518

First American Title Guaranty Company

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C 0140 F, dated September 2, 2005.
THIS the 11th day of JANUARY, A.D., 2022.

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

HAWKRIDGE LOT
LOT FIT ANALYSIS
4500 CFA TOTAL

GARAGE BELOW MAIN LEVEL

© 2025 ANDREW WAGNER ARCHITECTS

SURVEY MAP OF:

LOT 4, BLOCK B, HAWK RIDGE, PHASE 1, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 21072200 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LOCATED ON BROADWING COVE.

Ben L. Parten, Jr. and wife, Martha J. Parten
and Mary Wiley Parten
(196.34 Acres)
Volume 331 Page 396

NOTES:
1. This lot is subject to restrictions recorded in Document No. 21072200 and Instrument No. 22000518 of the Official Public Records of Hays County, Texas
2. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
3. Tree 'crowns' shown hereon are drawn as a function of one inch of trunk diameter equals one foot of 'crown' radius.
4. This lot is subject to easement and easement rights reserved by Instrument No. 22000518 of the Official Public Records of Hays County, Texas.

A 1113002lot4

N

CONSTRUCTION PLAN

SCALE 1/16" = 1'0"
0 2 4 6 8 10 20 50

C1.0 SELECT NOTES

REFERENCE GENERAL NOTES FOR COMPLETE SPECIFICATIONS

GRADING & DRAINAGE
- POSITIVE SLOPE AWAY FROM BUILDING FOOTPRINT REQUIRED AT ALL TIMES
- DIRECT WATER ON UPHILL SIDE TO DRAIN TO DAYLIGHTS
- VERIFY DRAIN TO DAYLIGHT SIZING TO HANDLE SURFACE WATER AND ROOF DRAINAGE
- SITE SLOPE NOT TO EXCEED 3:1 UNLESS APPROVED BY ARCHITECT
- COORDINATE PERIMETER FOUNDATION DRAINAGE PRIOR TO FOUNDATION POUR

EROSION CONTROL
- CUT AND FILL SLOPES TO BE RE-VEGETATED WITH APPROVED NATIVE MATERIALS

SITE INFRASTRUCTURE
- ALL CULVERTS: CONCRETE ONLY (NO METAL OR PLASTIC)
- COORDINATE ALL UNDERGROUND UTILITIES; VERIFY METERS, MAIN LINES, AND SUPPLY
- MAINTAIN 10' MINIMUM DISTANCE FROM OVERHEAD POWER LINES

DRIVEWAYS & AUTOCOURTS
- ASPHALT NOT APPROVED FOR AUTOCOURTS
- APPROVED MATERIALS: GRANITE/DARK GRAVEL, TEXTURED/COLORED CONCRETE, PAVERS, STONE COBBLE
- PERMEABLE PAVEMENTS ENCOURAGED

MECHANICAL EQUIPMENT
- ALL HVAC, POOL EQUIPMENT, UTILITY BOXES MUST BE SCREENED FROM VIEW
- INSTALL LP/ER GROUND SYSTEM FOR COUNTY INSPECTION
- SEE GENERAL NOTES DIV 23/24 FOR MECHANICAL EQUIPMENT FIRE PROTECTION CLEARANCES (LP/T MIN FROM COMBUSTIBLES)

POOLS & WATER FEATURES
- 4'-0" MIN FENCE/GATE, SELF-CLOSING, SELF-LATCHING, HOA/DESIGN COMPLIANT
- SEE GENERAL NOTES FOR POOL DESIGN RESPONSIBILITY DISCLAIMER

TREE PROTECTION
- PROTECT ALL TREES AND VEGETATION DESIGNATED TO REMAIN

WILDFIRE RESILIENCE
- SEE GENERAL NOTES DIV 01 FOR WILDFIRE RESILIENCE REQUIREMENTS (WUI CODE, IBHS, NFPA 1144)
- COORDINATE WITH LANDSCAPE ARCHITECT FOR DEFENSIBLE SPACE
- WITHIN 5 FT OF STRUCTURES: USE NONCOMBUSTIBLE SURFACES (PAVERS, CONCRETE, MINERAL MULCH)
- MAINTAIN CLEAN SITE FREE OF COMBUSTIBLE DEBRIS
- SEE GENERAL NOTES SITE WORK SECTION FOR COMPLETE FIRE PROTECTION REQUIREMENTS

RAINWATER HARVESTING
- VERIFY RAINWATER COLLECTION STRATEGY WITH OWNER/ARCHITECT PRIOR TO GUTTER INSTALLATION
- PUMP, PIPING, AND FILTER SYSTEM REQUIRED FOR POTABLE WATER USE

To SCALE on 36x48

HAWK RIDGE 4
HAWK RIDGE PH 1, BLOCK B, LOT 4, ACRES 1.48

project: 088

revisions
- Δ 2025.09.18 / DRC SET
- Δ 2025.10.08 / UPD. PROGRESS SET
- Δ 2025.11.11 / DRAFT INT. ELEVs
- Δ 2025.12.22 / PROGRESS SET
- Δ 2026.03.09 / CD SET

This document has been drafted by Andrew Wagner Architects for specific application to this project, & may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of Andrew Wagner Architects.

ANDREW WAGNER ARCHITECTS
www.andrewwagnerarchitects.com
lifestyle@wagnerarchitects.com
512.327.5115

© 2026 ANDREW WAGNER ARCHITECTS

DRAWING TITLE
CONSTRUCTION PLAN

C1.2

A1.0 SELECT NOTES

REFERENCE GENERAL NOTES FOR COMPLETE SPECIFICATIONS

GENERAL

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK COMPLIES WITH MOST CURRENT CONSTRUCTION DRAWINGS, INCLUDING ALL REVISIONS AND ADDENDA
- COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURALS AND STRUCTURALS

DIMENSIONING CONVENTIONS

- DIMENSIONS TO OUTSIDE OF FRAMING U.N.O.
- EXTERIOR OPENINGS DIMENSIONED TO CENTERLINE U.N.O.
- INTERIOR DOORS ASSUMED CENTERED ON WALL OR 6" MIN. OFF ADJACENT WALL U.N.O.

WINDOWS & DOORS

- DIMENSIONS INDICATE CENTER OF WINDOW/DOOR OPENING
- ALL WINDOW SIZES ARE GENERAL UNIT SIZE; VERIFY EXACT R.O. WITH MANUFACTURER'S CUT SHEETS PRIOR TO FRAMING
- TYPICAL T.O. WINDOW = T.O. DOOR = 8'-0" A.F.F.; VERIFY WITH ARCHITECT PRIOR TO FRAMING
- PROVIDE NARROWEST MUTTON BAR FOR DIVIDED LITES POSSIBLE

FOUNDATIONS & SLABS

- VERIFY ALL FOUNDATION DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION
- SEE GENERAL NOTES DIV 03 FOR VAPOR RETARDER, SILL PLATE, AND DRAINAGE REQUIREMENTS
- VERIFY FLOOR OUTLET LOCATIONS WITH INTERIOR DESIGNER PRIOR TO POUR
- COORDINATE SLAB DROPS FOR FLOOR TRANSITIONS AND NO-THRESHOLD SHOWERS

NO-THRESHOLD SHOWERS

- VERIFY DRAIN AND ON-SLAB LOCATIONS WITH OWNER/INTERIOR DESIGNER PRIOR TO POUR
- COORDINATE UPPER LEVEL SHOWER DROPS WITH STRUCTURAL AND TRUSS SHOP DRAWINGS

STRUCTURAL COORDINATION

- GC TO REVIEW ARCHITECTURAL & STRUCTURAL DRAWINGS FOR BEAM & COLUMN LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- SEE GENERAL NOTES DIV 05 FOR STRUCTURAL STEEL, SHOP DRAWING REQUIREMENTS

FRAMING COORDINATION

- COORDINATE FRAMING WITH MECHANICAL, ELECTRICAL, AND PLUMBING TO AVOID CONFLICTS
- PROVIDE FRAMED OPENINGS FOR SHOWER NICHES; VERIFY SIZE, LOCATION, HEIGHT WITH INTERIOR DESIGNER
- SEE GENERAL NOTES "PRE-CONSTRUCTION COORDINATION CHECKLIST" FOR ALL BLOCKING REQUIREMENTS

CABINETRY & FIXTURES

- PROVIDE SHOP DRAWINGS FOR ALL BUILT-INS, CABINETS, AND CLOSETS FOR INTERIOR DESIGNER SIGN-OFF
- VERIFY ALL PLUMBING FIXTURES (ESPECIALLY WALL-HUNG TOILETS, WALL-MOUNTED FAUCETS) WITH INTERIOR DESIGNER
- VERIFY ALL APPLIANCE LOCATIONS WITH INTERIOR DESIGNER

SITE COORDINATION

- REFERENCE SITE & LANDSCAPE PLANS FOR ALL EXTERIOR MATERIALS & FEATURES
- VERIFY POSITIVE DRAINAGE, DRAIN TO DAYLIGHT LOCATIONS, AND DOWNSPOUT LOCATIONS PRIOR TO FOUNDATION PREP

AIR SEALING

- SEE GENERAL NOTES DIV 06 & 07 FOR AIR BARRIER AND BLOWER DOOR TESTING REQUIREMENTS

To SCALE on 36x48

HAWK RIDGE 4

HAWK RIDGE PH 1, BLOCK B, LOT 4, ACRES 1.44

project: 088

revisions

1. 2025.09.18 / DRC SET
2. 2025.10.06 / UPD. PROGRESS SET
3. 2025.11.11 / DRAFT INT. ELEV's
4. 2025.12.22 / PROGRESS SET
5. 2026.03.09 / CD SET

This document has been created by Andrew Wagner Architects, which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified or used in any way without the express written consent of Andrew Wagner Architects.

REGISTERED ARCHITECT ANDREW WAGNER STATE OF TEXAS

ANDREW WAGNER ARCHITECTS
www.andrewwagnerarchitects.com
lifestyledesign@andrewwagnerarchitects.com
512.537.3115

© 2026 ANDREW WAGNER ARCHITECTS

DRAWING TITLE
FLOOR PLANS

A1.0

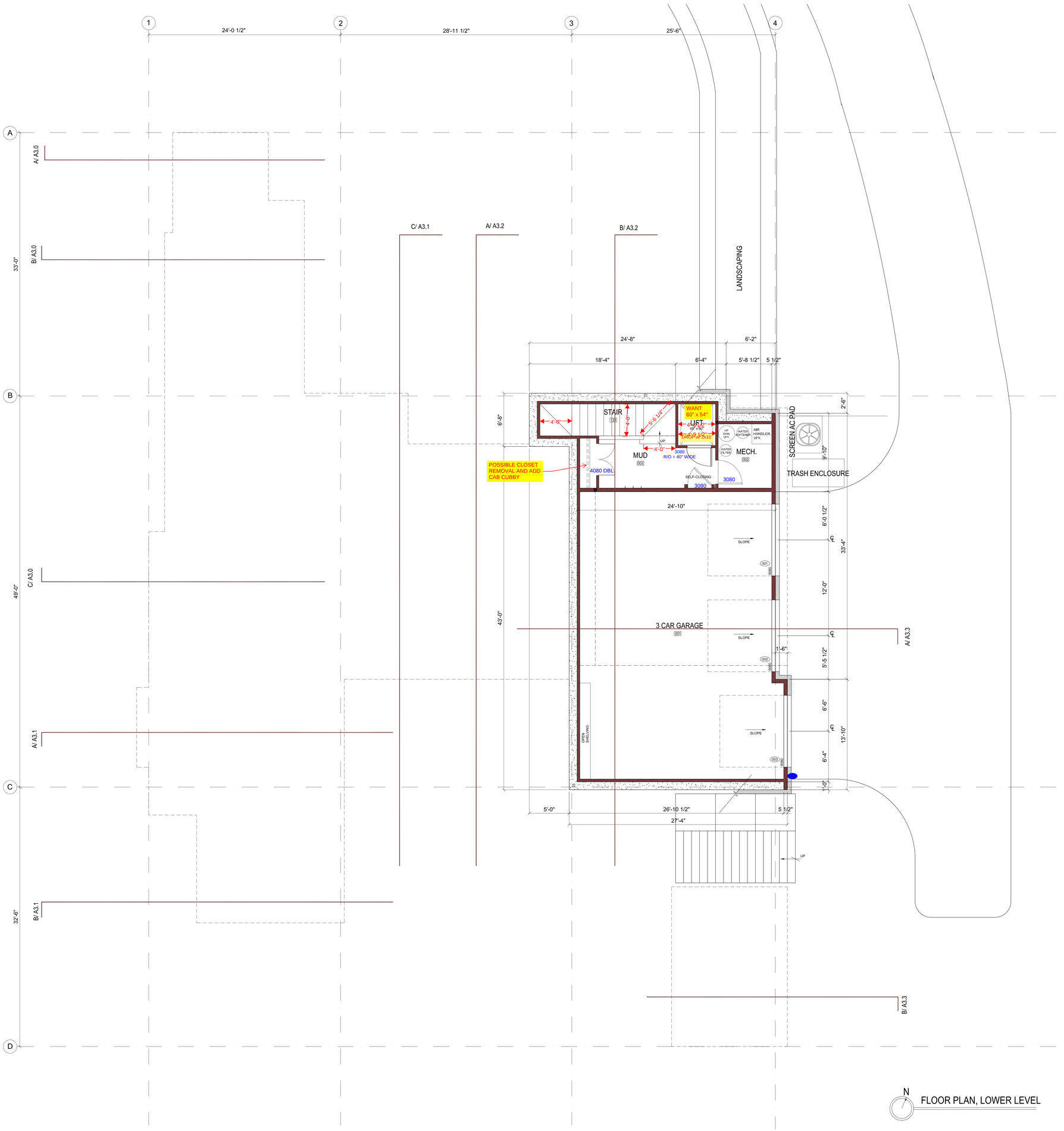
MAIN LEVEL	4270 SF FINISHED
LOWER LEVEL	115 SF FINISHED
CASITA	290 SF FINISHED
SUB-TOTAL	4675 SF FINISHED
	985 SF GARAGE
	385 SF OUTDOOR LIVING
	181 SF COVERED CABANA
TOTAL	6226 SF COVERED

N

FLOOR PLAN, MAIN LEVEL

SCALE 1/4" = 1'0"

0 1 2 3 4 5 10



A1.0 SELECT NOTES

REFERENCE GENERAL NOTES FOR COMPLETE SPECIFICATIONS

GENERAL

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK COMPLIES WITH MOST CURRENT CONSTRUCTION DRAWINGS, INCLUDING ALL REVISIONS AND ADDENDA
- COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURALS AND STRUCTURALS

DIMENSIONING CONVENTIONS

- DIMENSIONS TO OUTSIDE OF FRAMING U.N.O.
- EXTERIOR OPENINGS DIMENSIONED TO CENTERLINE U.N.O.
- INTERIOR DOORS ASSUMED CENTERED ON WALL OR 9" MIN. OFF ADJACENT WALL U.N.O.

WINDOWS & DOORS

- DIMENSIONS INDICATE CENTER OF WINDOW/DOOR OPENING
- ALL WINDOW SIZES ARE GENERAL UNIT SIZE; VERIFY EXACT R.O. WITH MANUFACTURER'S CUT SHEETS PRIOR TO FRAMING
- TYPICAL T.O. WINDOW = T.O. DOOR = 8'-0" A.F.F.; VERIFY WITH ARCHITECT PRIOR TO FRAMING
- PROVIDE NARROWEST MUTTON BAR FOR DIVIDED LITES POSSIBLE

FOUNDATIONS & SLABS

- VERIFY ALL FOUNDATION DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION
- SEE GENERAL NOTES DIV 03 FOR VAPOR RETARDER, SILL PLATE, AND DRAINAGE REQUIREMENTS
- VERIFY FLOOR OUTLET LOCATIONS WITH INTERIOR DESIGNER PRIOR TO POUR
- COORDINATE SLAB DROPS FOR FLOOR TRANSITIONS AND NO-THRESHOLD SHOWERS

NO-THRESHOLD SHOWERS

- VERIFY DRAIN AND ON-SLAB LOCATIONS WITH OWNER/INTERIOR DESIGNER PRIOR TO POUR
- COORDINATE UPPER LEVEL SHOWER DROPS WITH STRUCTURAL AND TRUSS SHOP DRAWINGS

STRUCTURAL COORDINATION

- GC TO REVIEW ARCHITECTURAL & STRUCTURAL DRAWINGS FOR BEAM & COLUMN LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- SEE GENERAL NOTES DIV 05 FOR STRUCTURAL STEEL SHOP DRAWING REQUIREMENTS

FRAMING COORDINATION

- COORDINATE FRAMING WITH MECHANICAL, ELECTRICAL, AND PLUMBING TO AVOID CONFLICTS
- PROVIDE FRAMED OPENINGS FOR SHOWER NICHES. VERIFY SIZE, LOCATION, HEIGHT WITH INTERIOR DESIGNER
- SEE GENERAL NOTES "PRE-CONSTRUCTION COORDINATION CHECKLIST" FOR ALL BLOCKING REQUIREMENTS

CABINETRY & FIXTURES

- PROVIDE SHOP DRAWINGS FOR ALL BUILT-INS, CABINETS, AND CLOSETS FOR INTERIOR DESIGNER SIGN-OFF
- VERIFY ALL PLUMBING FIXTURES (ESPECIALLY WALL-HUNG TOILETS, WALL-MOUNTED FAUCETS) WITH INTERIOR DESIGNER
- VERIFY ALL APPLIANCE LOCATIONS WITH INTERIOR DESIGNER

SITE COORDINATION

- REFERENCE SITE & LANDSCAPE PLANS FOR ALL EXTERIOR MATERIALS & FEATURES
- VERIFY POSITIVE DRAINAGE, DRAIN TO DAYLIGHT LOCATIONS, AND DOWNSPOUT LOCATIONS PRIOR TO FOUNDATION PREP

AIR SEALING

- SEE GENERAL NOTES DIV 06 & 07 FOR AIR BARRIER AND BLOWER DOOR TESTING REQUIREMENTS

To SCALE on 36x48

LOWER LEVEL 115 SF FINISHED
984 SF UNFINISHED
1100 SF UNCONDITIONED

N

FLOOR PLAN, LOWER LEVEL

SCALE 1/4" = 1'0"

0 1 2 3 4 5 10

HAWK RIDGE 4

HAWK RIDGE PH 7, BLOCK B, LOT 4, ACRES 1.48

project: 088

revisions

1. 2025.09.18 / DRC SET
2. 2025.10.08 / UPD. PROGRESS SET
3. 2025.11.11 / DRAFT INT. ELEV's
4. 2025.12.22 / PROGRESS SET
5. 2026.03.09 / CD SET

This document has been created by Andrew Wagner Architects, which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of Andrew Wagner Architects.

ANDREW WAGNER
ARCHITECTS
www.andrewwagnerarchitects.com
lifestyledesign@andrewwagnerarchitects.com
512.537.3110

© 2026 ANDREW WAGNER ARCHITECTS

DRAWING TITLE
FLOOR PLANS

A1.1