

GENERAL NOTES		
DISCREPANCY DISCLAIMER: IF ANY DISCREPANCIES ARE FOUND IN THESE DOCUMENTS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) AND/OR OWNER TO CAUSE THIS DESIGN FIRM TO EXPLORE THE SITUATION AND CLARIFY THE DIFFERENCE. PLEASE DO NOT ASSUME EITHER IS CORRECT IF SUCH DISCREPANCY IS FOUND.		
CODE COMPLIANCE: (1) GLAZING: THE CONTRACTOR SHALL CAUSE THE GLAZING IN ALL DOORS AND DOOR UNITS TO BE TEMPERED IN ACCORDANCE WITH THE LATEST IRC (INTERNATIONAL RESIDENTIAL CODE). FURTHER, ALL GLASS IN SHOWER AND/OR TUB AND WET AREAS SHALL BE TEMPERED GLASS, EXCEPT, PERHAPS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS AT LEAST 60 INCHES ABOVE FINISHED FLOOR. NOTE: LOCAL CODE SHALL TAKE PRECEDENCE TO THE IRC. (2) THE GLAZING OF THE WINDOWS AND/OR EXTERIOR DOORS SHALL COMPLY WITH THE IECC (INTERNATIONAL ENERGY CONSERVATION CODE), ALL OTHER ITEMS SUCH AS AIR-CONDITIONING, LIGHTING, MOISTURE PENETRATION AND OTHER ITEMS COMPOSING THE ENVELOPE SHALL ALSO WORK TOGETHER TO COMPLY WITH THE IECC. (3) THE MOST CURRENT MATERIALS AND METHODS OF CONSTRUCTION SHALL BE UTILIZED TO PREVENT MOLD DEVELOPMENT. (4) SEE LIGHTING AND ELECTRICAL PLAN CONCERNING CODE COMPLIANCE. (5) THE CONSTRUCTION SHALL COMPLY IN EVERY WAY TO THE LOCAL BUILDING CODE, IF THE LATEST IRC (INTERNATIONAL RESIDENTIAL CODE) SHALL BE ADHERED TO, SEE PLANS FOR SPECIAL NOTES. (6) THE WINDOW SIZES FOR FIRE EXIT PURPOSES SHALL COMPLY WITH THE APPLICABLE BUILDING CODE. IF THE WINDOW SIZING STATED HEREIN DOES NOT SATISFY THE LOCAL APPLICABLE CODE, THE CODE SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE APPLICABLE CODE AND LOCAL CODE APPLIES WHEN THE INTERNATIONAL RESIDENTIAL CODE SHALL BE ADHERED TO. (7) HANDRAILS AND GUARDRAILS (STAIRS AND BALCONIES) MAY NOT BE DRAWN TO SCALE. HOWEVER, THEY SHALL COMPLY TO CODE IN EVERY WAY (HEIGHT, SPACING, ETC.)		
GENERAL STRUCTURAL DISCLAIMER: THE DESIGNER IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM. THIS DESIGN FIRM IS NOT LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND/OR THE FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR RESPONSIBILITY FOR THE STRUCTURAL DESIGN. THIS DESIGN FIRM WILL NOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.		
FRAMING NOTES: (1) MINIMUM FRAMING REQUIREMENTS: MEMBER SPACING, SIZES, AND SPANS SHALL COMPLY WITH THE LATEST INTERNATIONAL RESIDENTIAL CODE. (2) SPECIAL BLOCKING FOR ALL GRAB BAR LOCATIONS. SEE PLANS AND CONSULT OWNER. (3) IF THE STRUCTURE IS TO RECEIVE A "HEAVY" ROOF FINISH MATERIAL, THE PERIMETER WALLS, ROOF RAFTERS, AND SPACING SHALL BE ENGINEERED. (4) IF A PERIMETER WALL IS OVER 10'-0" IN HEIGHT AND 16'-0" IN WIDTH, THE CONTRACTOR SHALL HAVE WALL SYSTEM ENGINEERED FOR WIND LOAD. (5) ALL DOOR POSITIONING TO BE ASSUMED 4 INCHES OR 5 INCHES (DEPENDENT UPON TRIM SELECTION) OFF HINGE-SIDE WALL UNLESS OTHERWISE NOTED OR TO BE CENTERED IF SPACE DOES NOT ALLOW 4 INCHES OR 5 INCHES ON EACH SIDE. (6) GRAB BAR BLOCKING: SEE NOTE.		
DIMENSION NOTES: ALL WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS DESIGN FIRM MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL ANGLES ARE CONSIDERED TO BE 45° UNLESS OTHERWISE STATED. THE SIZES OF WINDOWS AND DOORS PRESENTED IN THESE DRAWINGS ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL DIMENSIONS PURSUANT TO SPECIFIC MANUFACTURER'S SIZES.		
PLUMBING NOTES: FLOOR DRAINS SHALL BE EQUIPPED WITH TRAP PRIMERS OR DRAINED TO OUTSIDE, NOT IN SEWER SYSTEM. CONSULT OWNER AS TO WHICH.		
HVAC NOTES: UNLESS THE ATTIC RAFTER BAYS ARE INSULATED, THE CONTRACTOR SHALL PROVIDE CONTINUOUS ROOF RIDGE VENTS AND CONTINUOUS SOFFIT VENTS. EACH FRAMING BAY SHALL RECEIVE BATTLES TO DEVELOP AIR FLOW AROUND INSULATION. AIR RETURNS AND/OR SUPPLY CHASES PROVIDED IN THESE PLANS SHALL BE VERIFIED BY THE AIR CONDITIONING CONTRACTOR. IF RETURN AIR VENTS ARE THROUGH THE CEILING, THE FILTER SHALL BE PLACED IN THE ATTIC WITH EASY ACCESS FOR CHANGING. PLACEMENT OF THERMOSTAT CONTROL: 48" (MAXIMUM) ABOVE FINISH FLOOR (CENTER).		
MASONRY NOTES: WEEP HOLES SHALL BE PROVIDED PER INDUSTRY STANDARD. ALL CRITERIA TO BE PER CODE OR IF NO CODE EXIST, THEN THE INTERNATIONAL RESIDENTIAL CODE SHALL BE ADHERED TO. ELECTRICAL NOTES: SEE "SPECIAL ELECTRICAL/LIGHTING NOTES" ON LIGHTING AND ELECTRICAL PLANS.		

FLOOR FINISH SCHEDULE		
ROOM DESIGNATION	MATERIAL	NOTES
EXTERIOR ENTRY PORCH REAR PORCH	EXPOSED CONCRETE EXPOSED CONCRETE	(TBV) (TBV)
INTERIOR-ENTRY LEVEL		
FOYER	TO BE DETERMINED	(TBV)
KITCHEN/DINING AREA	TO BE DETERMINED	(TBV)
COFFEE BAR	TO BE DETERMINED	(TBV)
PANTRY	TO BE DETERMINED	(TBV)
LIVING AREA	TO BE DETERMINED	(TBV)
MASTER ALCOVE	TO BE DETERMINED	(TBV)
MASTER BEDROOM	TO BE DETERMINED	(TBV)
MASTER SITTING AREA	TO BE DETERMINED	(TBV)
MASTER BATH	TO BE DETERMINED	(TBV)
MASTER WC	TO BE DETERMINED	(TBV)
MASTER WIC	TO BE DETERMINED	(TBV)
ALCOVE-2	TO BE DETERMINED	(TBV)
BEDROOM-2	TO BE DETERMINED	(TBV)
BATH-2	TO BE DETERMINED	(TBV)
BEDROOM-2 CLOSET	TO BE DETERMINED	(TBV)
HALL	TO BE DETERMINED	(TBV)
ALCOVE-3	TO BE DETERMINED	(TBV)
BATH-3	TO BE DETERMINED	(TBV)
UTILITY	TO BE DETERMINED	(TBV)
STUDY/BEDROOM-3	TO BE DETERMINED	(TBV)
STUDY-BEDROOM-3 CLOSET	TO BE DETERMINED	(TBV)
GARAGE	EXPOSED CONCRETE	(TBV)
NOTES ALL FLOOR FINISHES TO BE VERIFIED AND SUBJECT TO CHANGE.		

LEGEND			
PLAN SYMBOLS:		TEMPERED GLAZING	
	GAS VALVE (OR PROPANE)		SOLATUBE
	WATER VALVE		SOLATUBE WITH LIGHT
	WATER CONNECTION FOR ICE MAKER		POT FILLER
	WATER FAUCET (HOSE BIB)		BUILT-IN IRONING BOARD
	TANKLESS WATER HEATER W/FREEZE PROTECTION SOLENOID VALVES	WALL TYPES:	
	WATER HEATER		
	WATER SOFTENER		
	ROOF PITCH		
	PLATE HEIGHT (ELEVATION)		
	CEILING HEIGHT (ELEVATION)		
	FLOOR LINE (ELEVATION)		
	BUILDING SECTION		
	WALL ELEVATION		

WINDOW STANDARDS	
	I.E. 3040 WINDOW 30 = WINDOW WIDTH 3'-0" 40 = WINDOW HEIGHT 4'-0" GENERAL NOTE: IF HEADER HEIGHT IS NOT SHOWN ON PLANS, IT IS UNDERSTOOD THAT IT SHALL BE A NOMINAL 6'-8". HOWEVER, THE TOP OF THE TOP RAIL (NOT SASH) SHALL BE IN LINE WITH THE TOP OF THE 6'-8" (NOMINAL) DOOR HEAD JAMB UNLESS NOTED TO THE CONTRARY.
FRENCH DOOR OPERATION STANDARDS	
	2- = NUMBER OF DOORS 30 = 3'-0" DOOR WIDTH 68 = 6'-8" DOOR HEIGHT ACTIVE=OPERATIVE INACTIVE=OPERATIVE, BOLTED FIX=NON-OPERATIVE

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A7	SITE PLAN

AREA TOTALS	
ENTRY LEVEL	2337 SF
UPPER LEVEL	N/A SF
TOTAL LIVING AREA (CONDITIONED)	
2337 SF	
TOTAL GARAGE PORCHES	
778 SF	
TOTAL AREA (NOT CONDITIONED)	
1155 SF	
TOTAL UNDER ROOF	
3492 SF	

DESIGN by TEXAS HOME PLANS
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1218 BANDERA HIGHWAY

HILL COUNTRY SIGNATURE HOMES

1060 ALBATROSS WAY, KERRVILLE, TEXAS

(COVERSHEET CONCEPT DRAWING: NOT TO SCALE/NOT FOR CONSTRUCTION)

GRAB BAR BLOCKING

MATERIAL: 2X6 MIN (WW OR YP)

COMMODE CLOSET BLOCKING: HEIGHT: TOP=38" AFF.
SPAN BEHIND COMMODE: MIN 16" EACH SIDE OF CENTER.
SPAN EITHER (OR BOTH) SIDES OF COMMODE CLOSET: 60" FROM REAR WALL.

SHOWER BLOCKING: HEIGHT: TOP=38" AFF.
SPANS:
SHOWERHEAD ON WALL LEFT OR RIGHT OF ENTRY: COMMENCE WITHIN 6" MAX OF ENTRY & CONTINUE TO THE INTERSECTING WALL. INTERSECTING WALL SHALL RECEIVE BLOCKING CONTINUOUSLY ALSO.
SHOWERHEAD ON WALL OPPOSITE ENTRY: SAME AS ABOVE.

TUB/SHOWER BLOCKING:
UPPER BAR: HEIGHT: TOP=38" AFF.
LOCATION: FULL WIDTH OF "HEAD," "BACK," & "FOOT" WALLS.
LOWER BAR: HEIGHT: TOP=28" AFF.
LOCATION: FULL WIDTH OF "BACK" WALL.

FIREPLACE LEGEND

ISOKERN WOOD/GAS

GAS ONLY FIREPLACE

TRADITIONAL MASONRY WOOD/GAS

ZERO CLEARANCE WOOD/GAS

ABBREVIATIONS	
DOOR:	
AD	ACTIVE DOOR
BF	BI-FOLD DOOR
BP	BYPASS DOOR
FAT	FULL ARCHED TOP
OHD	OVERHEAD DOOR
PKT	POCKET DOOR
SH	SIDE HINGE
WINDOW:	
AT	ARCHED TOP
AWN	AWNING
CMT	CASEMENT
DH	DOUBLE HUNG
FAT	FULL ARCHED TOP
FC	FRENCH CASEMENT
GB	GLASS BLOCK
HH	HEADER HEIGHT
HS	HORIZONTAL SLIDER
HP	HOPPER
PV	PICTURE OVER HS
SH	SINGLE HUNG
SL	SLIP SPRING LINE
TR	TRANSOM
TR/X	TRANSOM MULLED
TT	TILT/TURN
VP	VENTING PICTURE
/X	MULLED UNITS
APPLIANCE:	
BC	BEVERAGE COOLER
CP	CIRCULATING PUMP
CT	COOKTOP
DW	DISHWASHER
FRZ	FREEZER
ICE/IM	ICE MAKER
MW	MICROWAVE
O/R	OVEN/RANGE
REF	REFRIGERATOR
RV/SHR	ROLL-IN SHOWER
SHR	SHOWER
TFC	TANKLESS WTR. HTR
TPO	TRASH PULL-OUT
TC	TRASH COMPACTOR
WH	WATER HEATER
WS	WATER SOFTENER
WC	WINE COOLER
WD	WARMER DRAWER
W/O	STACKED WASH/DRY
MISCELLANEOUS:	
ABV	ABOVE
A/C	AIR CONDITIONING
ABY	ABY FINISH FLOOR
AFG	ABY FINISH GRADE
ALCV	ALCOVE
ALUM	ALUMINUM
BD	BOARD
BD/BA	BOARD&BATTEN
BOB	BOTTOM OF BEAM
BOBH	BOTTOM OF BULKHEAD
BTWN	BETWEEN
MB	MASONRY UNIT
C/O	CASED OPENING
CB	CEMENT BOARD
CL	CLOSE
CLG	CEILING
COL	COLUMN
CMU	CONCRETE
CNTR	COUNTER
DB	DRAWER BASE
DN	DOWN
DS	DOWN SPOUT
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
ENGRD	ENGINEERED
EQ	EQUAL
FD	FLOOR DRAIN
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GYP	GYPSPUM BOARD
HB	HOSE BIB
HT	HEIGHT
IB	IRONING BOARD
ID	INSIDE DIAMETER
IR	INFRARED
LT	LIGHT
MAX	MAXIMUM
MC	MEDICINE CABINET
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NTS	NOT TO SCALE
OCT	OCTAGONAL
OD	OUTSIDE DIAMETER
OH	(ROOF) OVERHANG
PF	POT FILLER
PL	PLATE
PWD	POWDER (ROOM)
R	RISER
R/A	RETURN AIR
R/O	REVERSE OSMOSIS
RAD	RADIUS
REC	RECYCLE BIN
RM	ROOM
R/S	ROD(S)/SHELF
SIC	STEP-IN CLOSET
SIM	SIMILAR
SOFT	SOFT SQUARE FOOT
S/S	STAINLESS STEEL
TBD	TO BE DETERMINED
CBE	TO BE ENGINEERED
TBV	TO BE VERIFIED
TV	TELEVISION
TYP	TYPICAL
W/	WITH
WC	WATER CLOSET
WD	WOOD
WIC	WRUGHT IRON
W/O	WITHOUT
IR-1	ONE ROD/
IR-2	ONE SHELF
2R-1	TWO RODS/
2R-2	ONE SHELF

REVISIONS	
4-15-2025	SITE PLAN

HILL COUNTRY SIGNATURE HOMES

1060 ALBATROSS WAY

LOT 14, PHASE 16, COMANCHE TRACE

KERR COUNTY, KERRVILLE, TEXAS

4-15-2025

SITE PLAN

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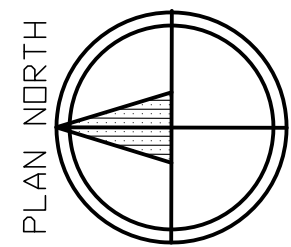
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MAY THIS HOUSE BE BUILT FOR THE GLORY OF GOD.

IMPORTANT NOTICE!
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MAY THIS HOUSE BE BUILT FOR THE GLORY OF GOD.



2.01

ENTRY LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA TOTALS	
ENTRY LEVEL	2337 SF
UPPER LEVEL	N/A SF
TOTAL LIVING AREA (CONDITIONED)	2337 SF
GARAGE	778 SF
PORCHES	377 SF
TOTAL AREA (NOT CONDITIONED)	1155 SF
TOTAL UNDER ROOF	3492 SF

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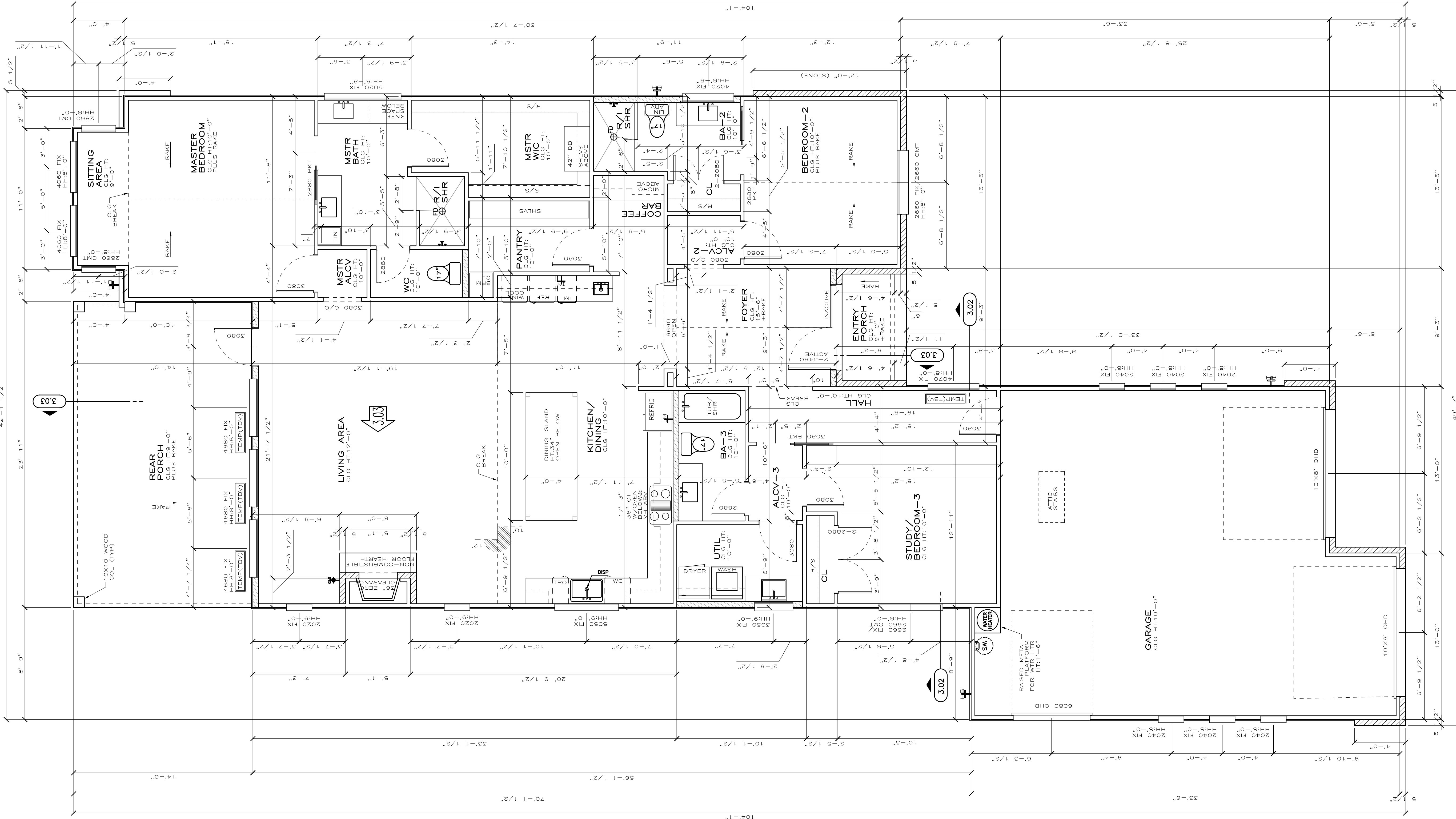
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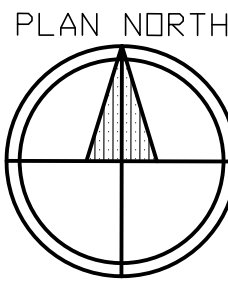
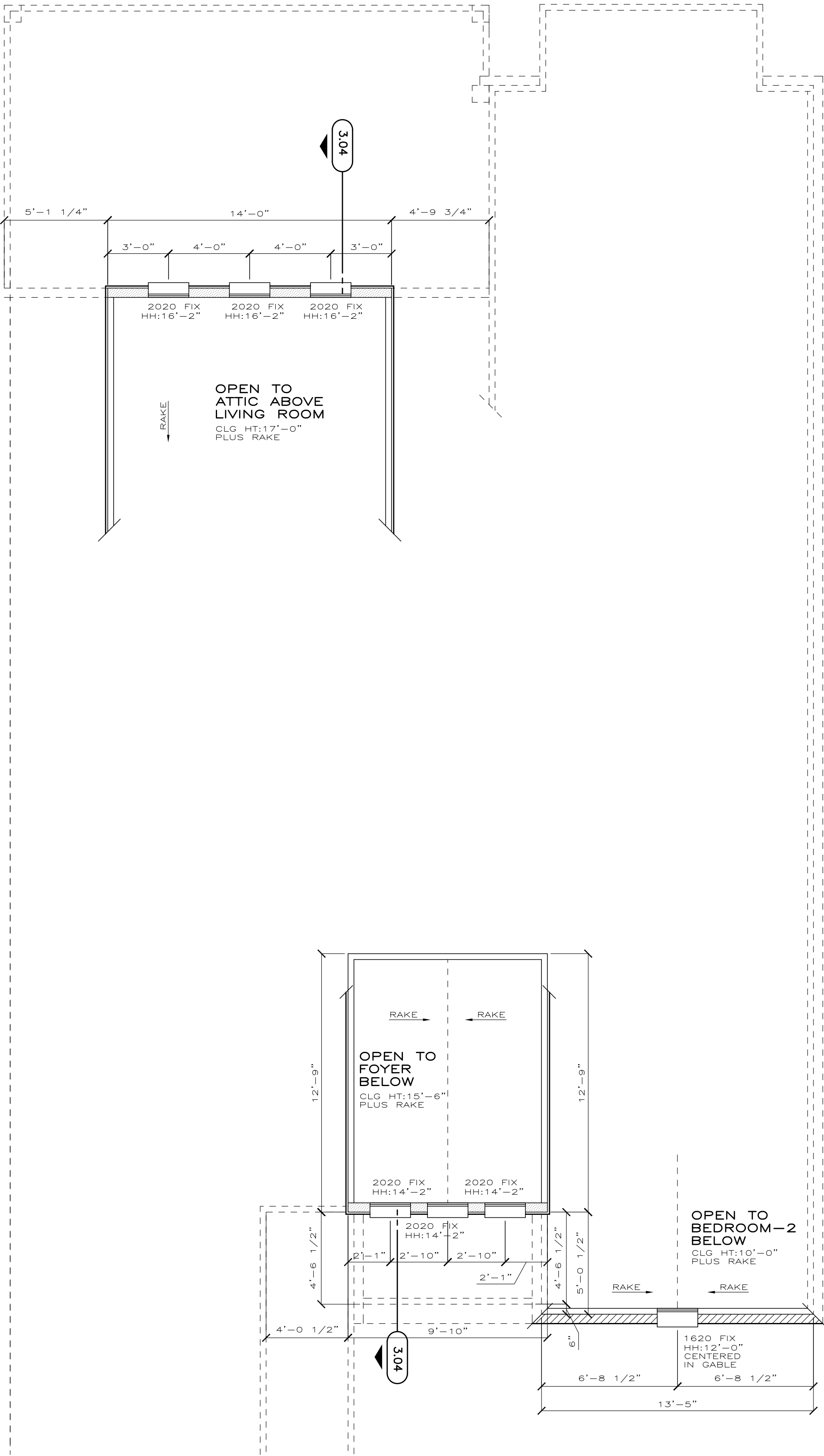
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2a.01 UPPER WINDOWS FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA TOTALS	
ENTRY LEVEL	2337 SF
UPPER LEVEL	N/A SF
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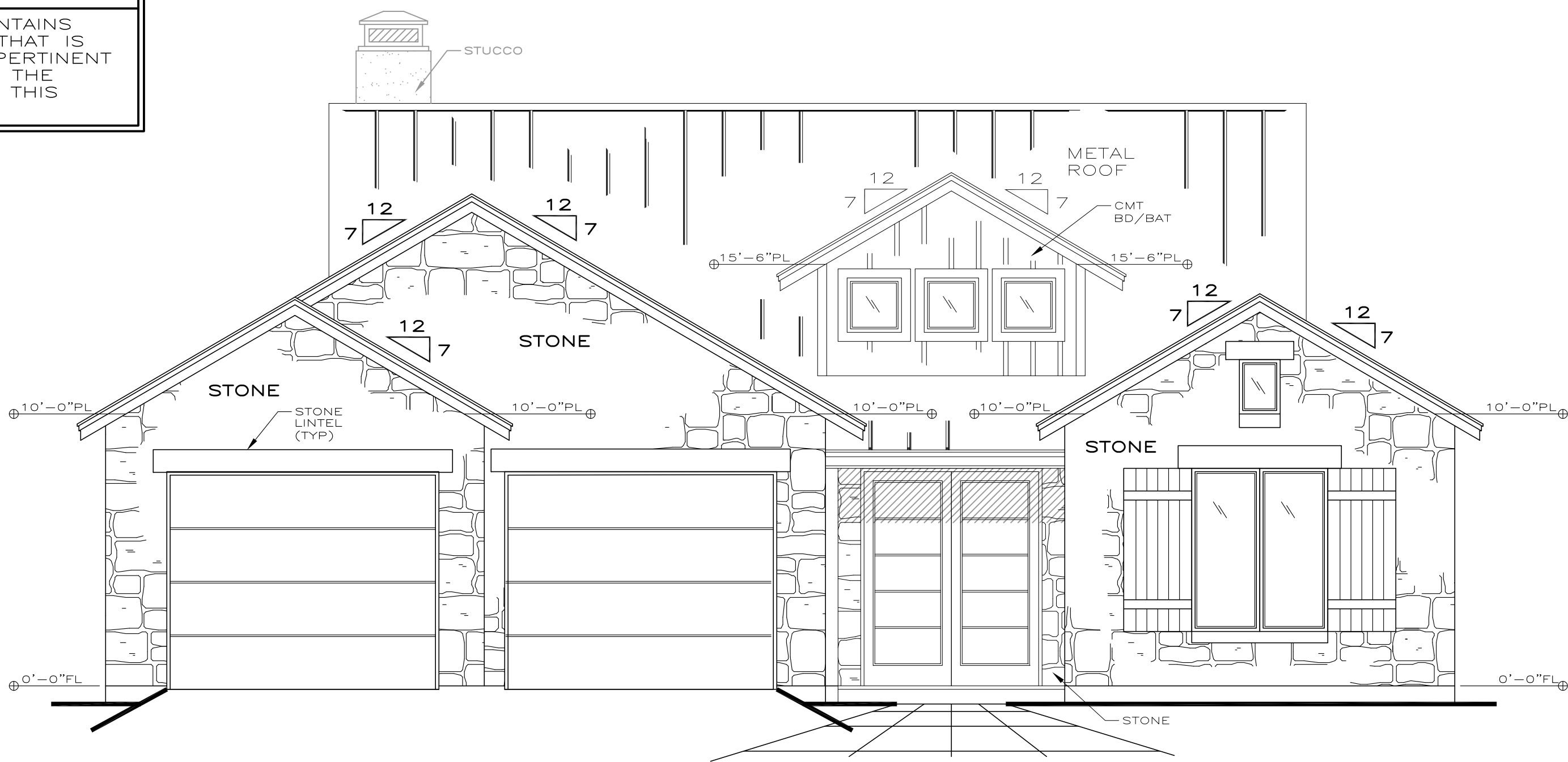
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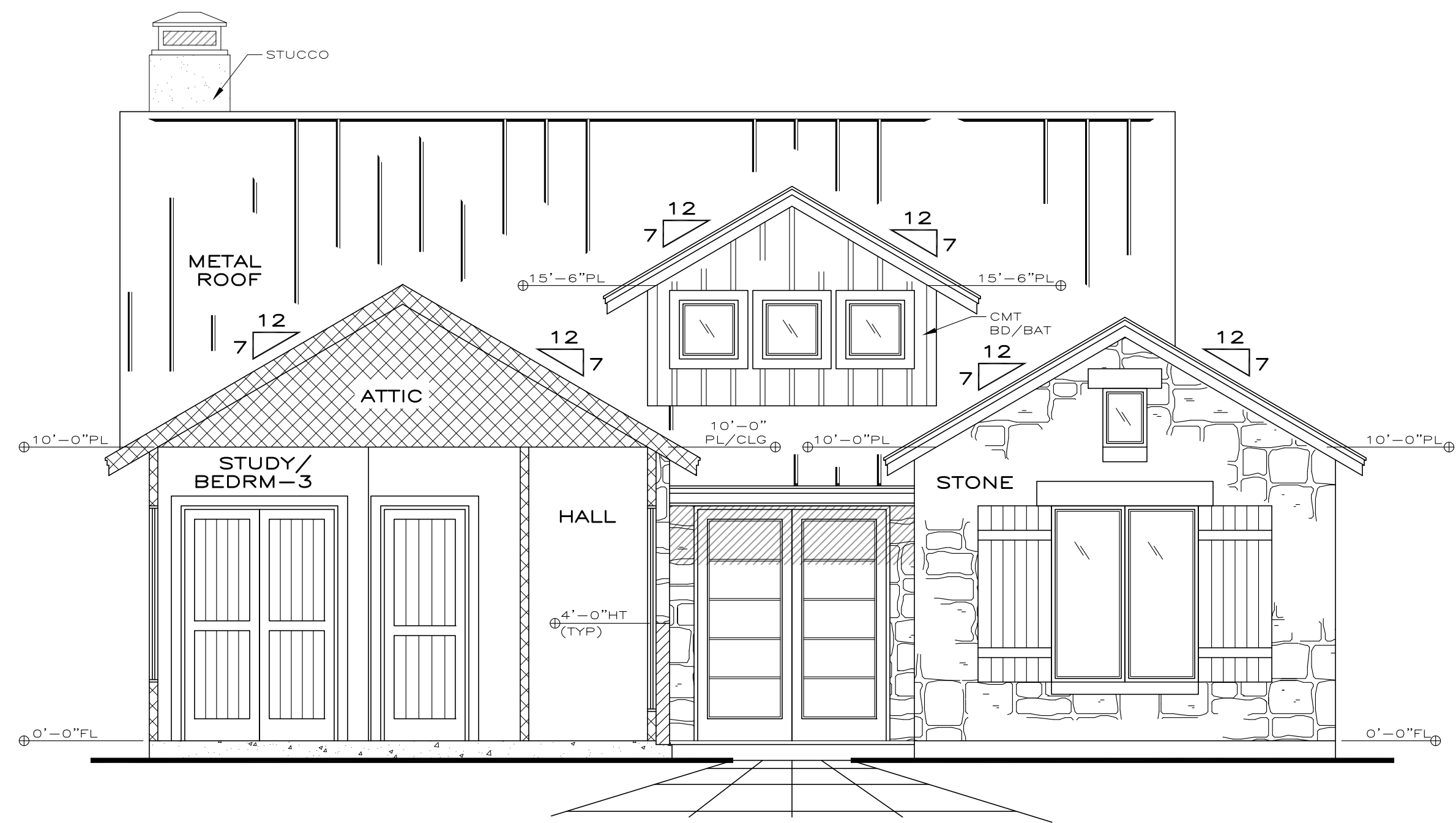
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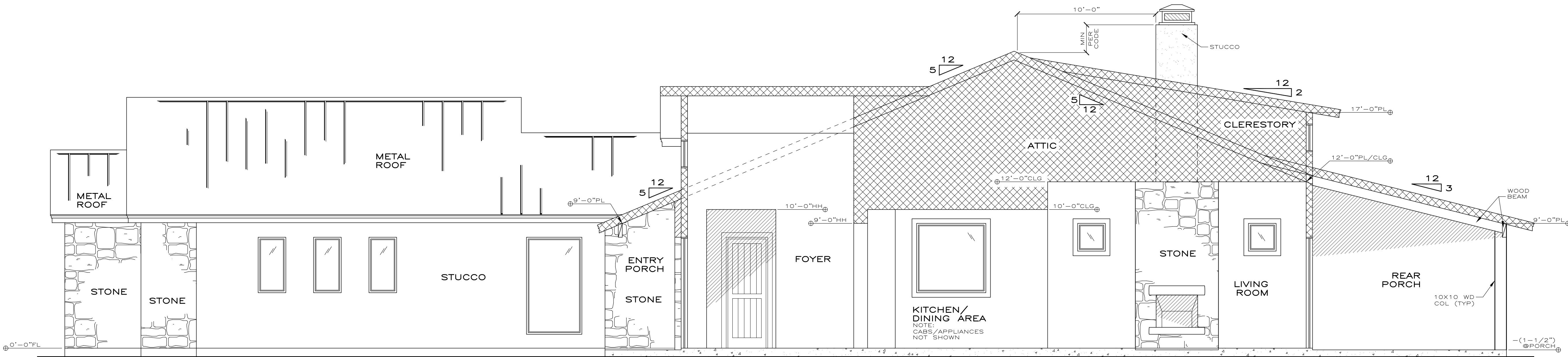
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3.01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3.02 BLDG SECTION THRU BEDROOM-3
SCALE: 1/4" = 1'-0"



3.03 BLDG SECTION/FIREPLACE ELEVATION
SCALE: 1/4" = 1'-0"

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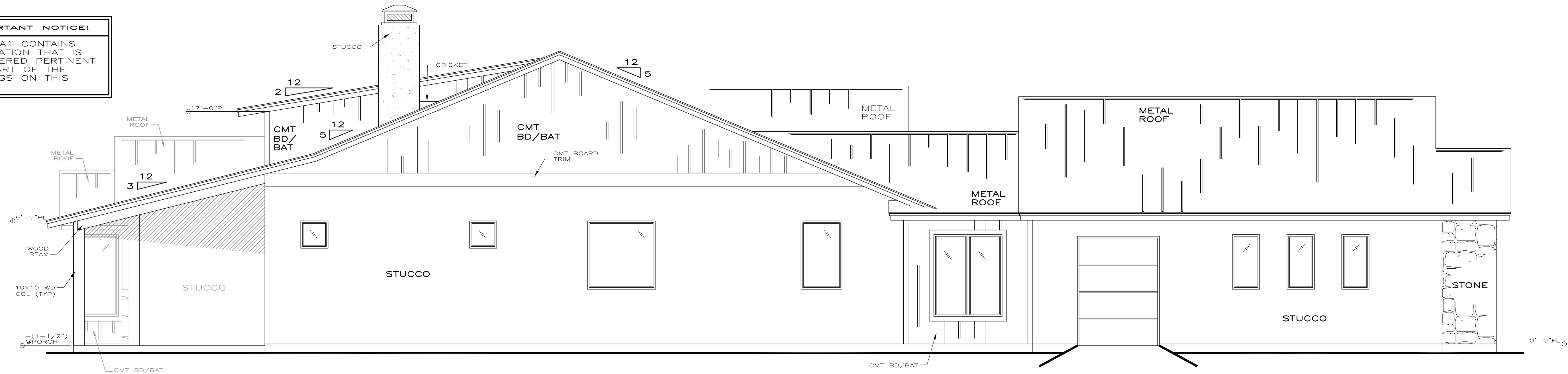
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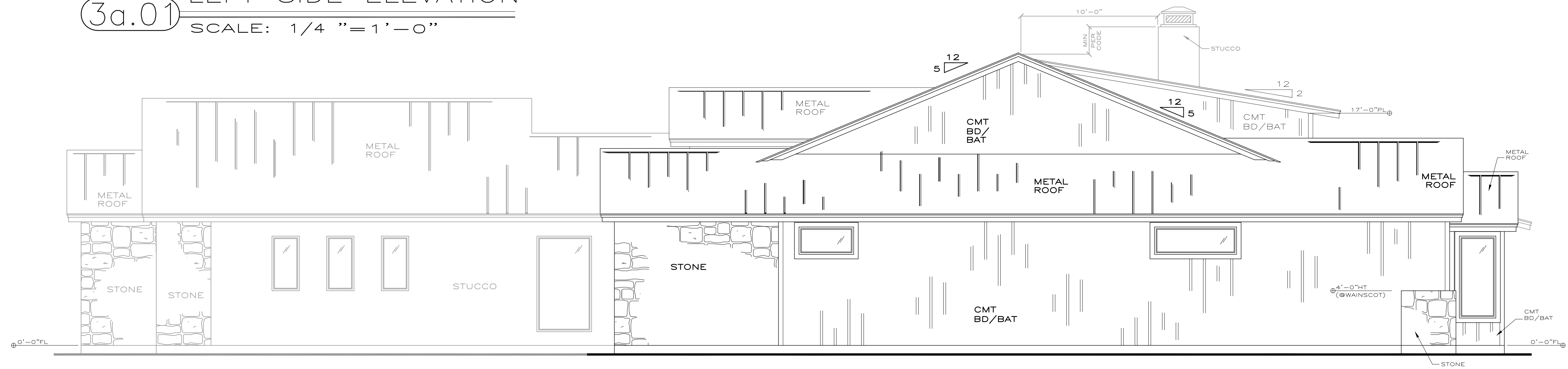
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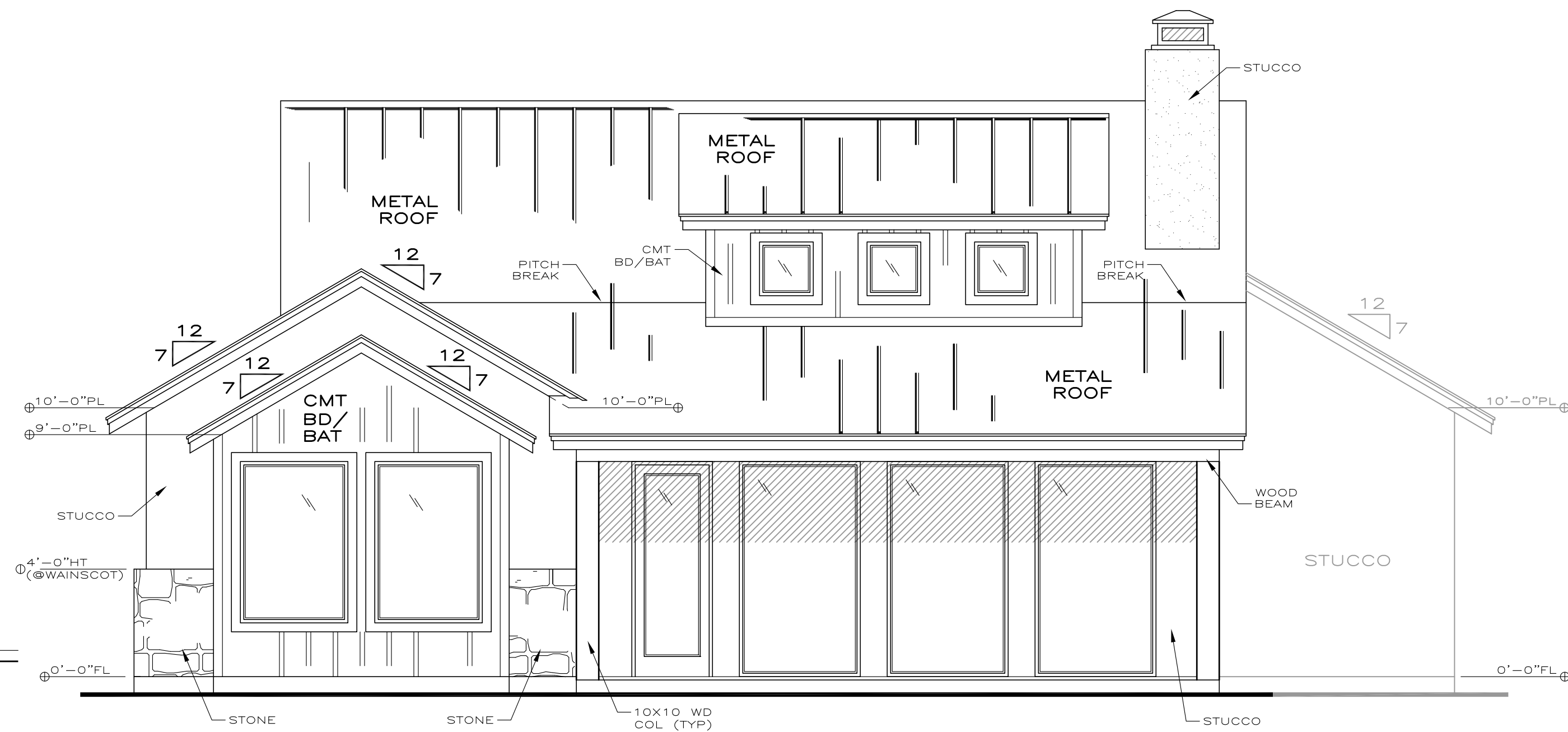


3a.01 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3a.02 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3a.03 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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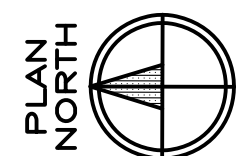
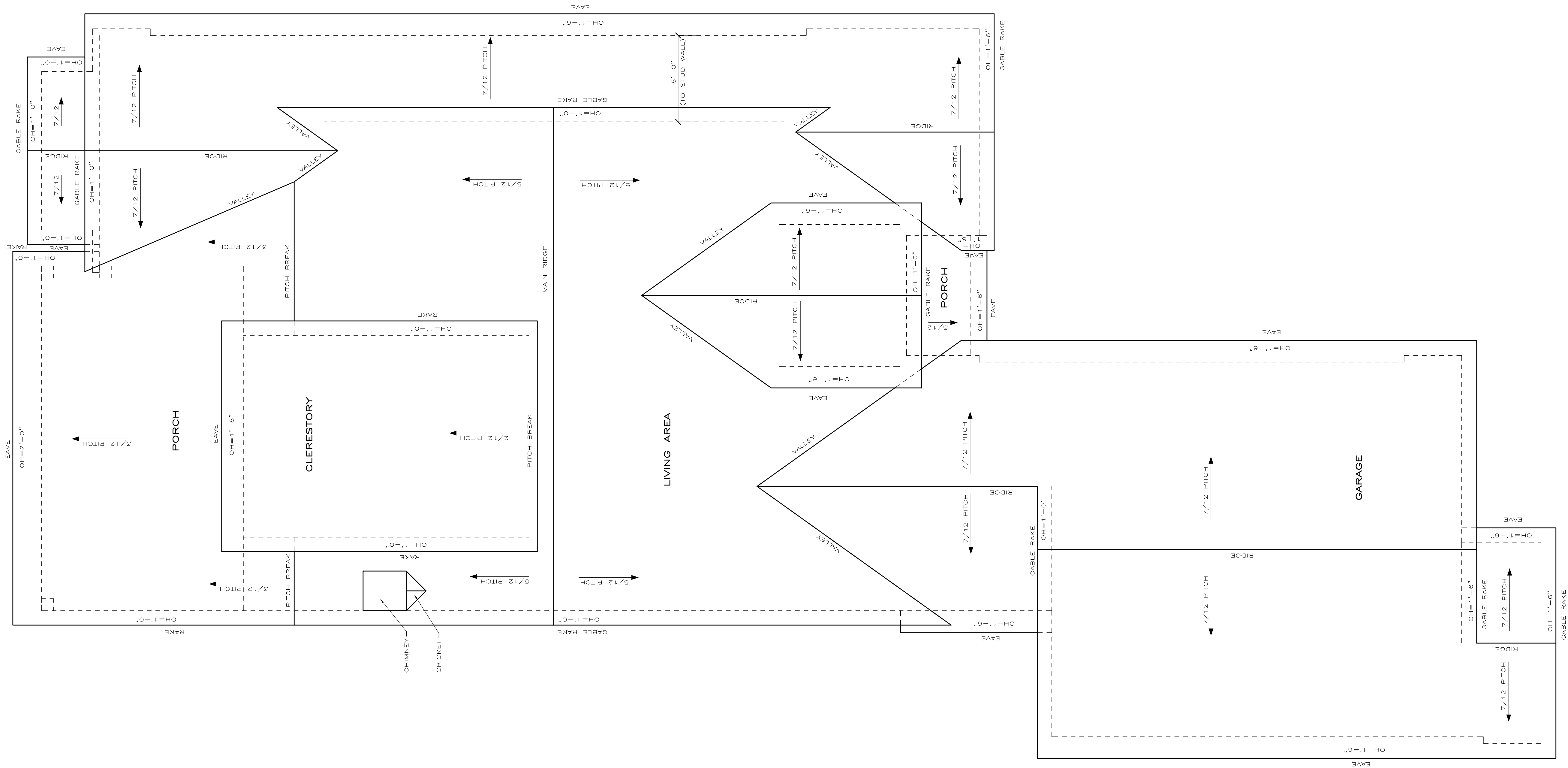
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4.01

ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTE:

THE ROOF OVERHANGS ARE MEASURED FROM THE OUTSIDE OF THE STUD WALL TO THE END OF THE RAFTER TAIL.

SUN TUNNELS (IF APPLICABLE) NOT SHOWN ON ROOF PLAN.

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PLEASE BE ADVISED THAT OUR CLIENT HAS PROVIDED TEXAS HOME PLANS WITH CERTAIN SPECIFIC INFORMATION CONCERNING THE DESIGN OF THEIR FOUNDATION. TO THE BEST OF OUR KNOWLEDGE, THIS INFORMATION HAS BEEN SET FORTH IN THIS DRAWING. WE (THIS FIRM AND OUR CLIENT) EXPECT THAT SAID DETAILS BE INCORPORATED INTO THE FOUNDATION DESIGN. HOWEVER, WE CANNOT GUARANTEE PROBLEMS. FURTHER, WE EXPECT THE ENGINEERING FIRM TO SEEK FINAL APPROVAL OF SAID DETAILS FROM THE CLIENT PRIOR TO THE PUBLISHING OF THE FOUNDATION DESIGN.

UNDER NO CIRCUMSTANCES SHALL THIS DRAWING BE USED TO CONSTRUCT THE FOUNDATION OR PLUMBING SUB-STRUCTURE. ITS PURPOSE IS ONLY AS A GUIDE TO THE FLOOR PLAN AND TO ASSIST THE ENGINEER AND PLUMBER IN CONTRACTING THE FOUNDATION AND PLUMBING IN DESIGNING AND IMPLEMENTING THE FOUNDATION PLAN. IN ANY EVENT, THE FLOOR PLAN SHALL TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE CHECKED AGAINST THE FLOOR PLAN.

PLEASE NOTE: SEE LIGHTING & ELECTRICAL PLAN FOR LOCATION OF FLOOR PLUGS.

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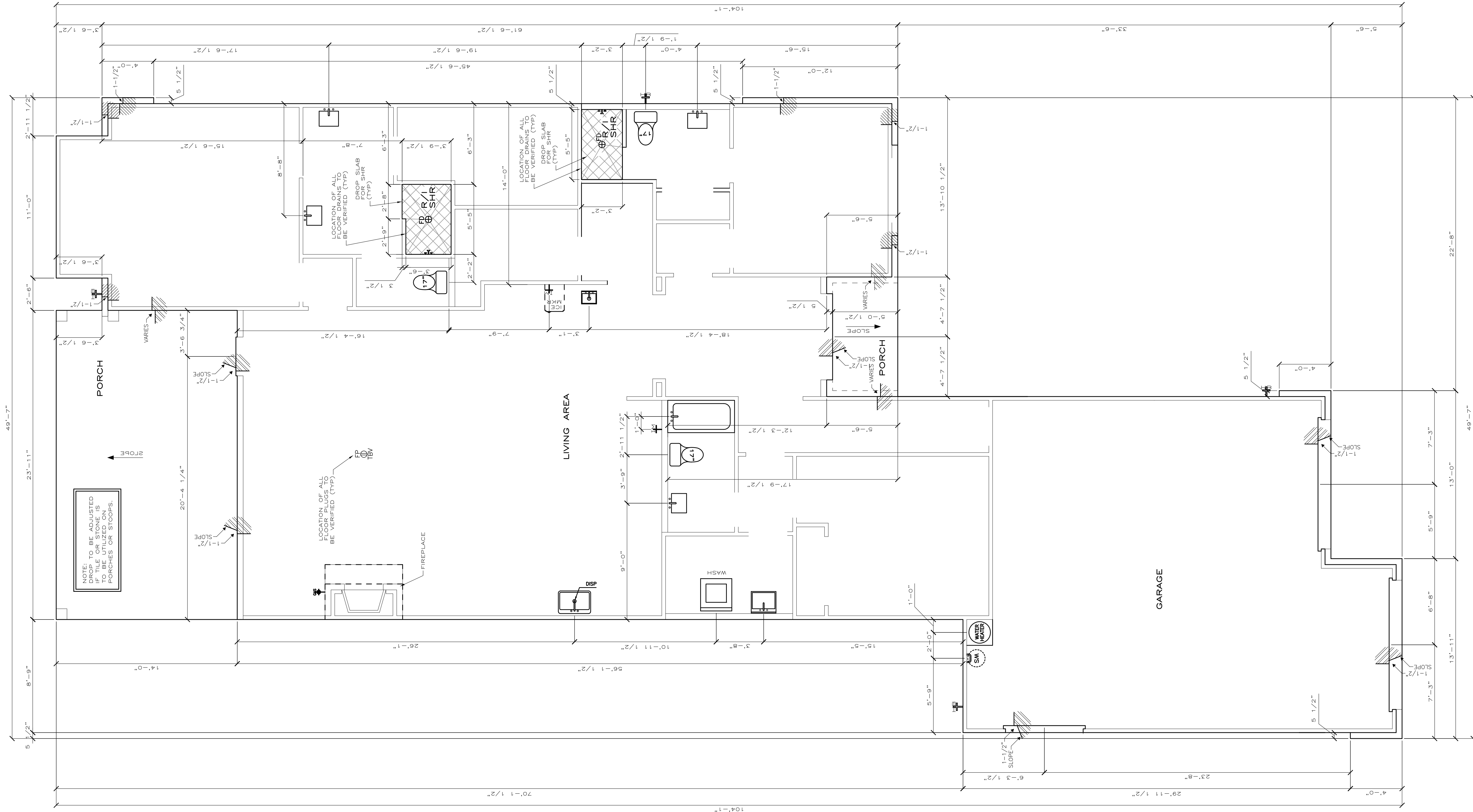
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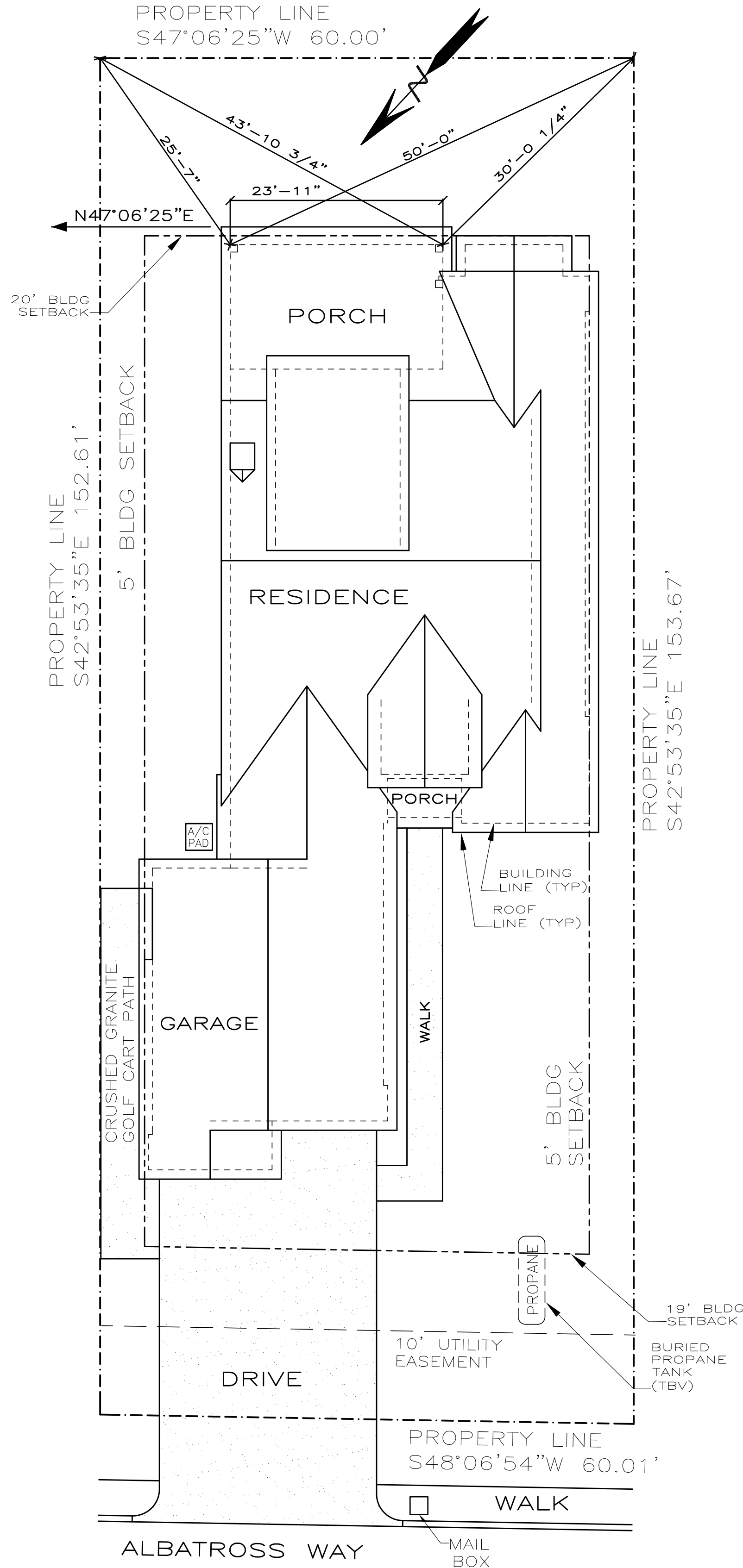
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6.01

FOUNDATION FOOTPRINT & PLUMBING LAYOUT

SCALE: 1/4" = 1'-0"



LEGAL DESCRIPTION:
LOT 14, PHASE 16
COMANCHE TRACE
KERR COUNTY, TEXAS
MUNICIPAL ADDRESS:
1060 ALBATROSS WAY
KERRVILLE, TEXAS

REVISIONS
4-15-2025 SITE PLAN

HILL COUNTRY SIGNATURE HOMES
1060 ALBATROSS WAY
LOT 14, PHASE 16, COMANCHE TRACE
KERR COUNTY, KERRVILLE, TEXAS

KERRVILLE . TEXAS . 78028 . 830-257-2311

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1218 BANDERA HIGHWAY

LINETYPE LEGEND:
-----BUILDING SETBACK
.....CONTOURS (INTERIM)
.....CONTOURS (MAIN)
-----ELECTRICAL SERVICE
-----PROPERTY LINE
-----SEWER SERVICE
-----STREET CENTER
-----WATER SERVICE
-----UTILITY EASEMENT

7.01 SITE PLAN
SCALE: 1"= 10'-0"