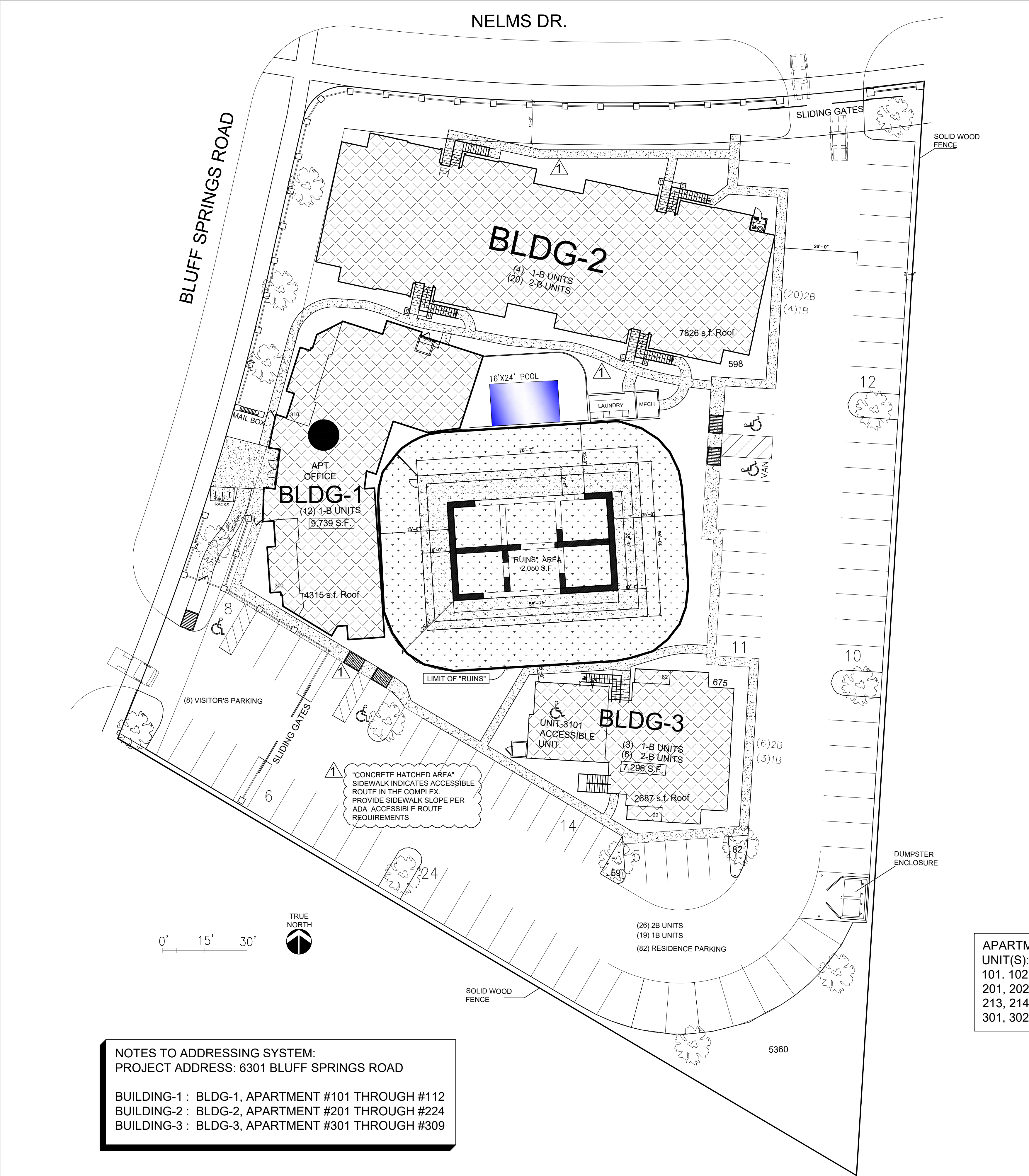




THE CIRCLE AT THE NELMS

APARTMENTS (BLDGS-1, 2,&3)

6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744

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S-25		TYPICAL FRAMING DETAILS II
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M-01		TYPICAL ONE BEDROOM MECH. LAYOUT
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E-00		ELECTRICAL GENERAL NOTES & COVER SHEET
E-02		TYPICAL TWO BEDROOM ELECTRICAL LAYOUT
E-03		ELECTRICAL ONE-LINE & DEMAND LOADS (ALL 3 BLDGS)
P-00		PLUMBING COVER SHEET
P-01		PLUMBING ONE BEDROOM PIPING LAYOUT
P-02		PLUMBING TWO BEDROOM PIPING LAYOUT
S-01		ELECTRICAL SITE PLAN

TOTAL LANDSCAPED AREA: 27,260 S.F. (35.7%)
TOTAL IMPERVIOUS AREA: 49,197 S.F. (64.3%)

ZONING: MF-4-H-CO

LAND AREA: 76,457 S.F.

RUINS AREA: 2,050 S.F.

BUFFER + RUINS AREA: 9,230 S.F.

BUILDABLE AREA: 30,489 S.F.

60% MAX. BLDG AREA: 45,874 S.F.

STREET SETBACK: 15 FT.

SIDE SETBACK: 15 FT.

BLDG HEIGHT: 60 FT.

CONSTRUCTION TYPE: V-A

PARKING REQUIREMENTS:

#25-6-501 & APPENDIX-A:

ONE(1) BEDROOM: (1.5) / UNIT.

1.5X 19 UNITS = 29 SPACES

TWO(2) BEDROOM: (2) / UNIT.

2 X 26 UNITS = 52 SPACES

TOTAL REQUIRED: (81) SPACES

TOTAL PARKING: (85) SPACES

2B UNITS: 11X(3)-STORY = 33 UNITS

1B UNITS: 4X(3)-STORY = 16 UNITS

TOTAL APARTMENTS: 45 UNITS

2B: 904 S.F. X 11 = 9,944 S.F.

1B: 685 S.F. X 4 = 2,740 S.F.

12,684 S.F.

TOTAL HEATED AREA: 34,876 S.F.

BLDG-1 TOTAL HEATED AREA - 9,312 HEATED S.F.

BLDG-2 TOTAL HEATED AREA - 18,268 HEATED S.F.

BLDG-3 TOTAL HEATED AREA - 7,296 HEATED S.F.

TOTAL REQUIRED: (84) SPACE

COMPACT: (84-12)X30% = (22)

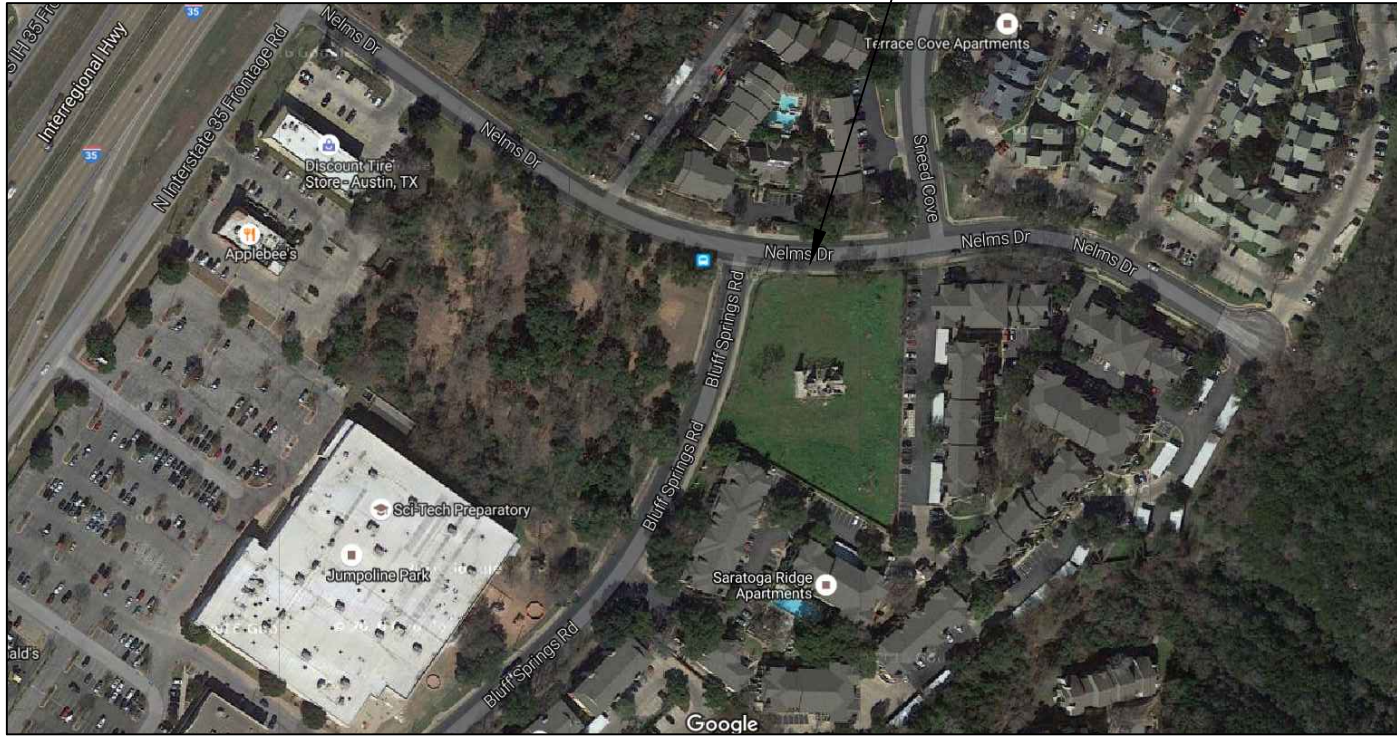
ADA NOTE: UNIT-3101 IN BLDG-3 IS DESIGNATED AS WHEEL-CHAIR ACCESSIBLE UNIT

APARTMENT UNIT ADDRESSING:
UNIT(S):
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112,
201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212,
213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224,
301, 302, 303, 304, 305, 306, 307, 308, 309.

ARCHITECTURE: TCHEN ARCHITECT
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512. 351. 1801

STRUCTURE: GENESIS 1 ENGINEERING CO.
6104 S.1ST ST. STE-105
AUSTIN, TEXAS 78745
512. 899. 4426

M E P : ARTHUR R. MIKA ENGINEERING, LLC
501 W. FITZHUGH ROAD
DRIPPING SPRINGS, TEXAS 78620
512. 773. 6707



VICINITY MAP

N.T.S.

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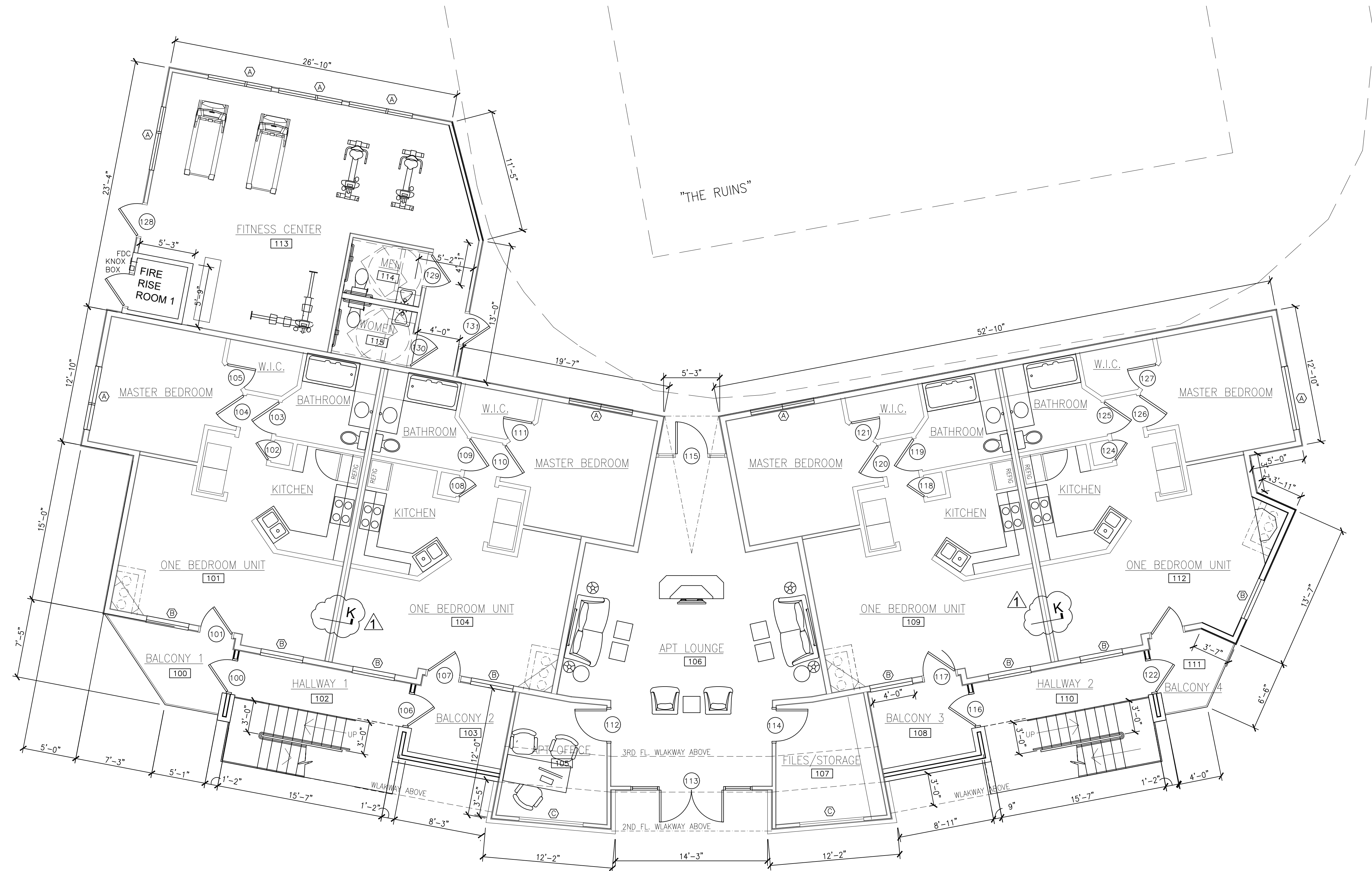
LICENSE NUMBER 7911

EXP. DATE: 1.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE SITE PLAN & DETAILS

SHEET NUMBER

A0-0.0



1 BLDG-1 FIRST FLOOR PLAN

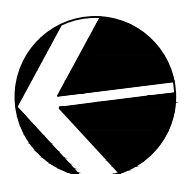
3/16" = 1'-0"

(4) 1-BR UNITS = 2,632 HEATED S.F.
FITNESS CENTER = 687 HEATED S.F.
OFFICE = 729 HEATED S.F.
TOTAL : 1ST FLOOR: 4,048 HEATED S.F.

▲ BUILDING-1 HEATED AREA TABULATION:

FIRST FLOOR - 4,048 HEATED S.F.
SECOND FLOOR - 2,632 HEATED S.F.
THIRD FLOOR - 2,632 HEATED S.F.
BLDG-1 TOTAL HEATED AREA - 9,312 HEATED S.F.

TRUE NORTH



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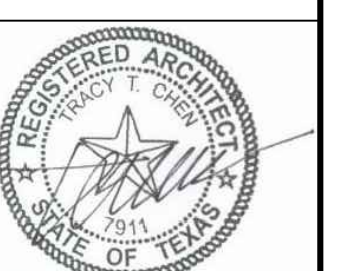
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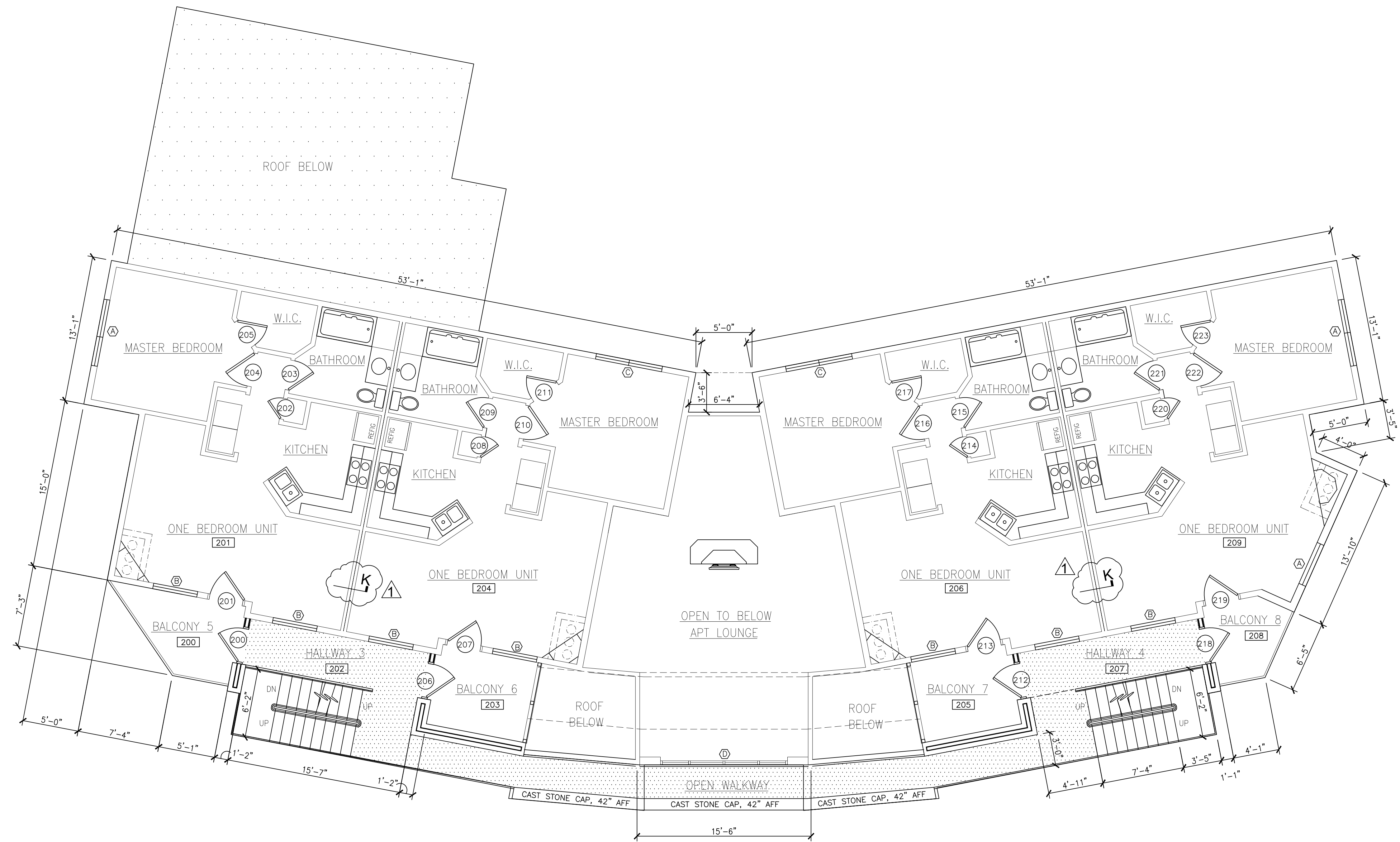
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PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-1 FIRST FLOOR PLAN

SHEET NUMBER

A1-1.0



1 BLDG-1 SECOND FLOOR PLAN

3/16" = 1'-0"

(4) 1-BR UNITS = 2,632 HEATED S.F.



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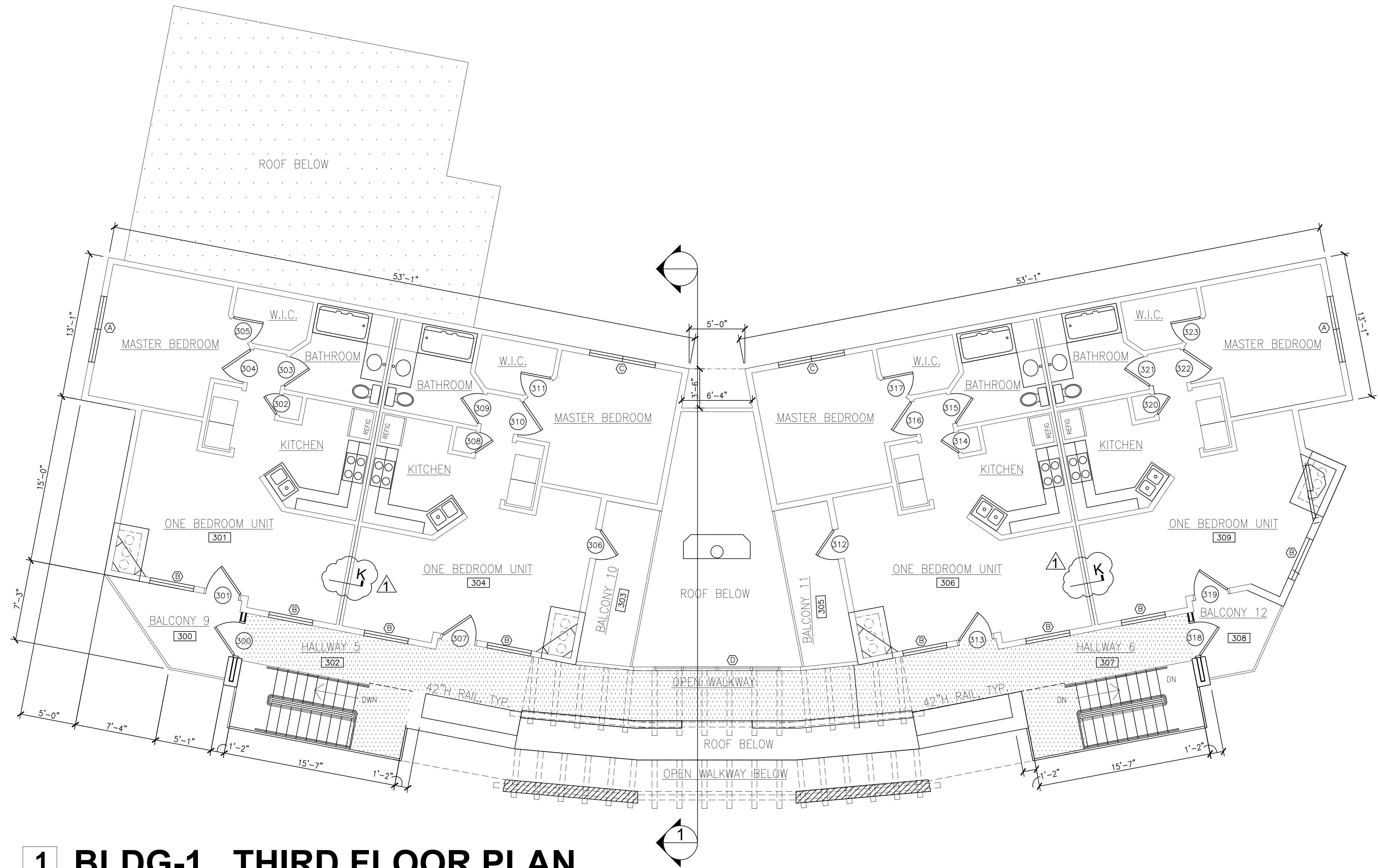
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AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-1 SECOND FLOOR PLAN

SHEET NUMBER

A1-1.1



1 BLDG-1 THIRD FLOOR PLAN

3/16" = 1'-0"

(4) 1-BR UNITS = 2,632 HEATED S.F.



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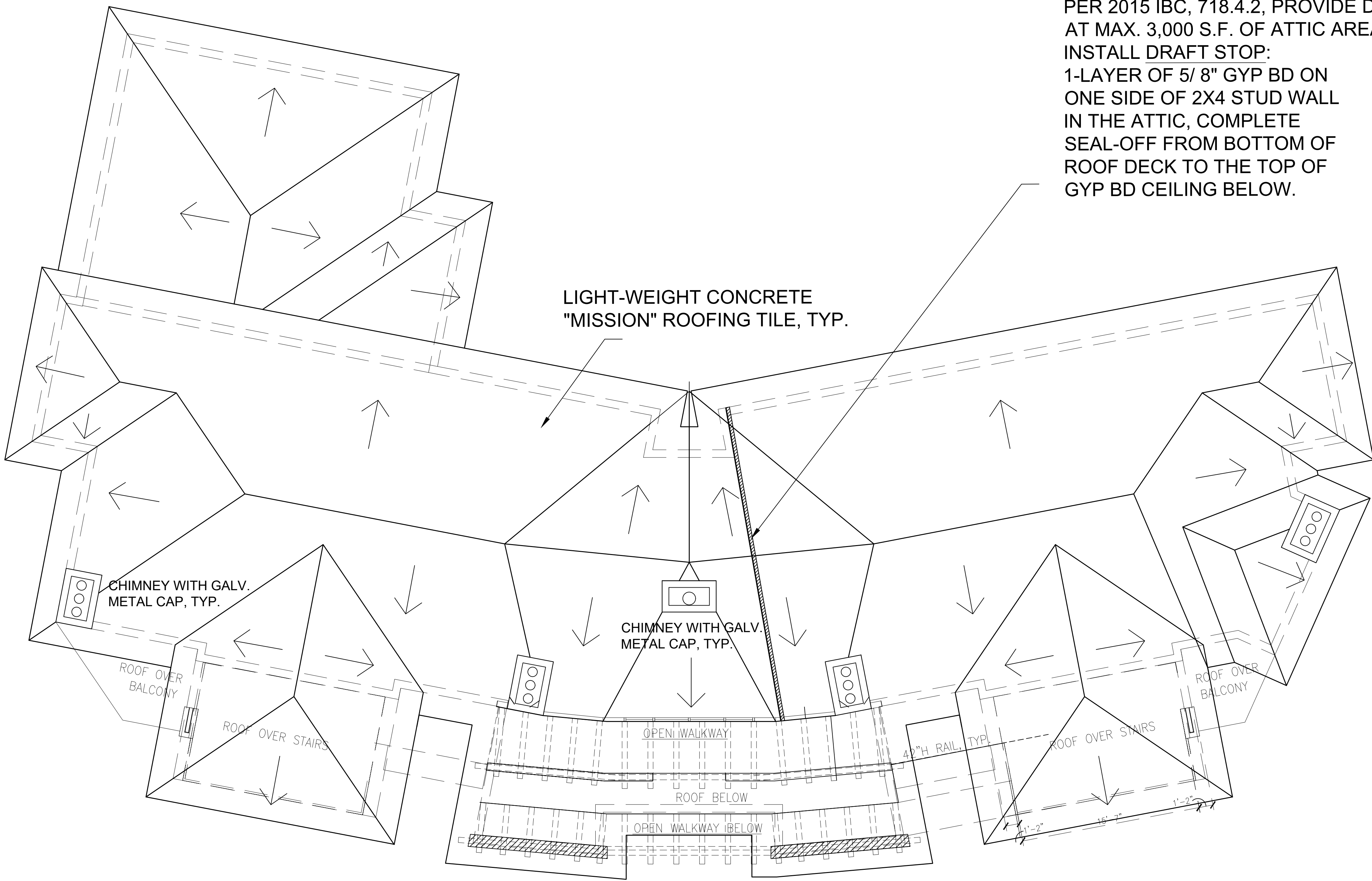
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AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-1 THIRD FLOOR PLAN

SHEET NUMBER

A1-1.2



PER 2015 IBC, 718.4.2, PROVIDE DRAFTSTOP AT MAX. 3,000 S.F. OF ATTIC AREA.
INSTALL DRAFT STOP:
1-LAYER OF 5/ 8" GYP BD ON ONE SIDE OF 2X4 STUD WALL IN THE ATTIC, COMPLETE SEAL-OFF FROM BOTTOM OF ROOF DECK TO THE TOP OF GYP BD CEILING BELOW.

LIGHT-WEIGHT CONCRETE "MISSION" ROOFING TILE, TYP.

CHIMNEY WITH GALV. METAL CAP, TYP.

CHIMNEY WITH GALV. METAL CAP, TYP.

ROOF OVER BALCONY

ROOF OVER STAIRS

OPEN WALKWAY

ROOF BELOW

OPEN WALKWAY BELOW

42"H RAIL, TYP.

ROOF OVER STAIRS

ROOF OVER BALCONY

1 BLDG-1 ROOF PLAN

3/16" = 1'-0"

- ROOF NOTE:
- 1) INSTALL CLASS-A 30# ROOFING FELT OVER 1/2" EXTERIOR ROOF SHEATHING. CONNECT ROOF SHEATHING WITH PRODUCT-SPECIFIED GALV. METAL CLIPS.
 - 2) INSTALL CRICKETS AND FLASHING / COUNTER FLASHING PER PRODUCT SPEC.
 - 3) INSTALL GALV. METAL VALLEY FLASHING PER PRODUCT SPEC.
 - 4) INSTALL EDGE DRIP FLASHING PER PRODUCT SPEC.
 - 5) INSTALL LIGHT-WEIGHT CONCRETE ROOF "MISSION" PROFILE TILE.
 - 6) PER 2015 IBC 708.4.2 PROVIDE DRAFTSTOP AT EVERY 3,000 S.F. (OR LESS)OF ATTIC AREA.



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SHEET TITLE BUILDING-1 ROOF PLAN

SHEET NUMBER

A1-1.3

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SHEET TITLE BLDG-1 WEST & EAST ELEVATIONS

SHEET NUMBER

A1-2.0



PER JUNE 2013: SUBCHAPTER-E, SEC. 3.2.2(A)	REQUIREMENTS BETWEEN 10FT TO 30FT AFF (FACING INTERNAL CIRCULATION ROUTE)
* FIRST FLOOR REQUIREMENTS * (FACING PRIMARY ROADWAY)	
AREA OF PARKING FACADE BETWEEN 0' TO 10' = 1080 S.F.	AREA OF STREET FACADE BETWEEN 10' TO 30' = 2017 S.F.
GLAZING AREA, MIN. 40% OF 1080 S.F. = 432 S.F.	*GLAZING AREA*, MIN. 25% OF 2017 S.F. = 508 S.F.
GLAZING AREA PROVIDED = 441 S.F. > 432 S.F. OK	GLAZED AREA PROVIDED = 524 S.F. > 508 S.F. OK
VISUAL TRANSMITTANCE = 441 S.F. > 216 S.F.(1/2 of 432 s.f.) OK	

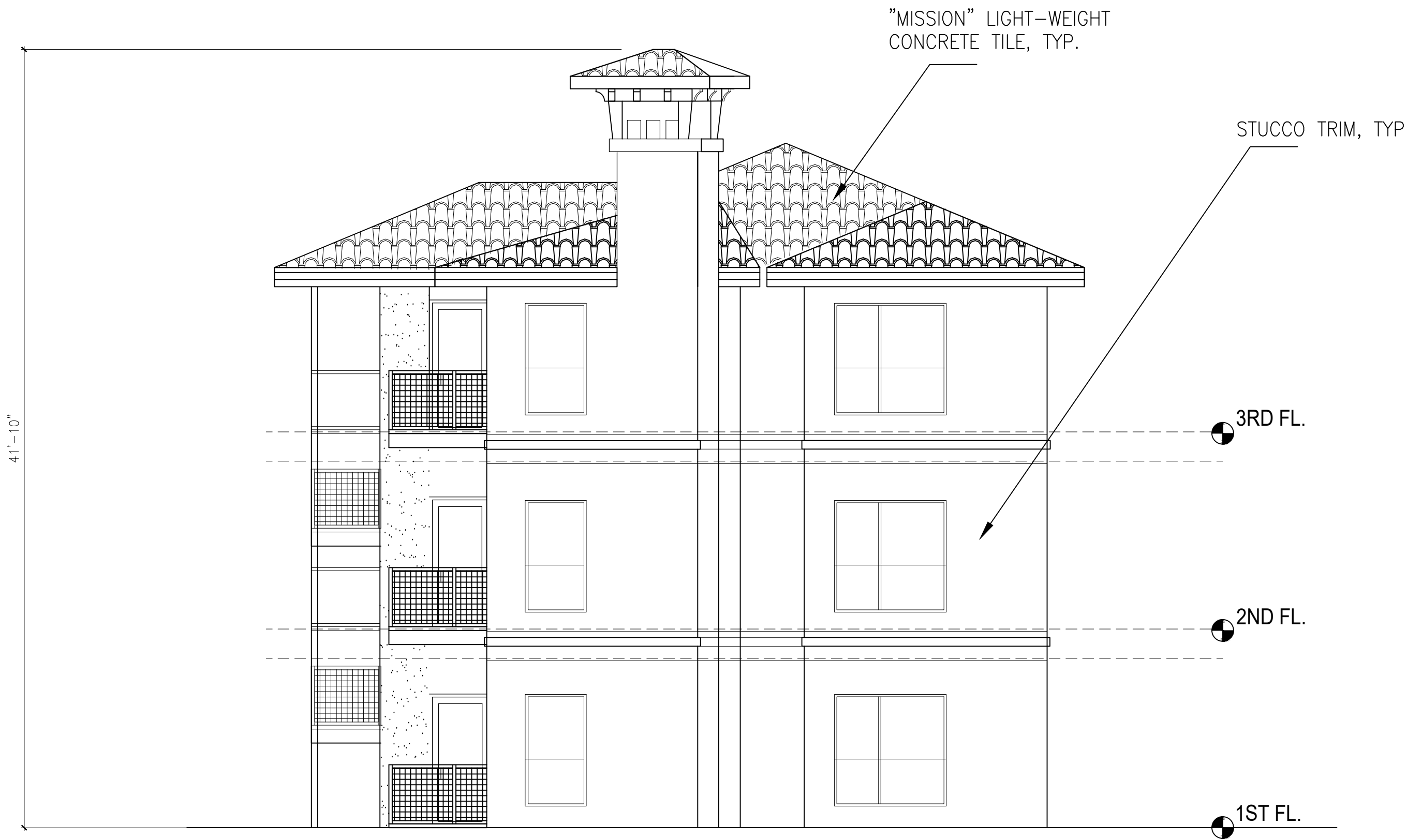
1 BLDG-1 WEST ELEVATION

3/16" = 1'-0"

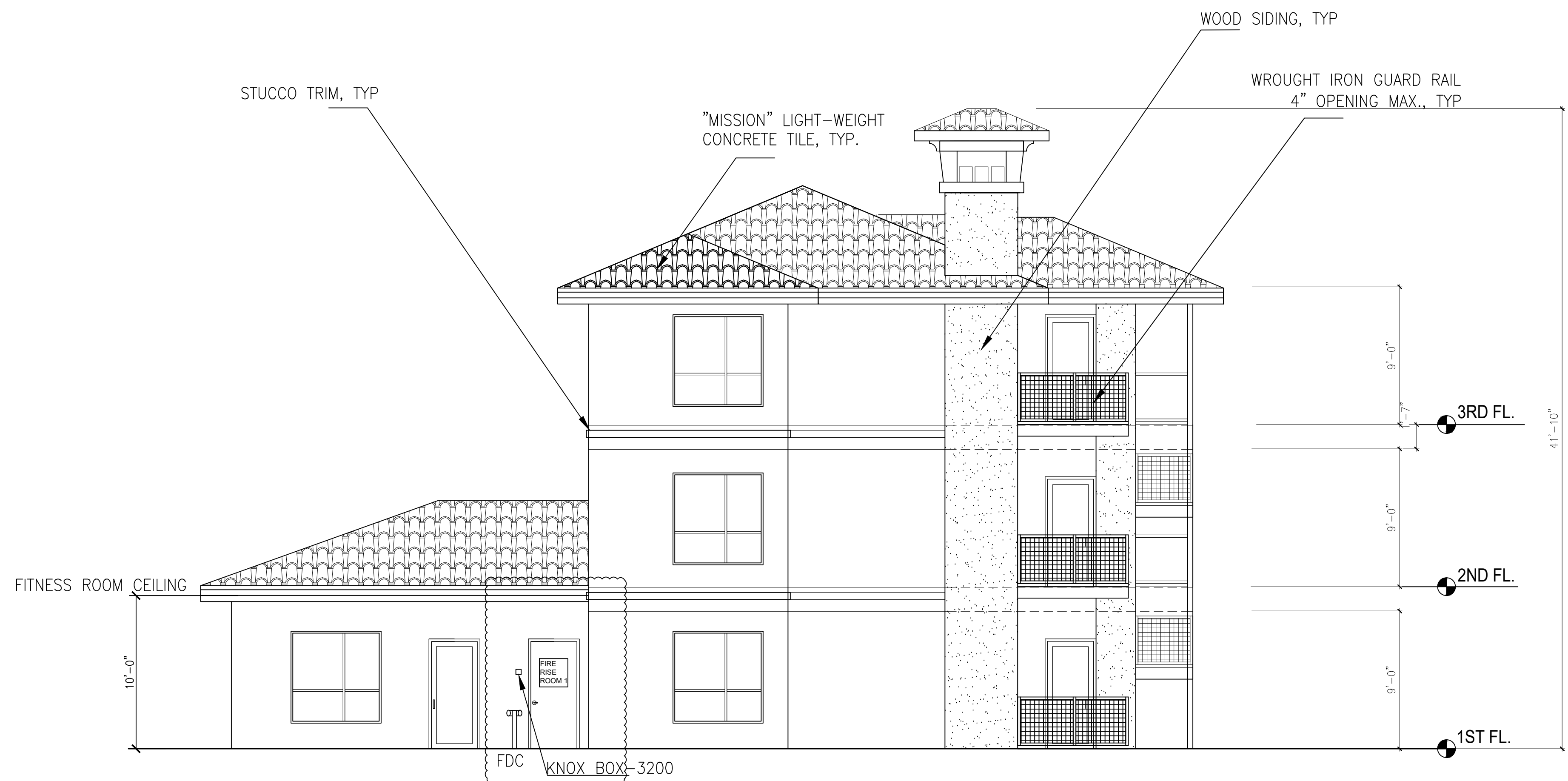


2 BLDG-1 EAST ELEVATION

3/16" = 1'-0"



2 BLDG-1 SOUTH ELEVATION



2 BLDG-1 NORTH ELEVATION

3/16" = 1'-0"

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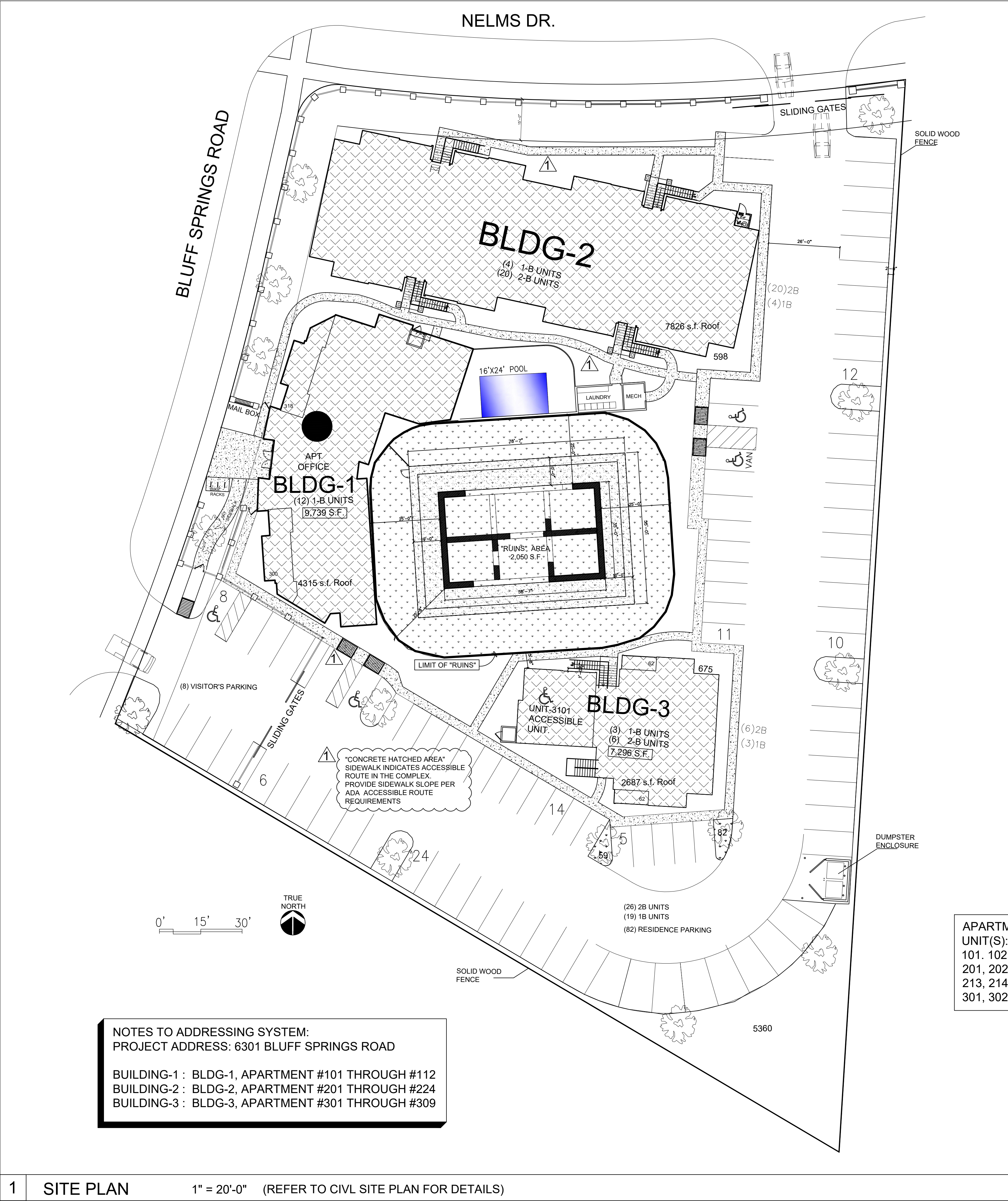
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PROJECT NAME THE CIRCLE AT THE NELMS
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AUSTIN, TEXAS 78744
SHEET TITLE BLDG-1 NORTH & SOUTH ELEVATIONS

SHEET NUMBER

A1-2.1



THE CIRCLE AT THE NELMS

APARTMENTS (BLDGS-1, 2,&3)

6301 BLUFF SPRINGS ROAD
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L2-1.0	LIFE SAFETY FIRST FLOOR
L2-1.1	LIFE SAFETY SECOND FLOOR
L2-1.2	LIFE SAFETY THIRD FLOOR
L3-1.0	LIFE SAFETY FIRST FLOOR
L3-1.1	LIFE SAFETY SECOND FLOOR
L3-1.2	LIFE SAFETY THIRD FLOOR
A1-1.0	FIRST FLOOR PLAN
A1-1.1	SECOND FLOOR PLAN
A1-1.2	THIRD FLOOR PLAN
A1-1.3	ROOF PLAN
A1-1.4	ENLARGED UNIT FLOOR PLAN
A1-1.5	ENLARGED UNIT FLOOR PLAN
A1-1.6	ENLARGED UNIT FLOOR PLAN
A1-2.0	ELEVATION
A1-2.1	ELEVATION
A1-3.0	BUILDING CROSS SECTION
A1-3.1	STAIRWAY TYPICAL DETAILS
A1-3.2	WALL & FLOOR ASSEMBLIES
A1-4.0	DOOR SCHEDULE & WALL TYPES
A2-1.0	FIRST FLOOR PLAN
A2-1.1	SECOND FLOOR PLAN
A2-1.2	THIRD FLOOR PLAN
A2-1.3	ROOF PLAN
A2-1.4	ENLARGED UNIT FLOOR PLAN
A2-1.5	ENLARGED UNIT FLOOR PLAN
A2-2.0	ELEVATION
A2-2.1	ELEVATION
A2-2.2	ELEVATION
A2-3.0	BUILDING CROSS SECTION
A2-3.1	STAIRWAY TYPICAL DETAILS
A2-3.2	WALL & FLOOR ASSEMBLIES
A2-4.0	DOOR SCHEDULE & WALL TYPES
A3-1.0	FIRST FLOOR PLAN
A3-1.1	SECOND FLOOR PLAN
A3-1.2	THIRD FLOOR PLAN
A3-1.3	ROOF PLAN
A3-1.4	ENLARGED UNIT FLOOR PLAN
A3-1.5	ENLARGED UNIT FLOOR PLAN
A3-2.0	ELEVATION
A3-2.1	ELEVATION
A3-3.0	BUILDING CROSS SECTION
A3-3.1	STAIRWAY TYPICAL DETAILS
A3-3.2	WALL & FLOOR ASSEMBLIES
A3-4.0	DOOR SCHEDULE & WALL TYPES
S-1	BLDG-1 FOUNDATION PLAN
S-2	BLDG-2 FOUNDATION PLAN
S-3	BLDG-3 FOUNDATION PLAN
S-4	TYPICAL FOUNDATION DETAILS
S-5	BLDG-1 LEVEL-2 FLOOR FRAMING PLAN
S-6	BLDG-1 LEVEL-3 FLOOR FRAMING PLAN
S-7	BLDG-1 ROOF FRAMING PLAN
S-8	BLDG-2 LEVEL-2 FLOOR FRAMING PLAN
S-9	BLDG-2 LEVEL-3 FLOOR FRAMING PLAN
S-10	BLDG-2 ROOF FRAMING PLAN
S-11	BLDG-3 LEVEL-2 FLOOR FRAMING PLAN
S-12	BLDG-3 LEVEL-3 FLOOR FRAMING PLAN
S-13	BLDG-3 ROOF FRAMING PLAN
S-14	BLDG-1 WEST ELEVATION WALL BRACING PLAN
S-15	BLDG-1 EAST ELEVATION WALL BRACING PLAN
S-16	BLDG-1 SOUTH ELEVATION WALL BRACING PLAN
S-17	BLDG-1 NORTH ELEVATION WALL BRACING PLAN
S-18	BLDG-2 SOUTH ELEVATION WALL BRACING PLAN
S-19	BLDG-2 NORTH ELEVATION WALL BRACING PLAN
S-20	BLDG-2 WEST ELEVATION WALL BRACING PLAN
S-21	BLDG-2 EAST ELEVATION WALL BRACING PLAN
S-22	BLDG-3 SOUTH ELEVATION WALL BRACING PLAN
S-23	BLDG-3 NORTH ELEVATION WALL BRACING PLAN
S-24	TYPICAL FRAMING DETAILS I
S-25	TYPICAL FRAMING DETAILS II
M-00	MECHANICAL COVER SHEET
M-01	TYPICAL ONE BEDROOM MECH. LAYOUT
M-02	TYPICAL TWO BEDROOM MECH. LAYOUT
E-00	ELECTRICAL GENERAL NOTES & COVER SHEET
E-02	TYPICAL TWO BEDROOM ELECTRICAL LAYOUT
E-03	ELECTRICAL ONE-LINE & DEMAND LOADS (ALL 3 BLDGS)
P-00	PLUMBING COVER SHEET
P-01	PLUMBING ONE BEDROOM PIPING LAYOUT
P-02	PLUMBING TWO BEDROOM PIPING LAYOUT
S-01	ELECTRICAL SITE PLAN

TOTAL LANDSCAPED AREA: 27,260 S.F. (35.7%)
TOTAL IMPERVIOUS AREA: 49,197 S.F. (64.3%)

ZONING: MF-4-H-CO
LAND AREA: 76,457 S.F.
RUINS AREA: 2,050 S.F.
BUFFER + RUINS AREA: 9,230 S.F.
BUILDABLE AREA: 30,489 S.F.
60% MAX. BLDG AREA: 45,874 S.F.
STREET SETBACK: 15 FT.
SIDE SETBACK: 15 FT.
BLDG HEIGHT: 60 FT.

CONSTRUCTION TYPE: V-A
PARKING REQUIREMENTS:
#25-6-501 & APPENDIX-A:
ONE(1) BEDROOM: (1.5) / UNIT.
1.5X 19 UNITS = 29 SPACES
TWO(2) BEDROOM: (2) / UNIT.
2 X 26 UNITS = 52 SPACES
TOTAL REQUIRED: (81) SPACES
TOTAL PARKING: (85) SPACES

2B UNITS: 11X(3)-STORY = 33 UNITS
1B UNITS: 4X(3)-STORY = 16 UNITS
TOTAL APARTMENTS: 45 UNITS

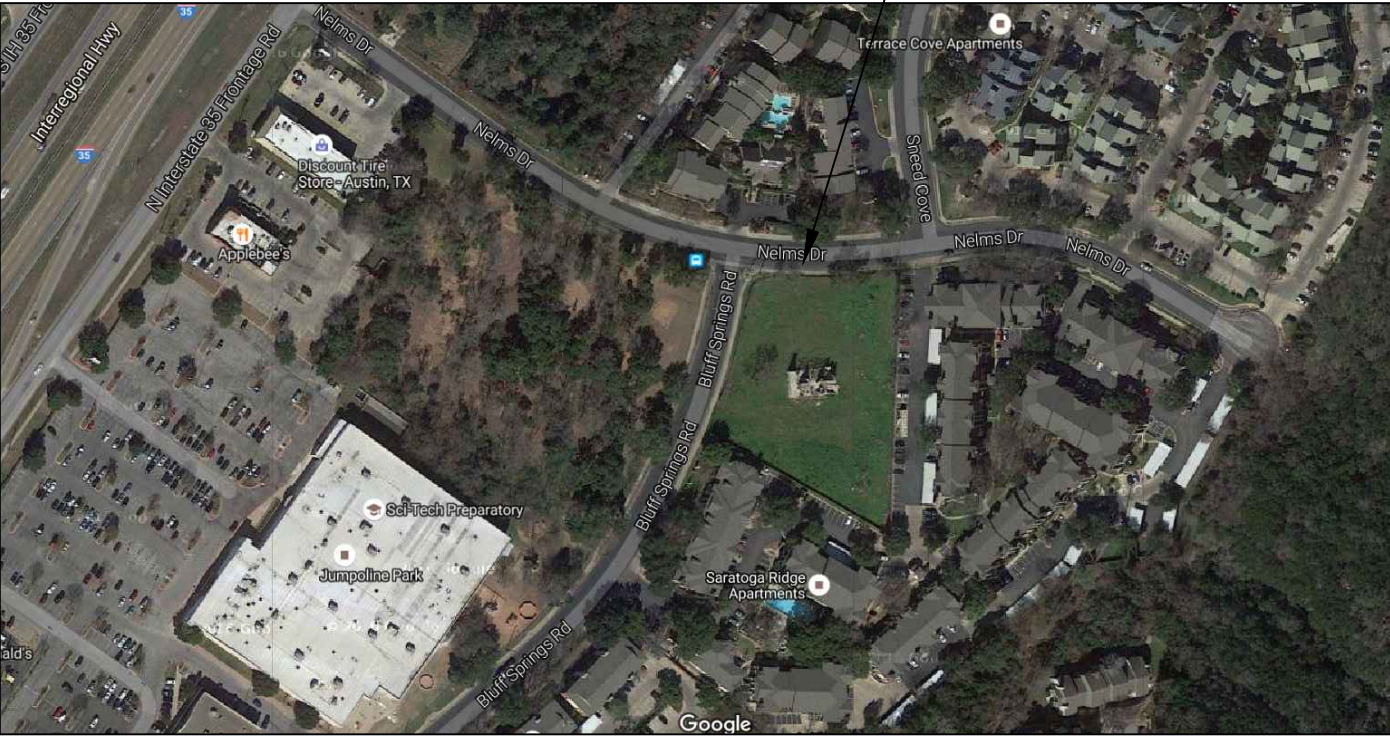
2B: 904 S.F. X 11 = 9,944 S.F.
1B: 685 S.F. X 4 = 2,740 S.F.
12,684 S.F.

TOTAL HEATED AREA: 34,876 S.F.
BLDG-1 TOTAL HEATED AREA - 9,312 HEATED S.F.
BLDG-2 TOTAL HEATED AREA - 18,288 HEATED S.F.
BLDG-3 TOTAL HEATED AREA - 7,296 HEATED S.F.
TOTAL REQUIRED: (84) SPACE
COMPACT: (84-12)X30% = (22)

ADA NOTE: UNIT-3101 IN BLDG-3 IS DESIGNATED AS WHEEL-CHAIR ACCESSIBLE UNIT

APARTMENT UNIT ADDRESSING:
UNIT(S):
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 301, 302, 303, 304, 305, 306, 307, 308, 309.

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M E P : ARTHUR R. MIKA ENGINEERING, LLC
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VICINITY MAP N.T.S.

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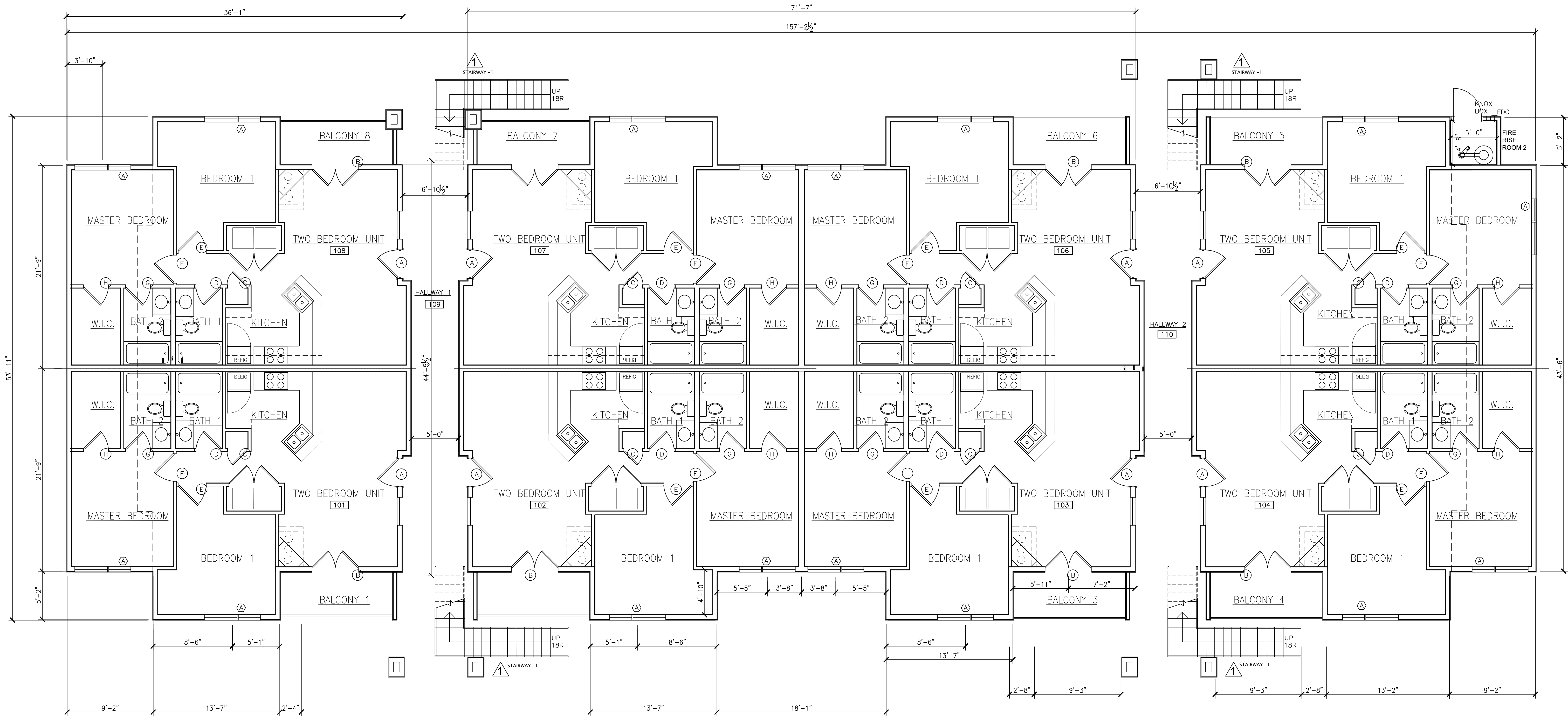


LICENSE NUMBER 7911
EXP. DATE: 1.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE SITE PLAN & DETAILS

SHEET NUMBER

A0-0.0



1 BLDG-2 FIRST FLOOR PLAN

(8) 2-BR UNITS @ 789 S.F. EACH = 6,312 HEATED S.F.

3/16" = 1'-0"

BUILDING - 2 HEATED AREA TABULATION:

FIRST FLOOR - 6,312 HEATED S.F.

SECOND FLOOR - 6,312 HEATED S.F.

THIRD FLOOR - 5,644 HEATED S.F.

BLDG-1 TOTAL HEATED AREA - 18,268 HEATED S.F.

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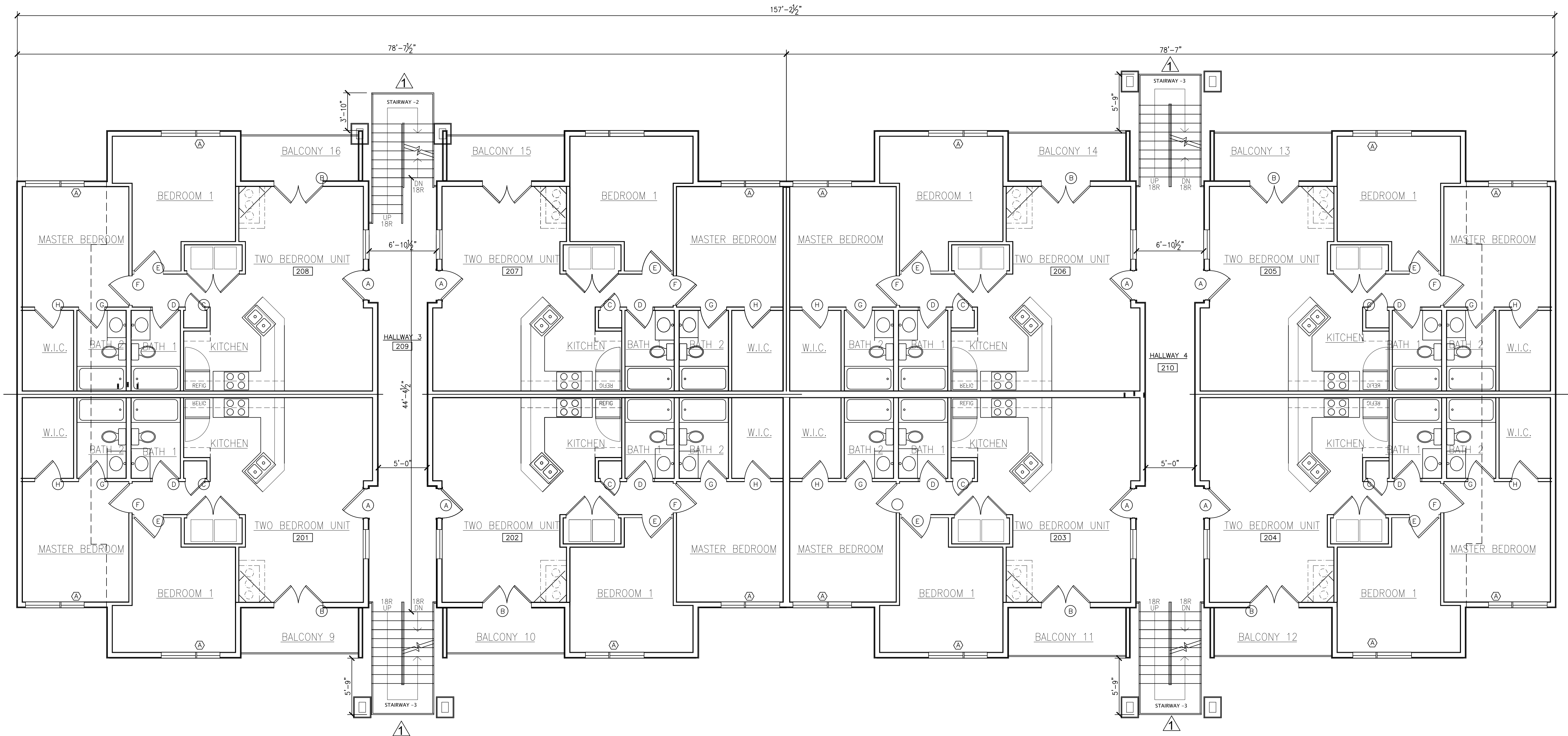
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PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6200 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-2 FIRST FLOOR PLAN

SHEET NUMBER

A2-1.0

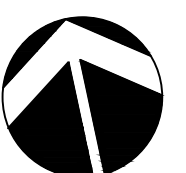


1 BLDG-2 SECOND FLOOR PLAN

3/16" = 1'-0"

(8) 2-BR UNITS @ 789 S.F. EACH = 6,312 HEATED S.F.

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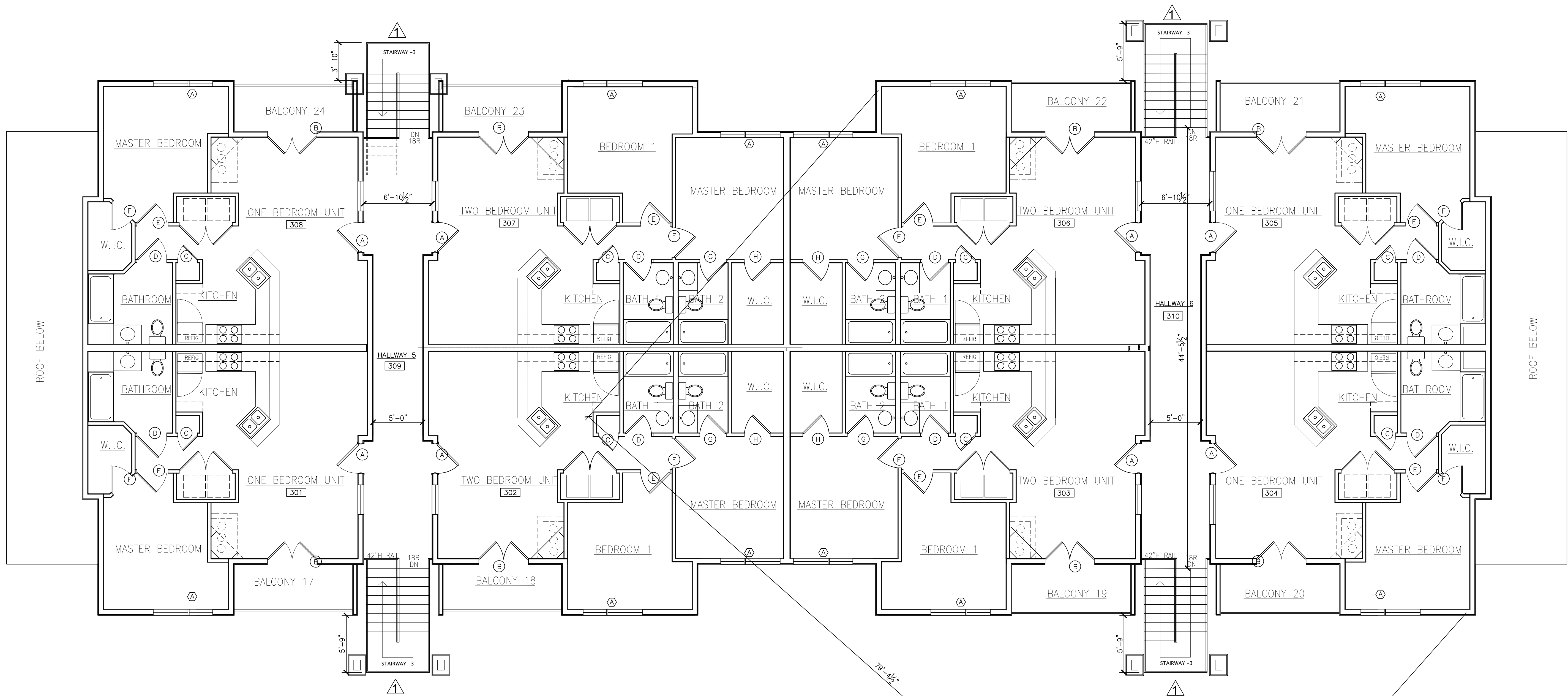
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PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-2 SECOND FLOOR PLAN

SHEET NUMBER

A2-1.1



1 BLDG-2 THIRD FLOOR PLAN

3/16" = 1'-0"

(4) 2-BR UNITS @ 789 S.F. EACH = 3,156 HEATED S.F.
(4) 1-BR UNITS @ 622 S.F. EACH = 2,488 HEATED S.F.
TOTAL : 3RD FLOOR: 5,644 HEATED S.F.



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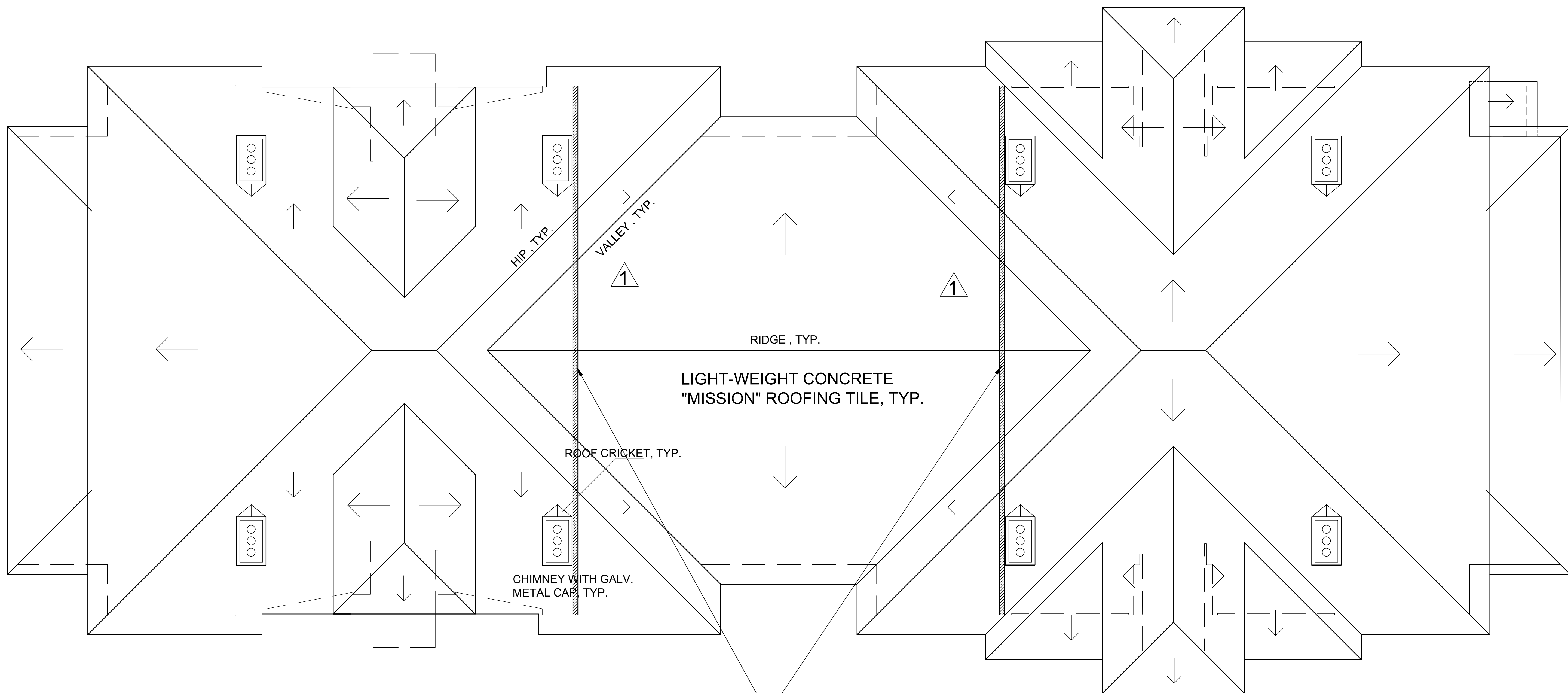


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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-2 THIRD FLOOR PLAN

SHEET NUMBER

A2-1.2



1 BLDG-2 ROOF PLAN

3/16" = 1'-0"

ROOF NOTE:

- 1) INSTALL CLASS-A 30# ROOFING FELT OVER 1/2" EXTERIOR ROOF SHEATHING. CONNECT ROOF SHEATHING WITH PRODUCT-SPECIFIED GALV. METAL CLIPS.
- 2) INSTALL CRICKETS AND FLASHING / COUNTER FLASHING PER PRODUCT SPEC.
- 3) INSTALL GALV. METAL VALLEY FLASHING PER PRODUCT SPEC.
- 4) INSTALL EDGE DRIP FLASHING PER PRODUCT SPEC.
- 5) INSTALL LIGHT-WEIGHT CONCRETE ROOF "MISSION" PROFILE TILE.
- 6) PER 2015 IBC 708.4.2 PROVIDE DRAFTSTOP AT EVERY 3,000 S.F. (OR LESS) OF ATTIC AREA.

PER 2015 IBC, 718.4.2, PROVIDE DRAFTSTOP AT MAX. 3,000 S.F. OF ATTIC AREA.
 INSTALL DRAFT STOP:
 1-LAYER OF 5/ 8" GYP BD ON ONE SIDE OF 2X4 STUD WALL IN THE ATTIC, COMPLETE SEAL-OFF FROM BOTTOM OF ROOF DECK TO THE TOP OF GYP BD CEILING BELOW.

TRUE
NORTH



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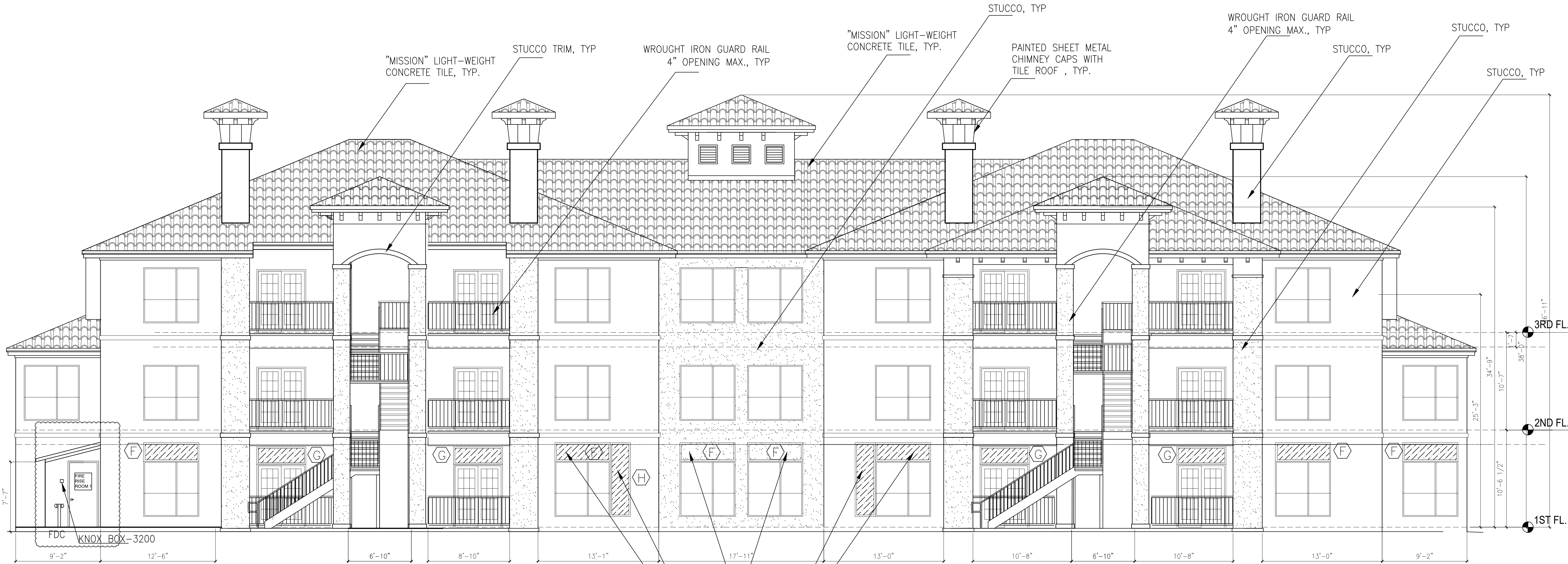
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 PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
 AUSTIN, TEXAS 78744
 SHEET TITLE BUILDING-2 ROOF PLAN

SHEET NUMBER

A2-1.3



1 BLDG-2 NORTH ELEVATION 3/16" = 1'-0"

PER JUNE, 2013: SUBCHAPTER-E, SEC. 3.2.2(A)	
* FIRST FLOOR REQUIREMENTS *	
(FACING PRIMARY ROADWAY)	
AREA OF PARKING FACADE BETWEEN 0' TO 10' = 1346 S.F.	
GLAZING AREA, MIN. 40% OF 1346 S.F., = 538 S.F.	
GLAZING AREA PROVIDED = 539 S.F. > 538 S.F. OK	
VISUAL TRANSMITTANCE = 368 S.F. > 269 S.F.(1/2 of 538 s.f.) OK	

REQUIREMENTS BETWEEN 10FT TO 30FT AFF	
(FACING INTERNAL CIRCULATION ROUTE)	
AREA OF STREET FACADE BETWEEN 10' TO 30' = 2463 S.F.	
"GLAZING AREA", MIN. 25% OF 2463 S.F., = 615 S.F.	
GLAZED AREA PROVIDED = 664 S.F. > 615 S.F. OK	

GLAZING NOTE: PROVIDE 171 S.F. OF OPAQUE GLASS TO MEET 40% GLAZING ON THE FIRST 10' OF THE VERTICAL BLDG FACADE AREA, ON FIRST FLOOR ONLY. TYP.

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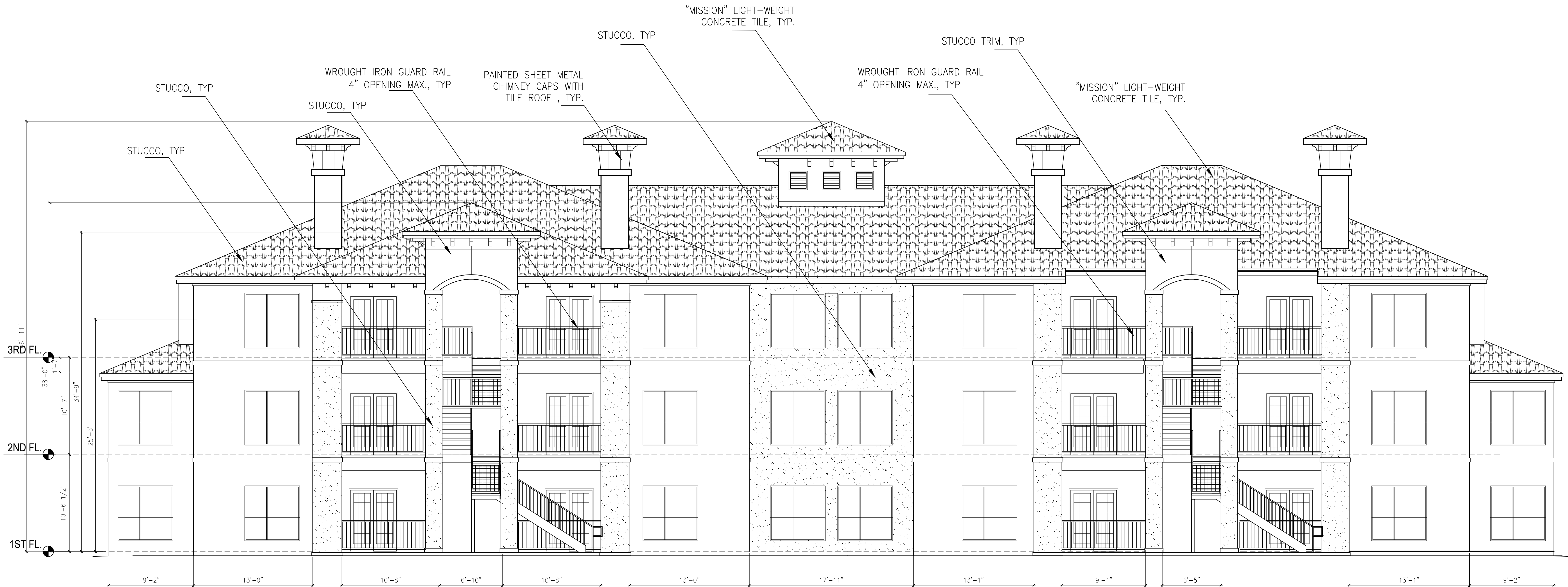
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EXP. DATE: 01.31.2023

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AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-2 NORTH ELEVATION

SHEET NUMBER

A2-2.1



1 BLDG-2 SOUTH ELEVATION 3/16" = 1'-0"

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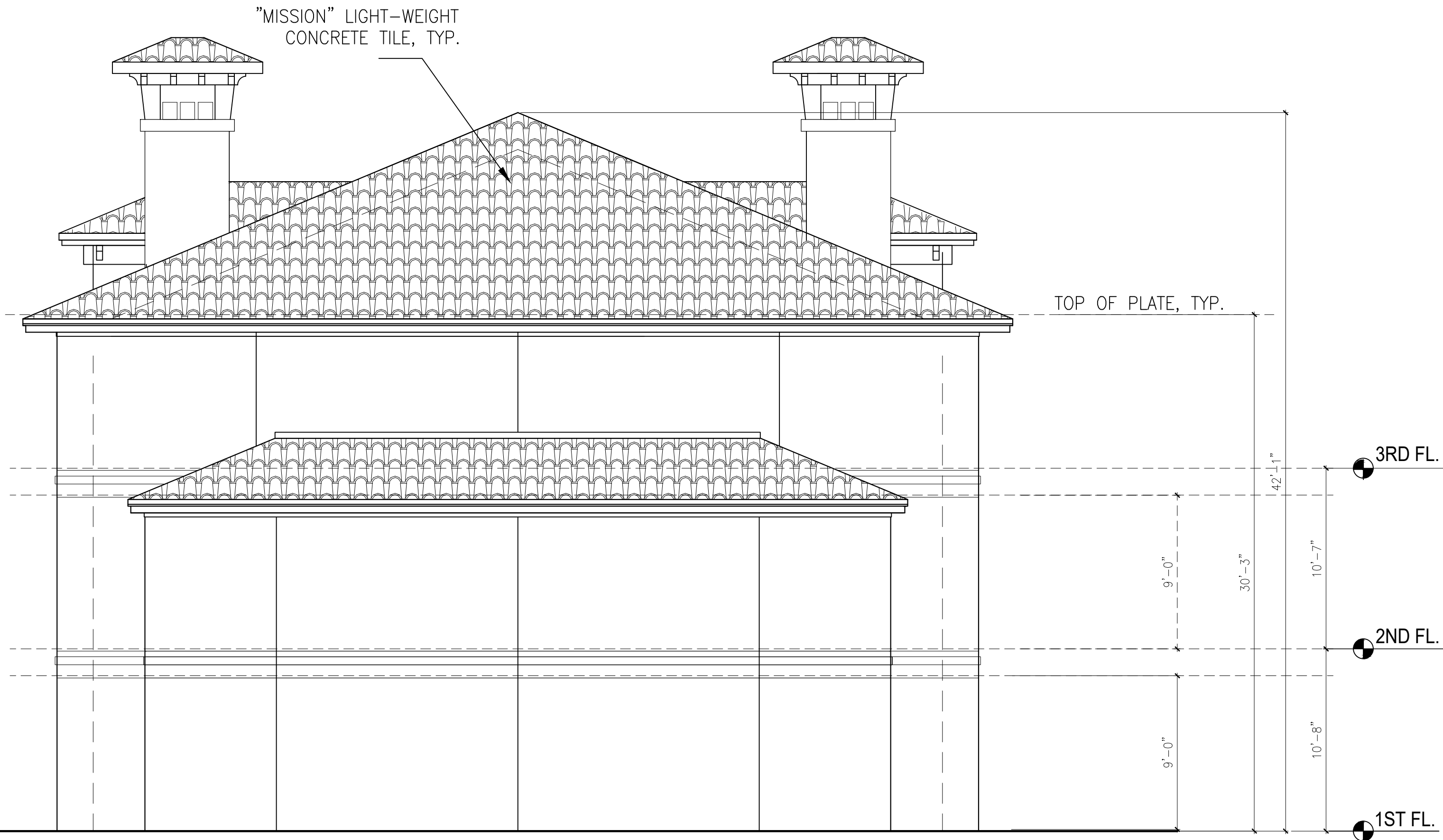
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SHEET TITLE BUILDING-2 SOUTH ELEVATION

SHEET NUMBER

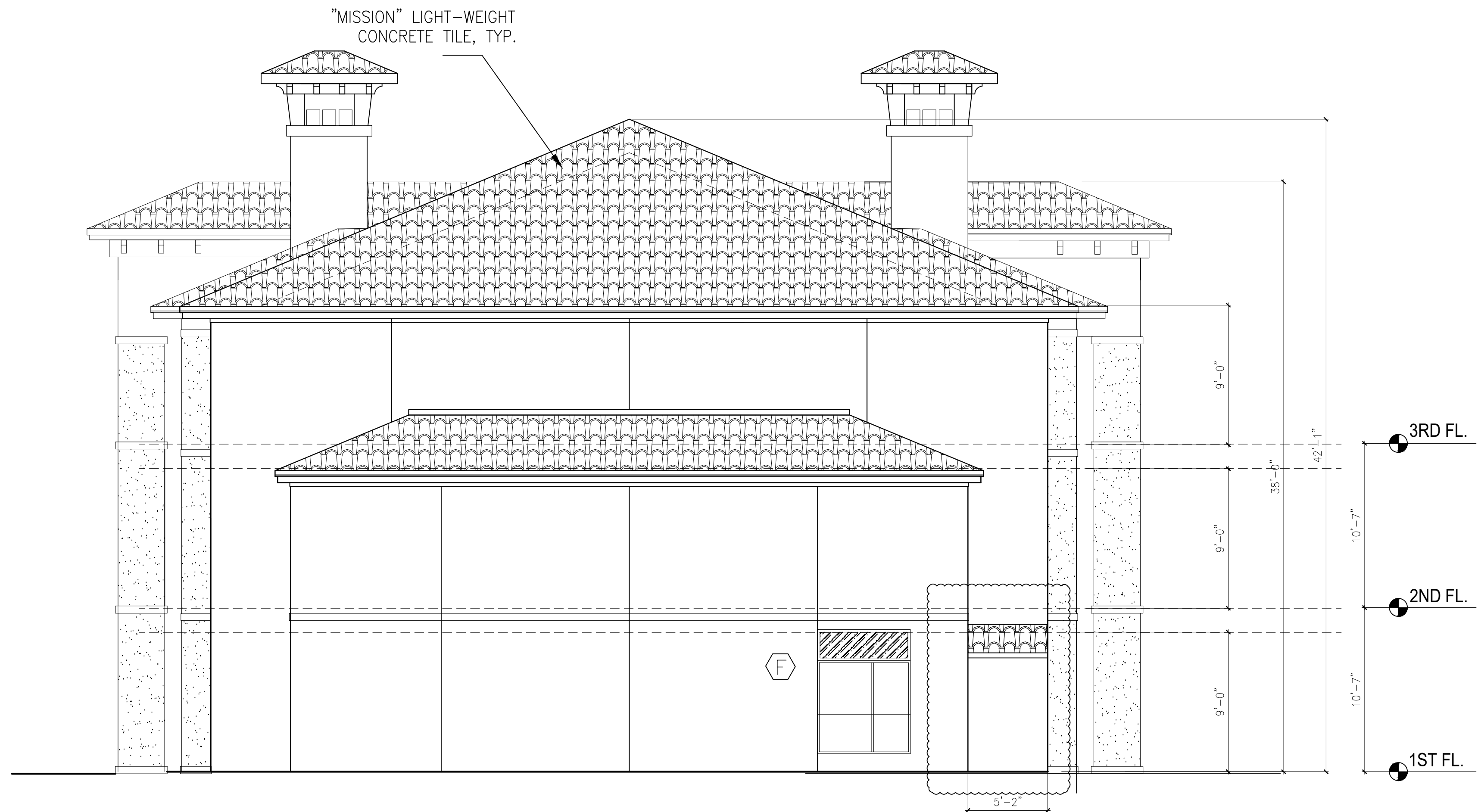
A2-2.0



1

BLDG-2 WEST ELEVATION

3/16" = 1'-0"



1

BLDG-2 EAST ELEVATION

3/16" = 1'-0"

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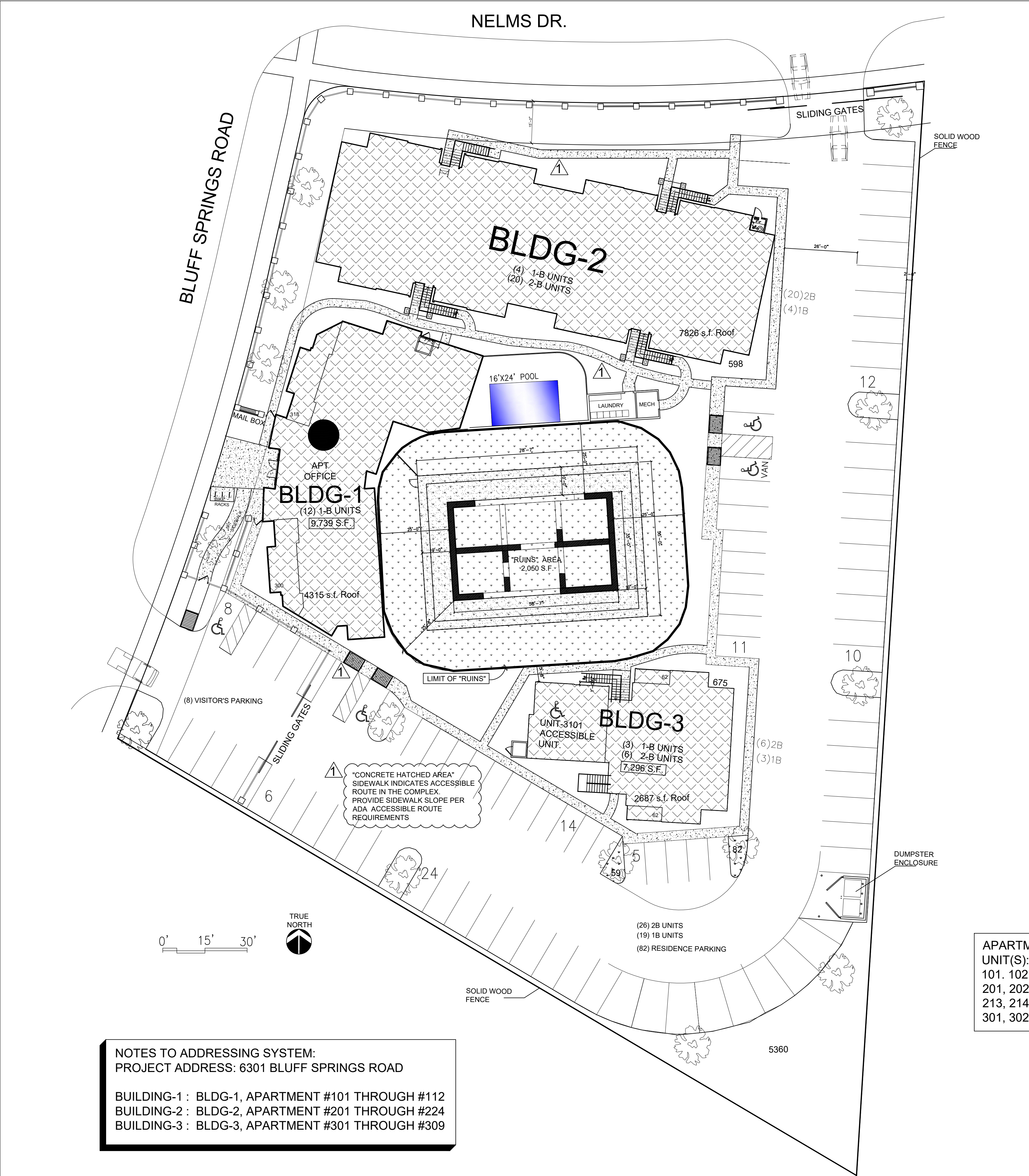
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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
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SHEET TITLE BLDG-2 EAST & WEST ELEVATIONS

SHEET NUMBER

A2-2.2



THE CIRCLE AT THE NELMS

APARTMENTS (BLDGS-1, 2,&3)

6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744

INDEX OF DRAWINGS	
SHEET	DRAWING TITLE
A0-0.0	SYNOPSIS & VICINITY MAP
A0-0.1	ADA-TAS STANDARDS
A0-0.2	DUMPSTER ENCLOSURE
L1-1.0	LIFE SAFETY FIRST FLOOR
L1-1.1	LIFE SAFETY SECOND FLOOR
L1-1.2	LIFE SAFETY THIRD FLOOR
L2-1.0	LIFE SAFETY FIRST FLOOR
L2-1.1	LIFE SAFETY SECOND FLOOR
L2-1.2	LIFE SAFETY THIRD FLOOR
L3-1.0	LIFE SAFETY FIRST FLOOR
L3-1.1	LIFE SAFETY SECOND FLOOR
L3-1.2	LIFE SAFETY THIRD FLOOR
A1-1.0	FIRST FLOOR PLAN
A1-1.1	SECOND FLOOR PLAN
A1-1.2	THIRD FLOOR PLAN
A1-1.3	ROOF PLAN
A1-1.4	ENLARGED UNIT FLOOR PLAN
A1-1.5	ENLARGED UNIT FLOOR PLAN
A1-1.6	ENLARGED UNIT FLOOR PLAN
A1-2.0	ELEVATION
A1-2.1	ELEVATION
A1-3.0	BUILDING CROSS SECTION
A1-3.1	STAIRWAY TYPICAL DETAILS
A1-3.2	WALL & FLOOR ASSEMBLIES
A1-4.0	DOOR SCHEDULE & WALL TYPES
A2-1.0	FIRST FLOOR PLAN
A2-1.1	SECOND FLOOR PLAN
A2-1.2	THIRD FLOOR PLAN
A2-1.3	ROOF PLAN
A2-1.4	ENLARGED UNIT FLOOR PLAN
A2-1.5	ENLARGED UNIT FLOOR PLAN
A2-2.0	ELEVATION
A2-2.1	ELEVATION
A2-2.2	ELEVATION
A2-3.0	BUILDING CROSS SECTION
A2-3.1	STAIRWAY TYPICAL DETAILS
A2-3.2	WALL & FLOOR ASSEMBLIES
A2-4.0	DOOR SCHEDULE & WALL TYPES
A3-1.0	FIRST FLOOR PLAN
A3-1.1	SECOND FLOOR PLAN
A3-1.2	THIRD FLOOR PLAN
A3-1.3	ROOF PLAN
A3-1.4	ENLARGED UNIT FLOOR PLAN
A3-1.5	ENLARGED UNIT FLOOR PLAN
A3-2.0	ELEVATION
A3-2.1	ELEVATION
A3-3.0	BUILDING CROSS SECTION
A3-3.1	STAIRWAY TYPICAL DETAILS
A3-3.2	WALL & FLOOR ASSEMBLIES
A3-4.0	DOOR SCHEDULE & WALL TYPES
S-1	BLDG-1 FOUNDATION PLAN
S-2	BLDG-2 FOUNDATION PLAN
S-3	BLDG-3 FOUNDATION PLAN
S-4	TYPICAL FOUNDATION DETAILS
S-5	BLDG-1 LEVEL-2 FLOOR FRAMING PLAN
S-6	BLDG-1 LEVEL-3 FLOOR FRAMING PLAN
S-7	BLDG-1 ROOF FRAMING PLAN
S-8	BLDG-2 LEVEL-2 FLOOR FRAMING PLAN
S-9	BLDG-2 LEVEL-3 FLOOR FRAMING PLAN
S-10	BLDG-2 ROOF FRAMING PLAN
S-11	BLDG-3 LEVEL-2 FLOOR FRAMING PLAN
S-12	BLDG-3 LEVEL-3 FLOOR FRAMING PLAN
S-13	BLDG-3 ROOF FRAMING PLAN
S-14	BLDG-1 WEST ELEVATION WALL BRACING PLAN
S-15	BLDG-1 EAST ELEVATION WALL BRACING PLAN
S-16	BLDG-1 SOUTH ELEVATION WALL BRACING PLAN
S-17	BLDG-1 NORTH ELEVATION WALL BRACING PLAN
S-18	BLDG-2 SOUTH ELEVATION WALL BRACING PLAN
S-19	BLDG-2 NORTH ELEVATION WALL BRACING PLAN
S-20	BLDG-2 WEST ELEVATION WALL BRACING PLAN
S-21	BLDG-2 EAST ELEVATION WALL BRACING PLAN
S-22	BLDG-3 SOUTH ELEVATION WALL BRACING PLAN
S-23	BLDG-3 NORTH ELEVATION WALL BRACING PLAN
S-24	TYPICAL FRAMING DETAILS I
S-25	TYPICAL FRAMING DETAILS II
M-00	MECHANICAL COVER SHEET
M-01	TYPICAL ONE BEDROOM MECH. LAYOUT
M-02	TYPICAL TWO BEDROOM MECH. LAYOUT
E-00	ELECTRICAL GENERAL NOTES & COVER SHEET
E-02	TYPICAL TWO BEDROOM ELECTRICAL LAYOUT
E-03	ELECTRICAL ONE-LINE & DEMAND LOADS (ALL 3 BLDGS)
P-00	PLUMBING COVER SHEET
P-01	PLUMBING ONE BEDROOM PIPING LAYOUT
P-02	PLUMBING TWO BEDROOM PIPING LAYOUT
S-01	ELECTRICAL SITE PLAN

TOTAL LANDSCAPED AREA: 27,260 S.F. (35.7%)
TOTAL IMPERVIOUS AREA: 49,197 S.F. (64.3%)

ZONING: MF-4-H-CO
LAND AREA: 76,457 S.F.
RUINS AREA: 2,050 S.F.
BUFFER + RUINS AREA: 9,230 S.F.
BUILDABLE AREA: 30,489 S.F.
60% MAX. BLDG AREA: 45,874 S.F.
STREET SETBACK: 15 FT.
SIDE SETBACK: 15 FT.
BLDG HEIGHT: 60 FT.

CONSTRUCTION TYPE: V-A
PARKING REQUIREMENTS:
#25-6-501 & APPENDIX-A:
ONE(1) BEDROOM: (1.5) / UNIT.
1.5X 19 UNITS = 29 SPACES
TWO(2) BEDROOM: (2) / UNIT.
2 X 26 UNITS = 52 SPACES
TOTAL REQUIRED: (81) SPACES
TOTAL PARKING: (85) SPACES

2B UNITS: 11X(3)-STORY = 33 UNITS
1B UNITS: 4X(3)-STORY = 16 UNITS
TOTAL APARTMENTS: 45 UNITS

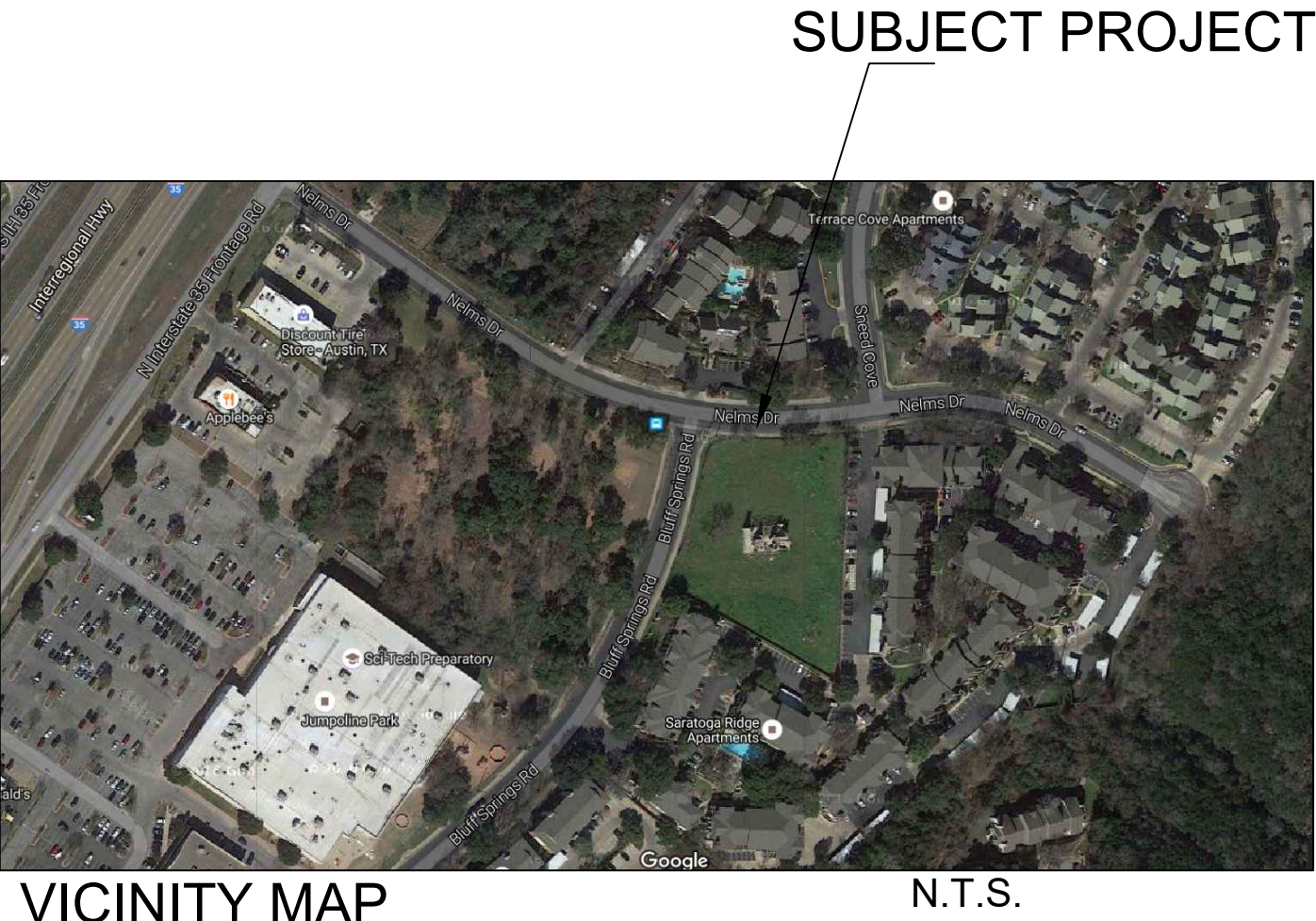
2B: 904 S.F. X 11 = 9,944 S.F.
1B: 685 S.F. X 4 = 2,740 S.F.
12,684 S.F.

TOTAL HEATED AREA: 34,876 S.F.
BLDG-1 TOTAL HEATED AREA - 9,312 HEATED S.F.
BLDG-2 TOTAL HEATED AREA - 18,288 HEATED S.F.
BLDG-3 TOTAL HEATED AREA - 7,296 HEATED S.F.
TOTAL REQUIRED: (84) SPACE
COMPACT: (84-12)X30% = (22)

ADA NOTE: UNIT-3101 IN BLDG-3 IS DESIGNATED AS WHEEL-CHAIR ACCESSIBLE UNIT

APARTMENT UNIT ADDRESSING:
UNIT(S):
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112,
201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212,
213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224,
301, 302, 303, 304, 305, 306, 307, 308, 309.

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AUSTIN, TEXAS 78745
512. 899. 4426
M E P : ARTHUR R. MIKA ENGINEERING, LLC
501 W. FITZHUGH ROAD
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3. PERFORMED ON THE PROJECT FOR THE QUALITY OF WORKMANSHIP.
4. IMMEDIATELY FOR ANY DISCREPANCIES ON THE SAME ARE DURING CONSTRUCTION.
5. AUSTIN FOR CONSTRUCTION.

ISSUE DATE 03.08.2022

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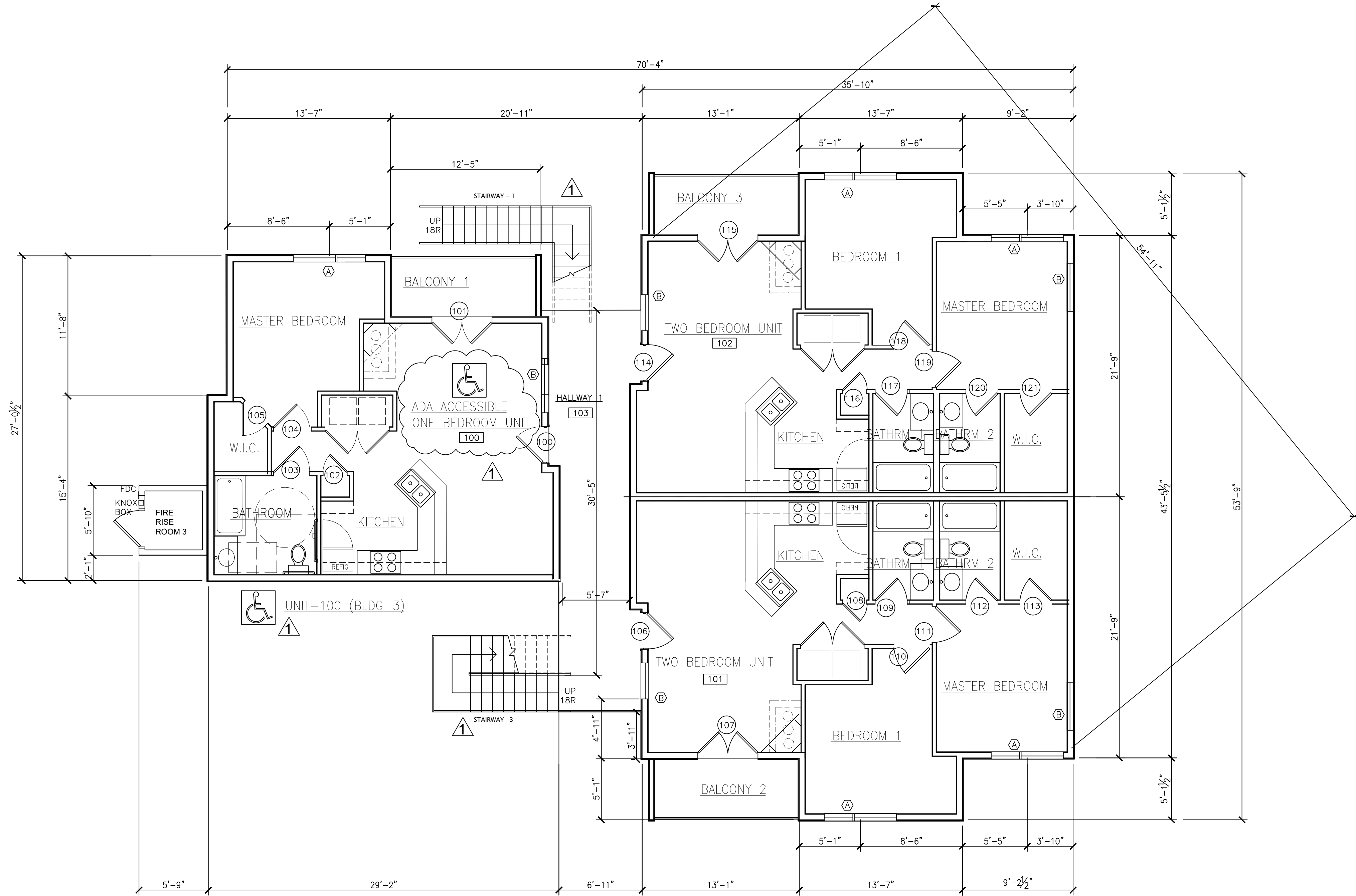


LICENSE NUMBER 7911
EXP. DATE: 1.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE SITE PLAN & DETAILS

SHEET NUMBER

A0-0.0



1 BLDG-3 FIRST FLOOR PLAN

3/16" = 1'-0"

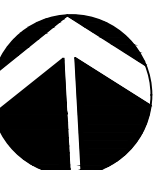
ADA NOTE: UNIT-100 IN BLDG-3 IS DESIGNATED AS WHEEL-CHAIR ACCESSIBLE UNIT.

(2) 2-BR UNITS @ 867 S.F. EACH = 1,734 HEATED S.F.
(1) 1-BR UNITS @ 698 S.F. EACH = 698 HEATED S.F.
TOTAL : 1ST FLOOR: 2,432 HEATED S.F.

BUILDING - 3 HEATED AREA TABULATION:

FIRST FLOOR - 2,200 HEATED S.F.
SECOND FLOOR - 2,200 HEATED S.F.
THIRD FLOOR - 2,200 HEATED S.F.
BLDG-3 TOTAL HEATED AREA - 6,600 HEATED S.F.

TRUE
NORTH



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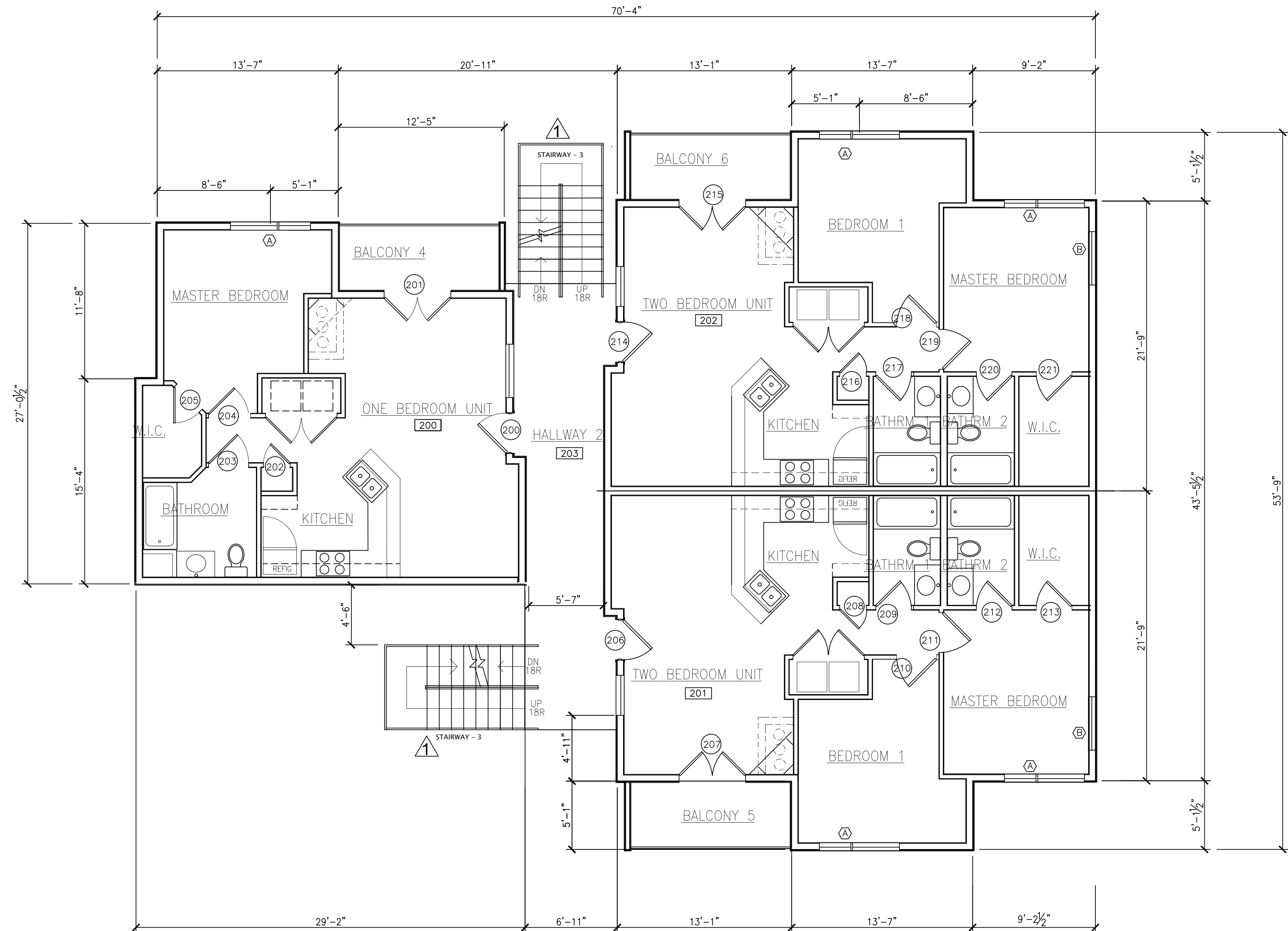
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-3 FIRST FLOOR PLAN

SHEET NUMBER

A3-1.0



1 BLDG-3 SECOND FLOOR PLAN

2425 S.F.

3/16" = 1'-0"

(2) 2-BR UNITS @ 867 S.F. EACH = 1,734 HEATED S.F.
(1) 1-BR UNITS @ 698 S.F. EACH = 698 HEATED S.F.
TOTAL : 2ND FLOOR: 2,432 HEATED S.F.



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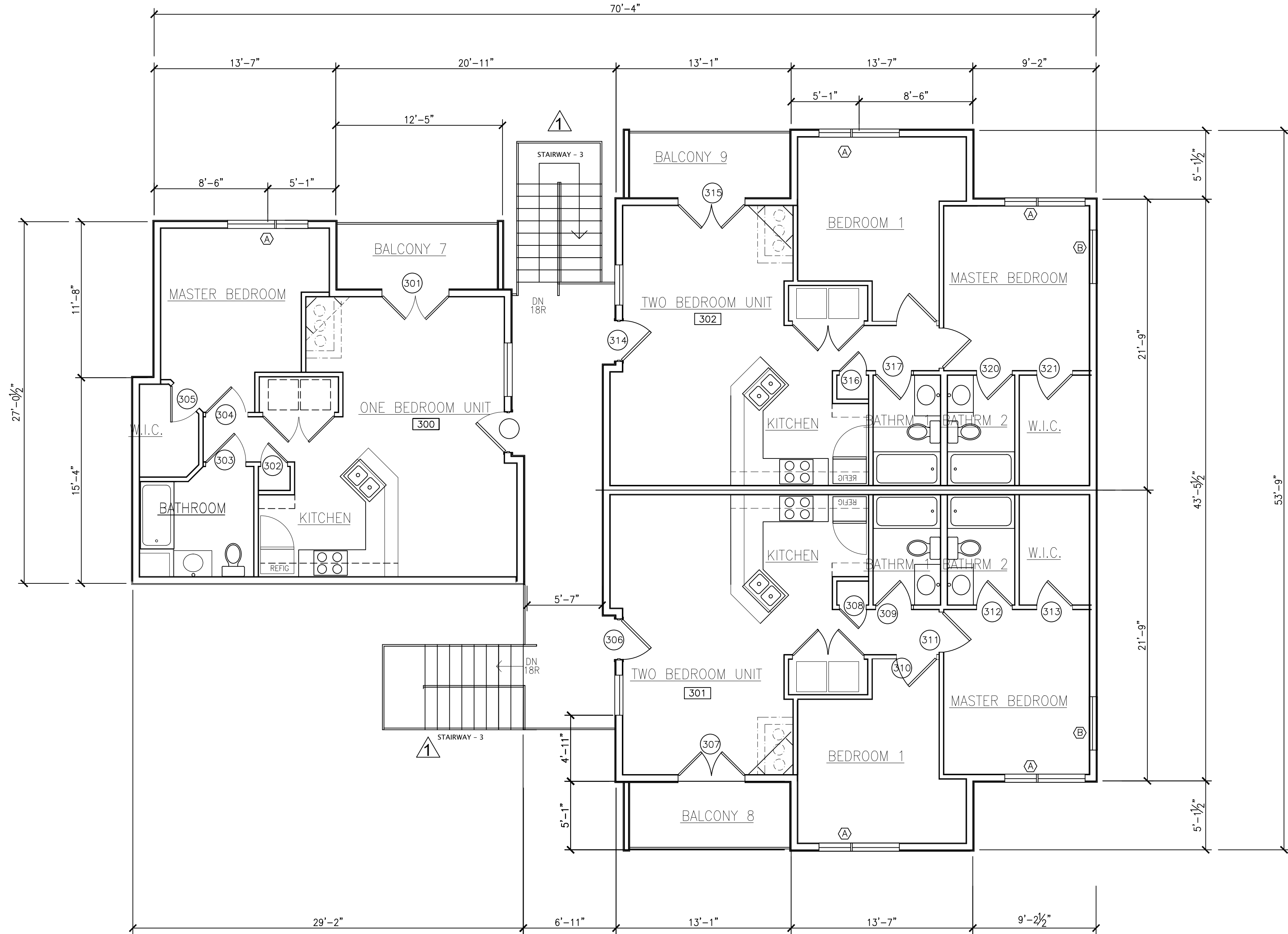
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-3 SECOND FLOOR PLAN

SHEET NUMBER

A3-1.1



1 BLDG-3 THIRD FLOOR PLAN
2425 S.F.

3/16" = 1'-0"

(2) 2-BR UNITS @ 867 S.F. EACH = 1,734 HEATED S.F.
(1) 1-BR UNITS @ 698 S.F. EACH = 698 HEATED S.F.
TOTAL : 3RD FLOOR: 2,432 HEATED S.F.



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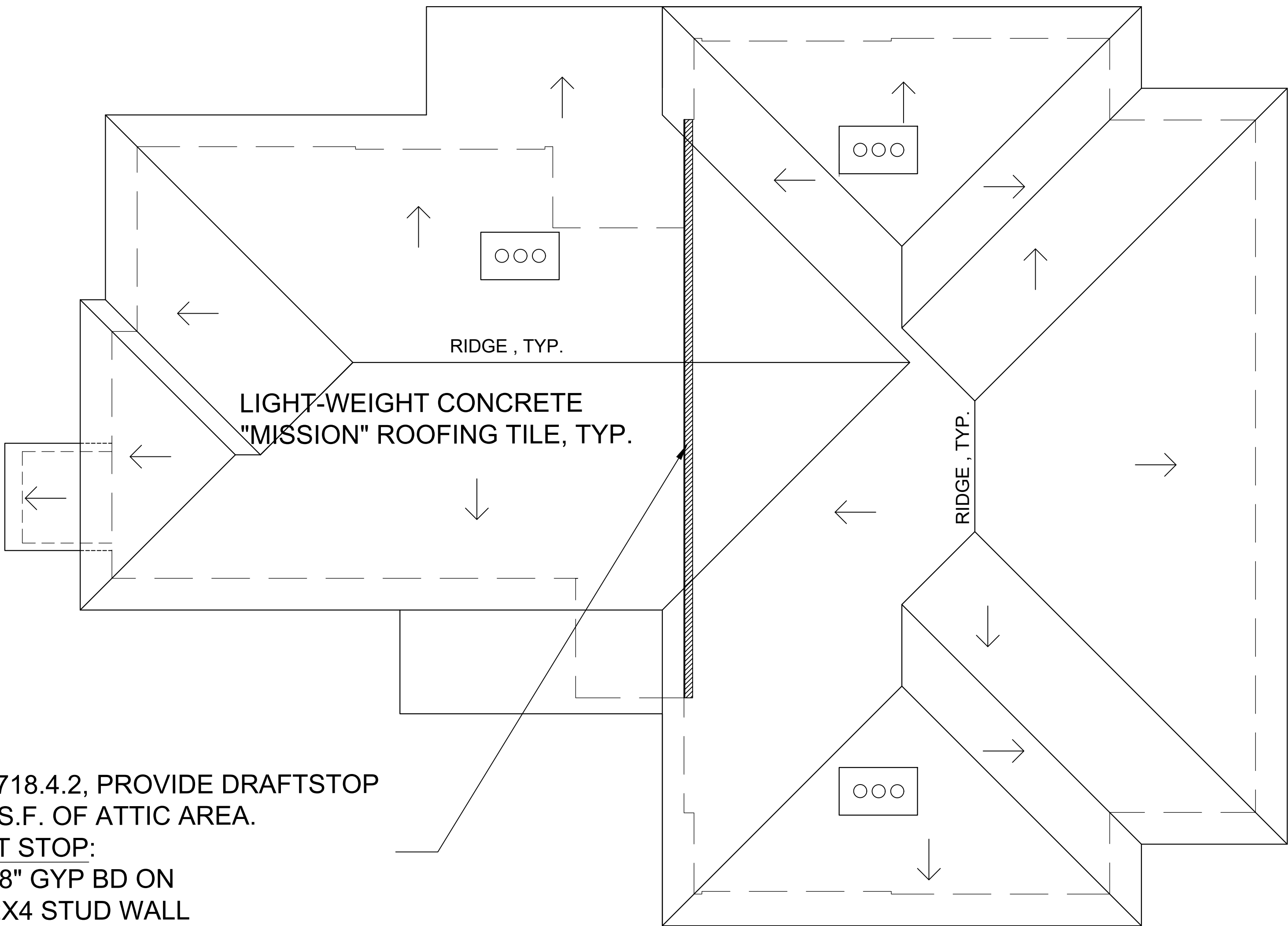
LICENSE NUMBER 7911

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PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-3 THIRD FLOOR PLAN

SHEET NUMBER

A3-1.2



PER 2015 IBC, 718.4.2, PROVIDE DRAFTSTOP
AT MAX. 3,000 S.F. OF ATTIC AREA.
INSTALL DRAFT STOP:
1-LAYER OF 5/ 8" GYP BD ON
ONE SIDE OF 2X4 STUD WALL
IN THE ATTIC, COMPLETE
SEAL-OFF FROM BOTTOM OF
ROOF DECK TO THE TOP OF
GYP BD CEILING BELOW.

1 BLDG-3 ROOF PLAN

3/16" = 1'-0"

- ROOF NOTE:
- 1) INSTALL CLASS-A 30# ROOFING FELT OVER 1/2" EXTERIOR ROOF SHEATHING.
CONNECT ROOF SHEATHING WITH PRODUCT-SPECIFIED GALV. METAL CLIPS.
 - 2) INSTALL CRICKETS AND FLASHING / COUNTER FLASHING PER PRODUCT SPEC.
 - 3) INSTALL GALV. METAL VALLEY FLASHING PER PRODUCT SPEC.
 - 4) INSTALL EDGE DRIP FLASHING PER PRODUCT SPEC.
 - 5) INSTALL LIGHT-WEIGHT CONCRETE ROOF "MISSION" PROFILE TILE.
 - 6) PER 2015 IBC 708.4.2 PROVIDE DRAFTSTOP AT EVERY 3,000 S.F. (OR LESS)OF ATTIC AREA.



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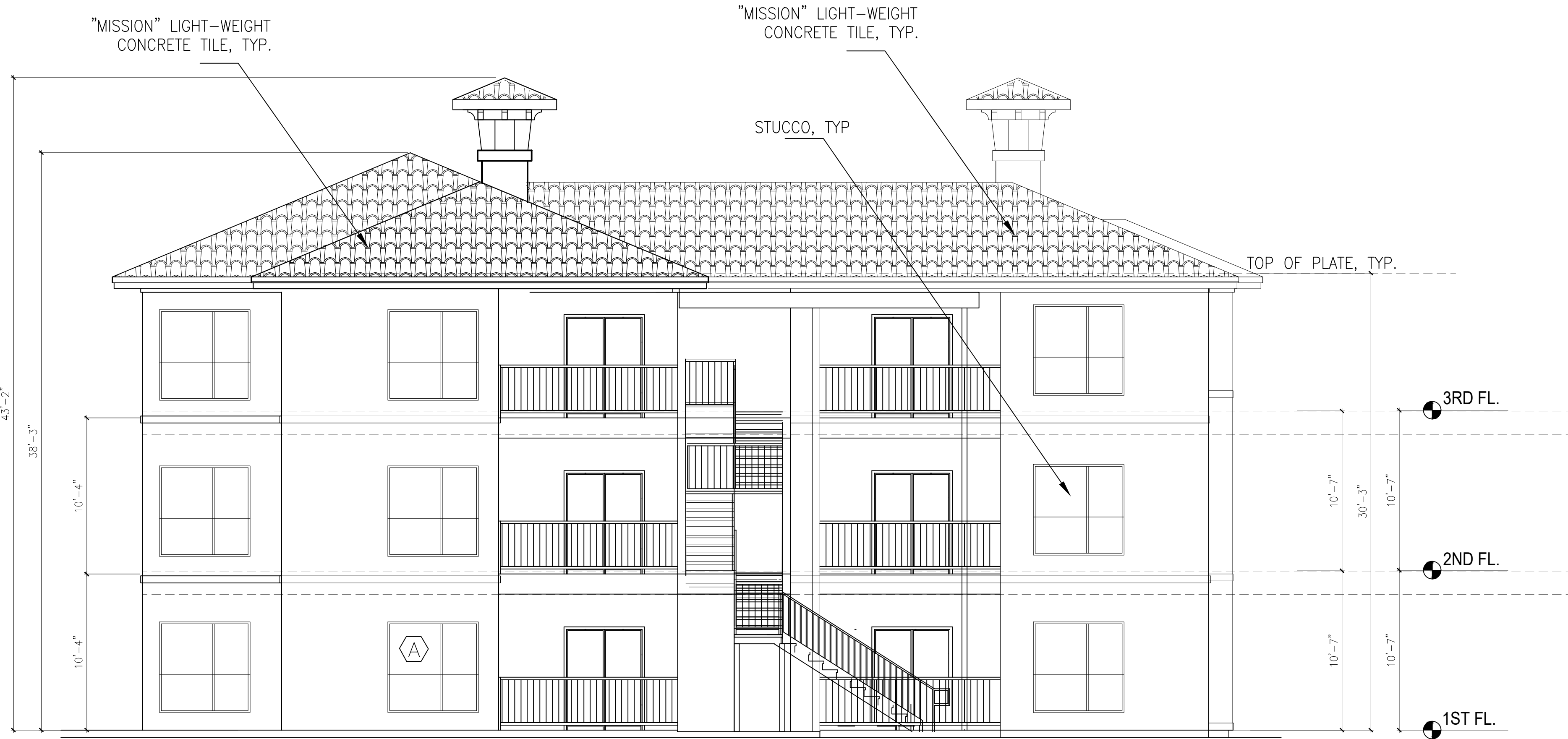
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

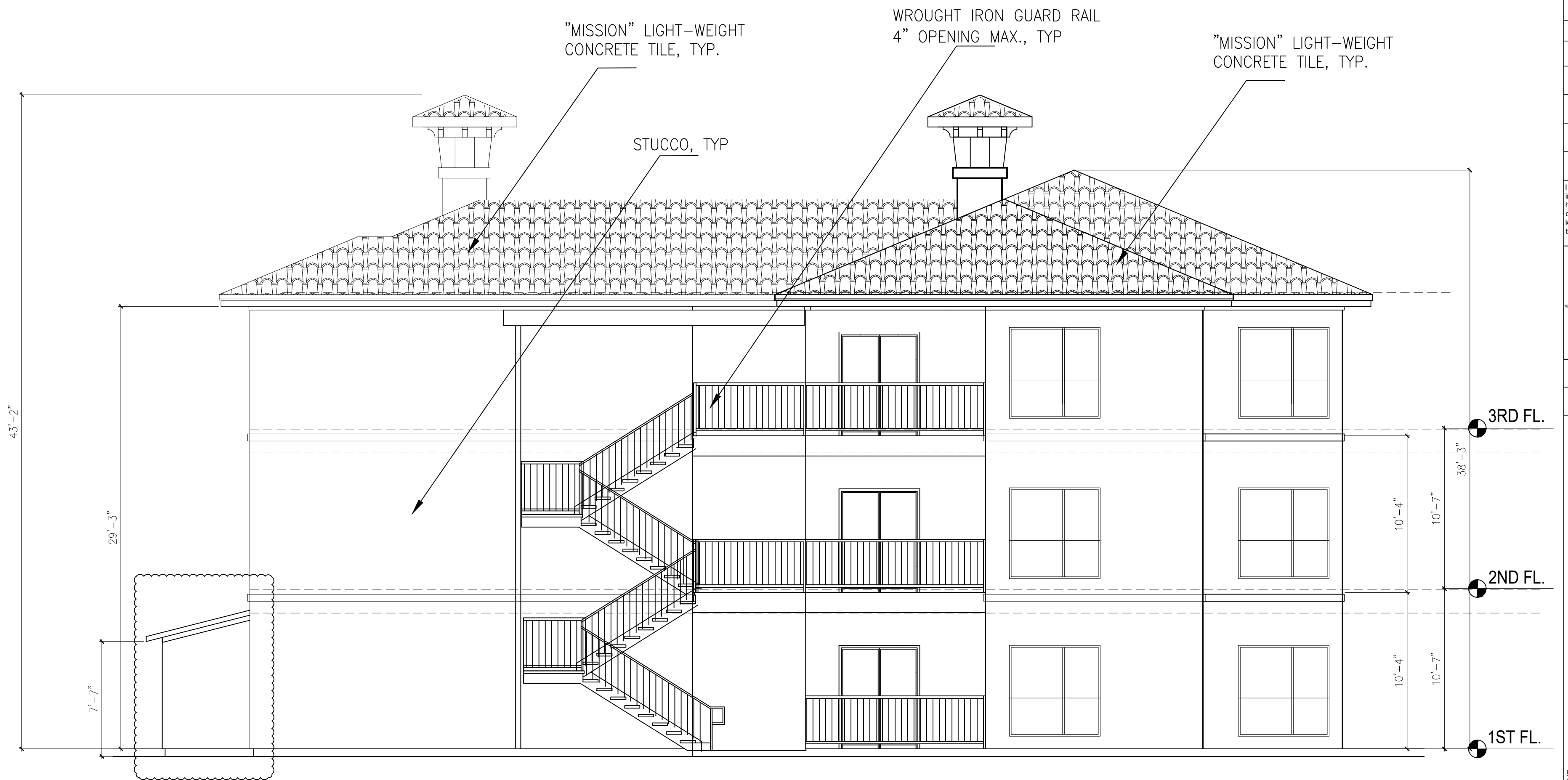
PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6200 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-3 ROOF PLAN

SHEET NUMBER

A3-1.3



1 BLDG-3 NORTH ELEVATION 3/16" = 1'-0"



2 BLDG-3 SOUTH ELEVATION 3/16" = 1'-0"

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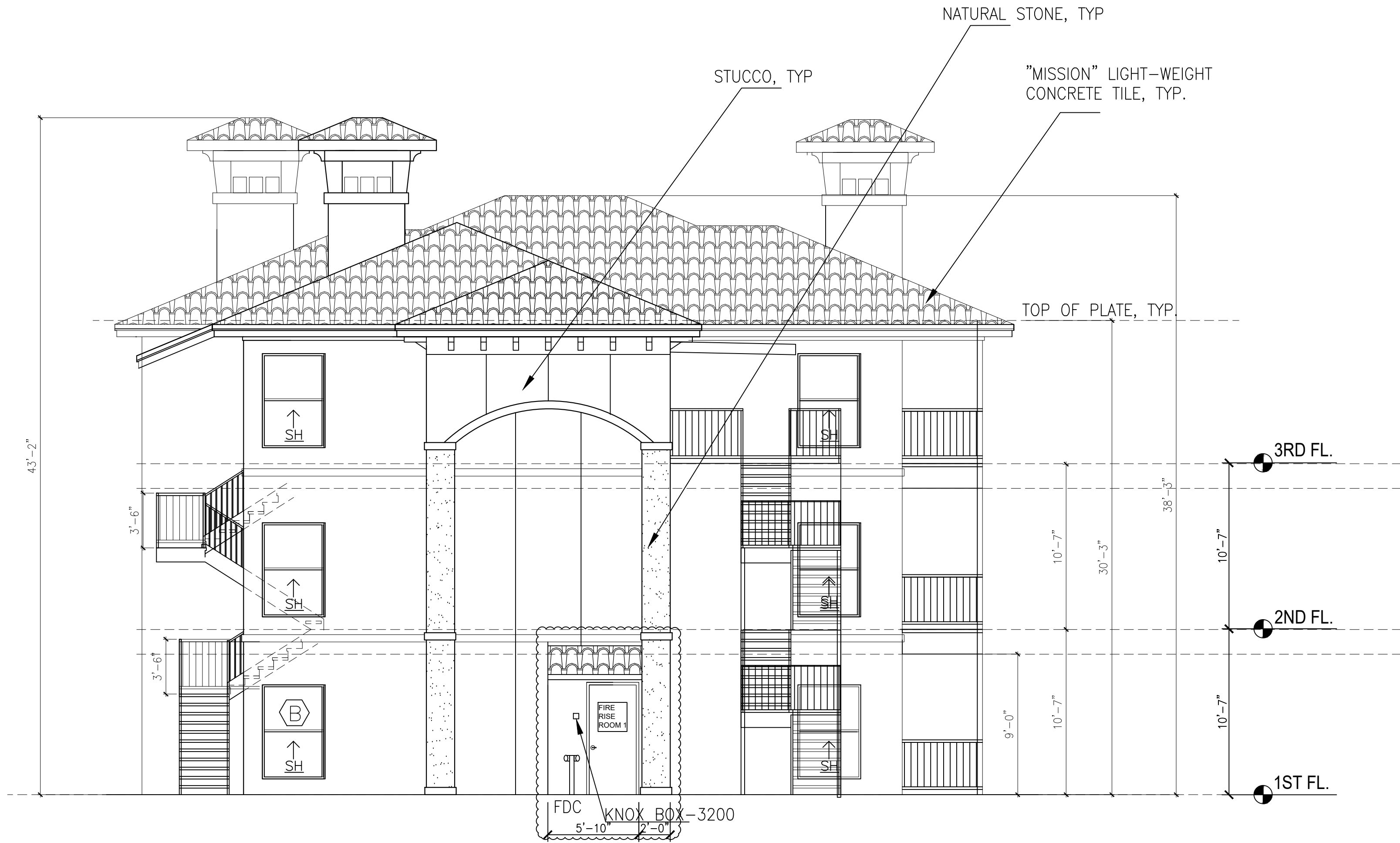
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

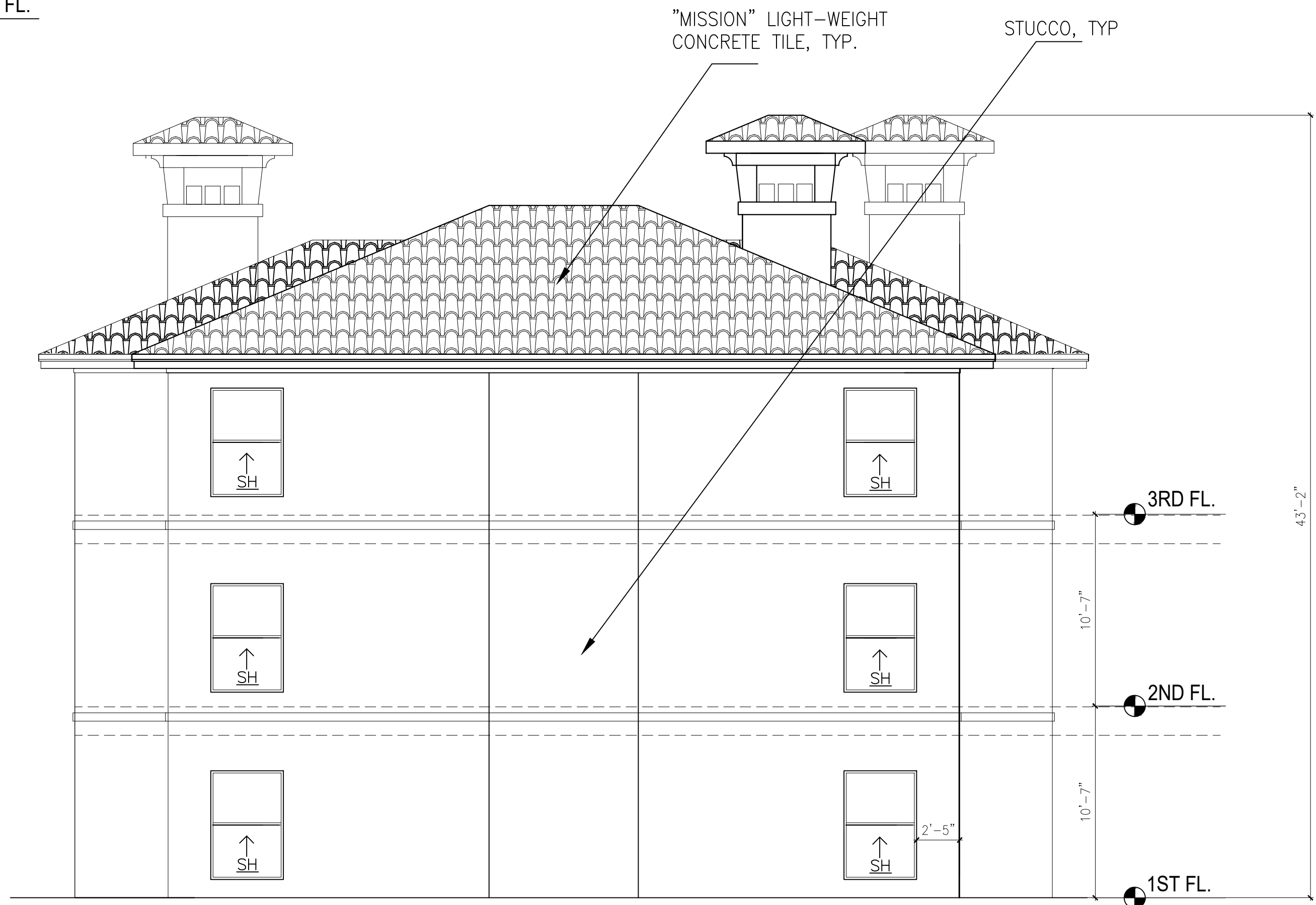
PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BLDG-3 NORTH & SOUTH ELEVATIONS

SHEET NUMBER

A3-2.1



1 BLDG-3 WEST ELEVATION 3/16" = 1'-0"



1 BLDG-3 EAST ELEVATION 3/16" = 1'-0"

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