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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.

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

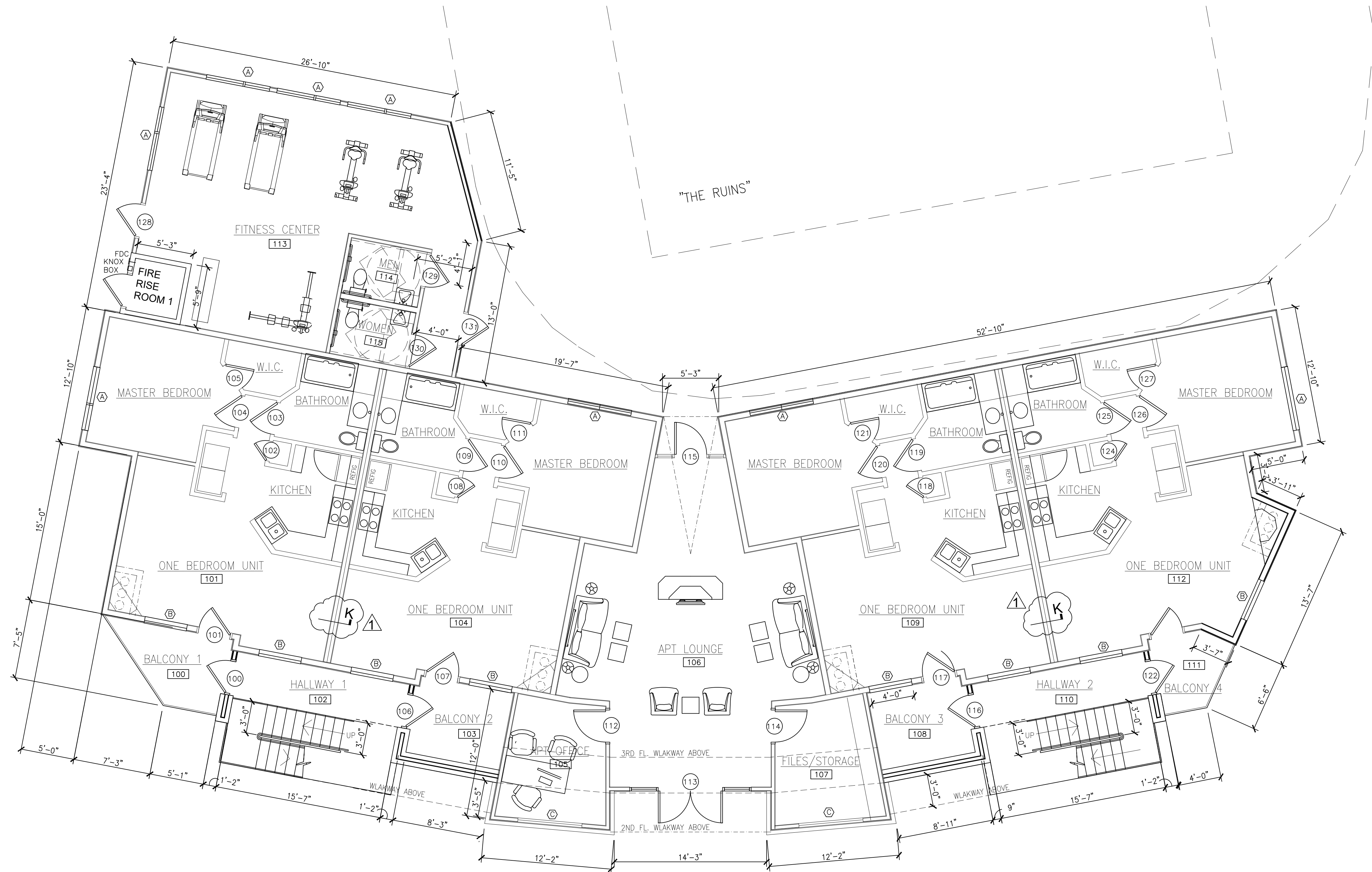
ARCHITECTURE: TCHEN ARCHITECT
1303 ELM FOREST DRIVE
CEDAR PARK, TEXAS 78613
512. 351. 1801

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

[illegible]

A0-0.0



1 BLDG-1 FIRST FLOOR PLAN

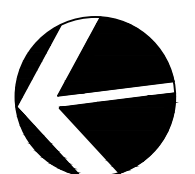
3/16" = 1'-0"

(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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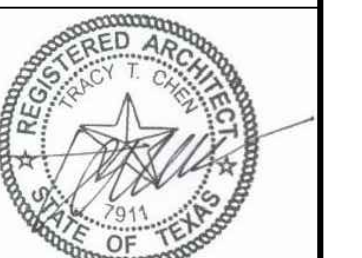
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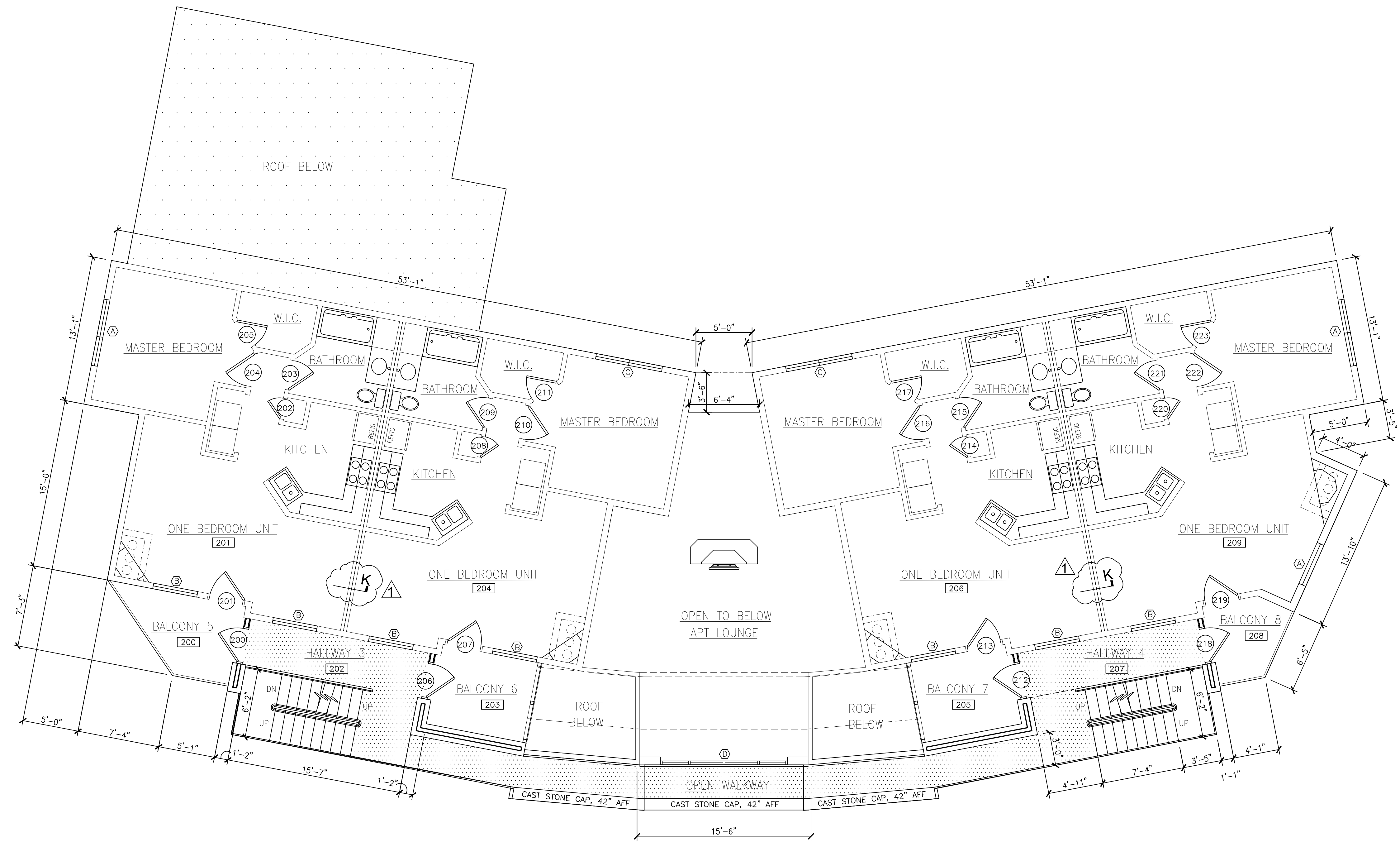
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-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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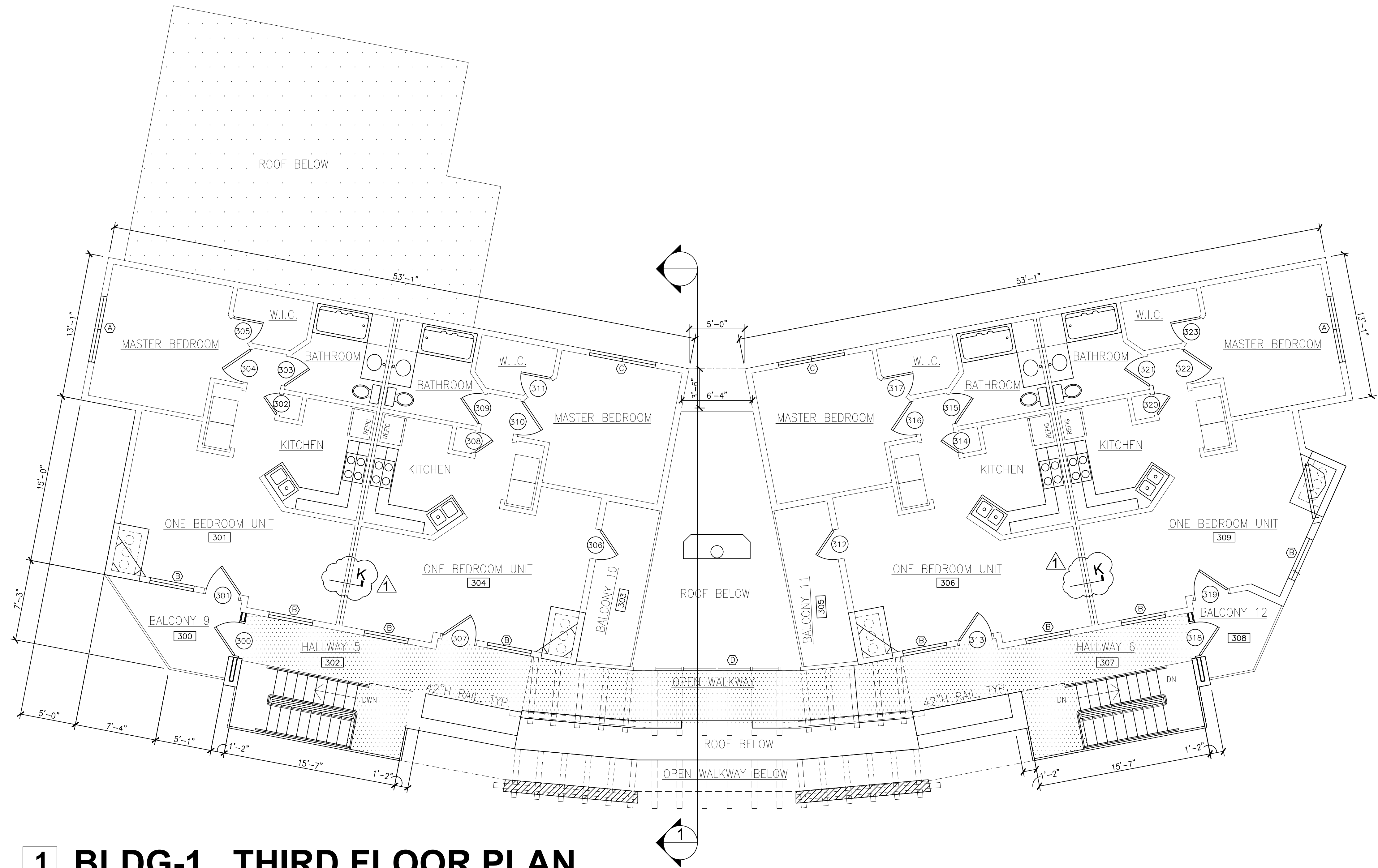
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
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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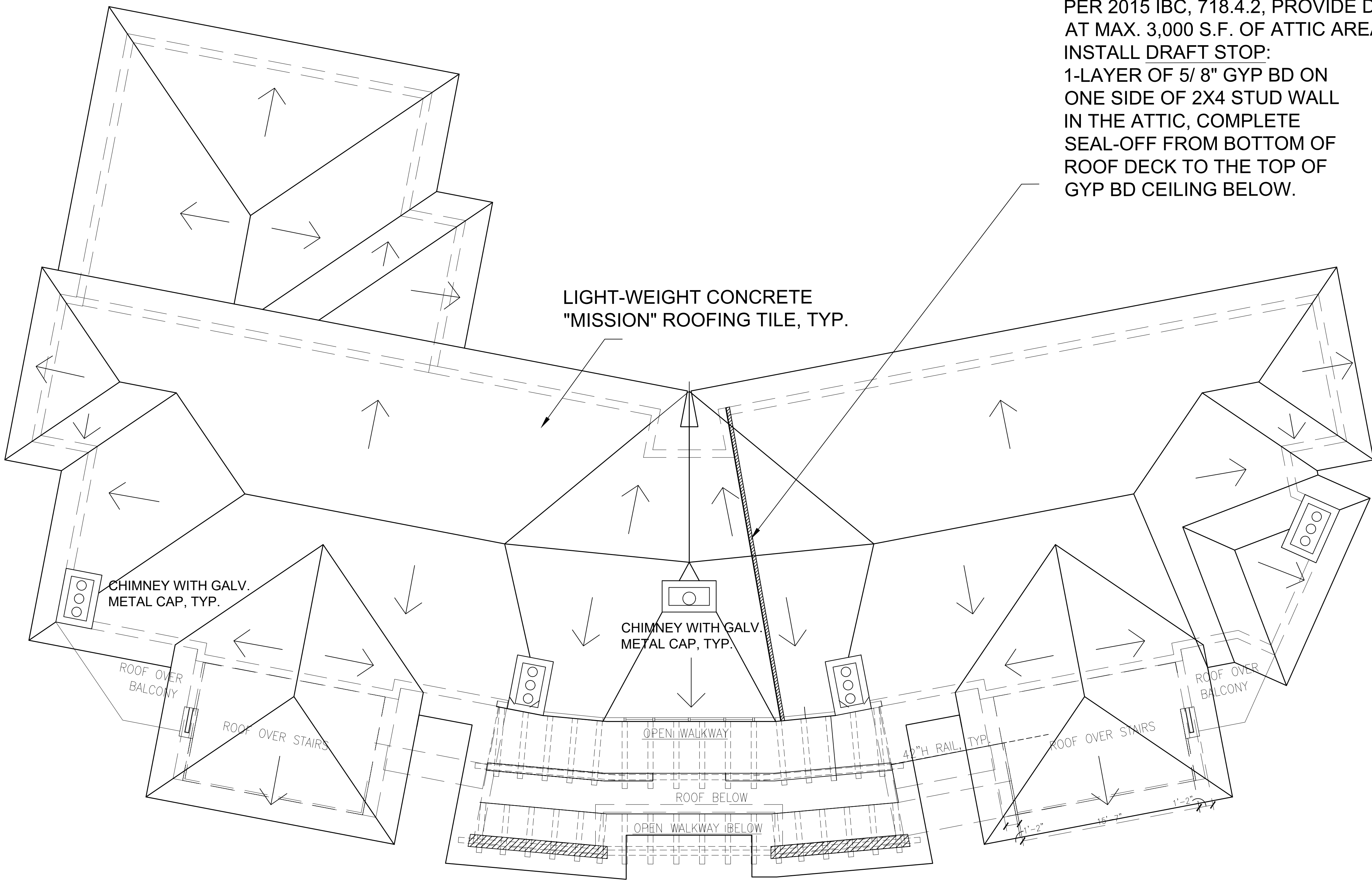


LICENSE NUMBER 7911
EXP. DATE 01.31.2023

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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
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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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
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)
* FIRST FLOOR REQUIREMENTS *
(FACING PRIMARY ROADWAY)
AREA OF PARKING FACADE BETWEEN 0' TO 10' = 1080 S.F.
GLAZING AREA, MIN. 40% OF 1080 S.F. = 432 S.F.
GLAZING AREA PROVIDED = 441 S.F. > 432 S.F. OK
VISUAL TRANSMITTANCE = 441 S.F. > 216 S.F.(1/2 of 432 s.f.) OK

REQUIREMENTS BETWEEN 10FT TO 30FT AFF
(FACING INTERNAL CIRCULATION ROUTE)
AREA OF STREET FACADE BETWEEN 10' TO 30' = 2017 S.F.
GLAZING AREA, MIN. 25% OF 2017 S.F. = 508 S.F.
GLAZED AREA PROVIDED = 524 S.F. > 508 S.F. OK

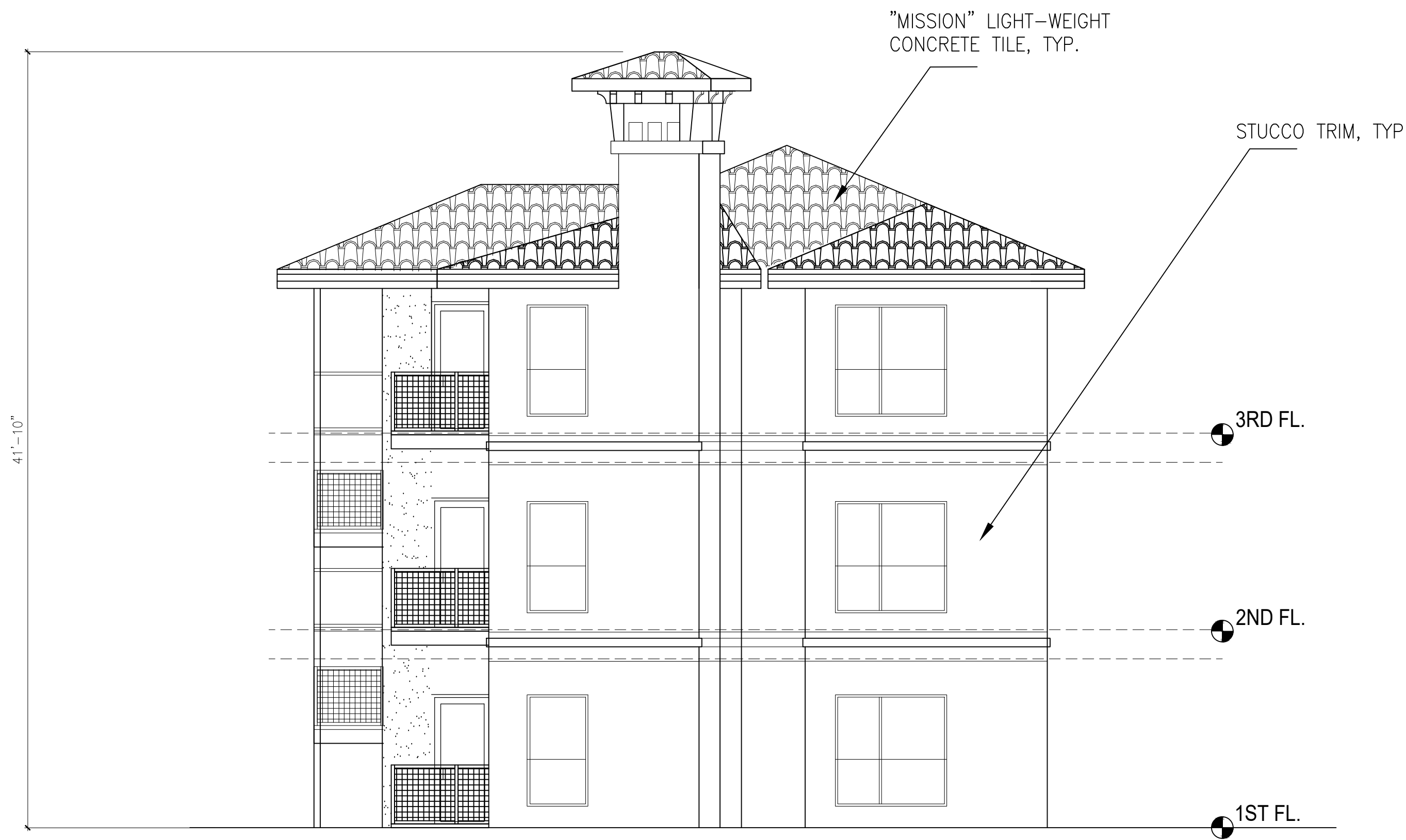
1 BLDG-1 WEST ELEVATION

3/16" = 1'-0"

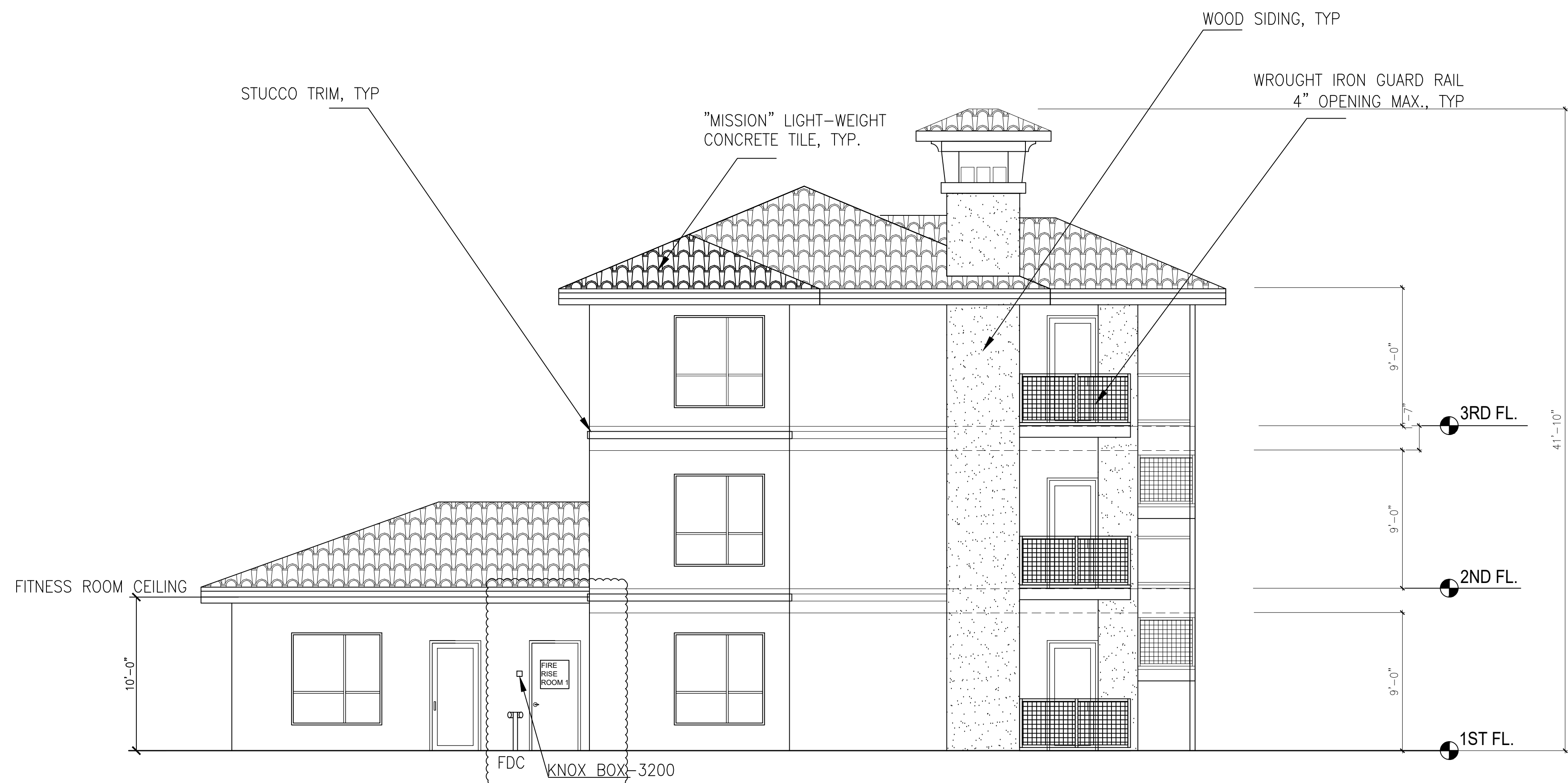


2 BLDG-1 EAST ELEVATION

3/16" = 1'-0"



2 BLDG-1 SOUTH ELEVATION



2 BLDG-1 NORTH ELEVATION

3/16" = 1'-0"

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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BLDG-1 NORTH & SOUTH ELEVATIONS

SHEET NUMBER

A1-2.1

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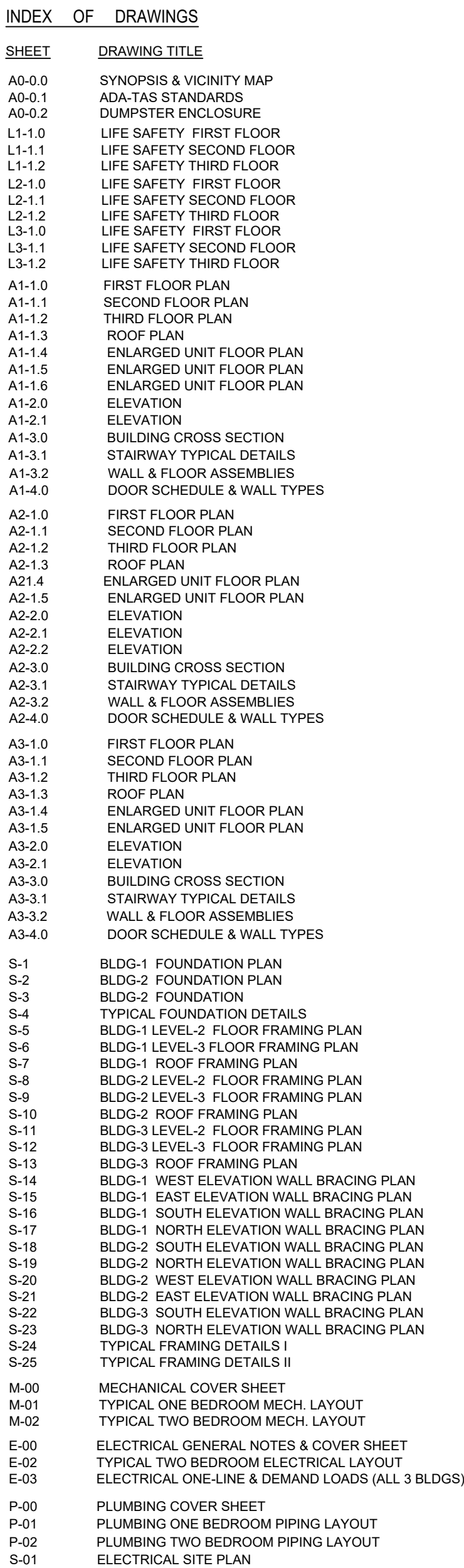
THE CIRCLE AT THE NELMS

6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744

SITE PLAN & DETAILS

PROJECT NAME	PROJECT ADDRESS	SHEET TITLE
SHEET NUMBER		

A0-0.0



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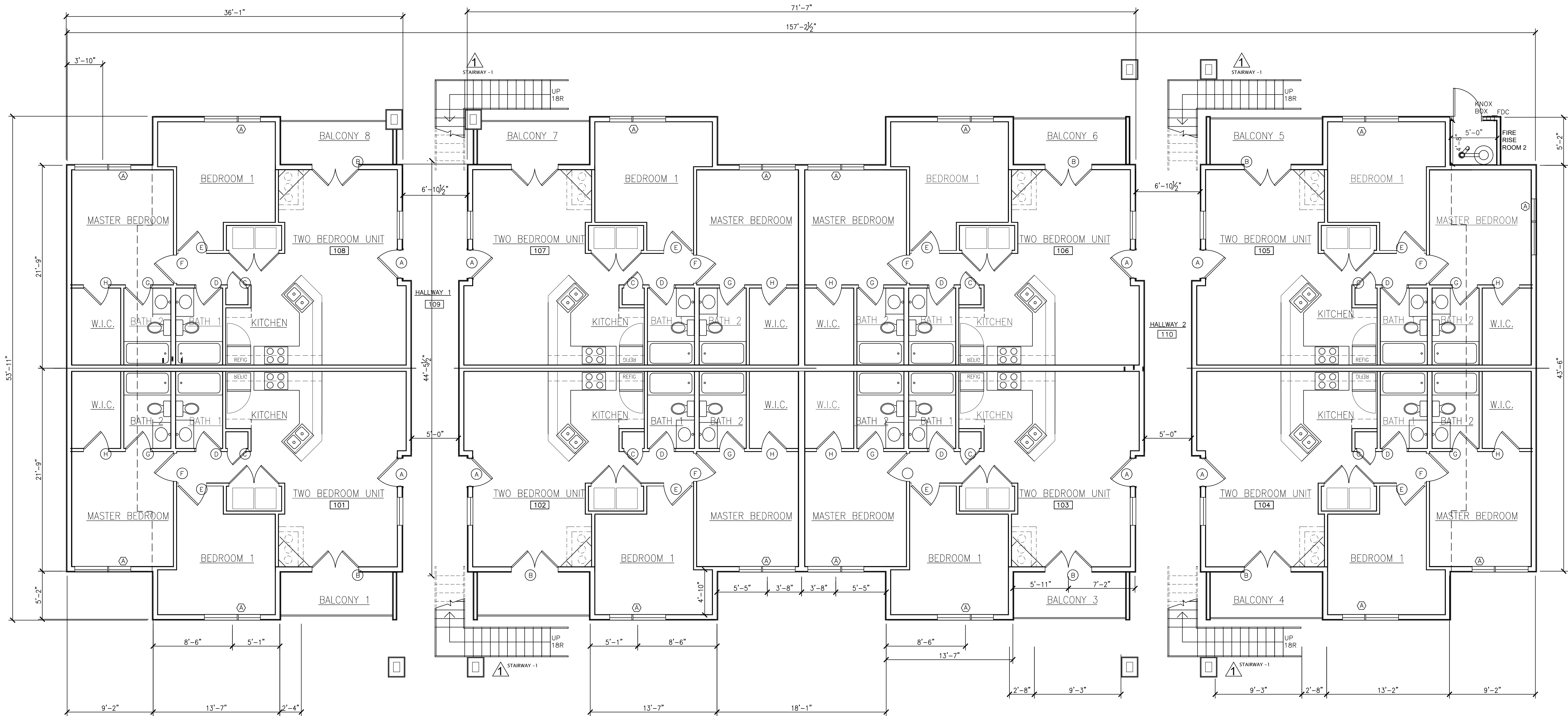
STRUCTURE: GENESIS 1 ENGINEERING CO.
6104 S.1ST ST. STE-105
AUSTIN, TEXAS 78745
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M E P : ARTHUR R. MIKA ENGINEERING, LLC
501 W. FITZHUGH ROAD
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An aerial photograph from Google Maps showing the proposed site location. The site is marked with a red pin and labeled "Proposed Site". It is located at the intersection of Highway 670 and Highway 190, near the Texas State Capitol building. Other nearby landmarks include the "Texas State Capitol", "Capitol Mall", "Capitol Square", and "Capitol Grounds". The map also shows surrounding residential areas and parking lots.

VICINITY MAP N.T.S.

BUILDING-1 : BLDG-1, APARTMENT #101 THROUGH #112
BUILDING-2 : BLDG-2, APARTMENT #201 THROUGH #224
BUILDING-3 : BLDG-3, APARTMENT #301 THROUGH #309



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:

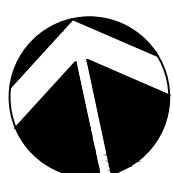
FIRST FLOOR - 6,312 HEATED S.F.

SECOND FLOOR - 6,312 HEATED S.F.

THIRD FLOOR - 5,644 HEATED S.F.

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

TRUE
NORTH



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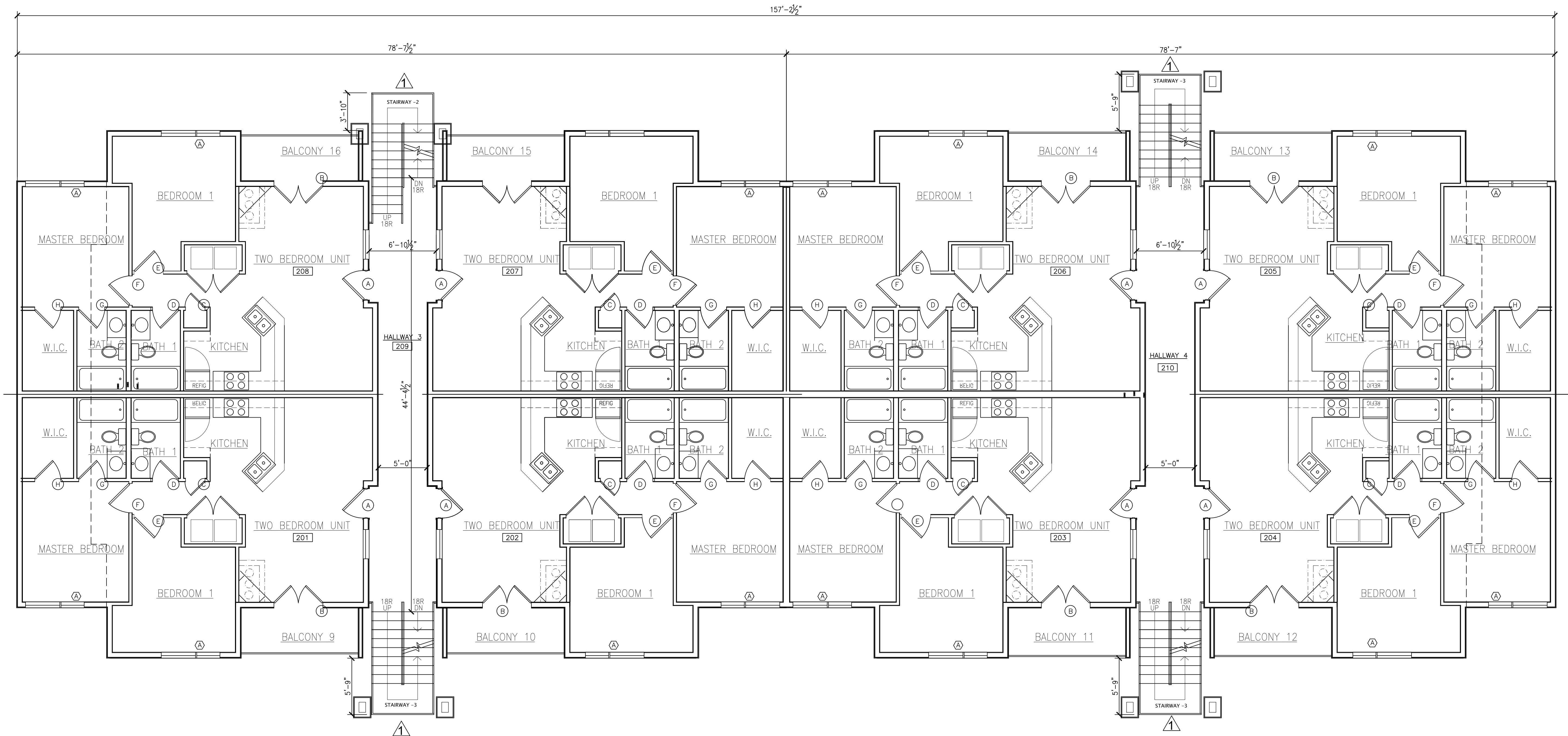
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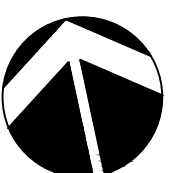


1 BLDG-2 SECOND FLOOR PLAN

3/16" = 1'-0"

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

TRUE
NORTH



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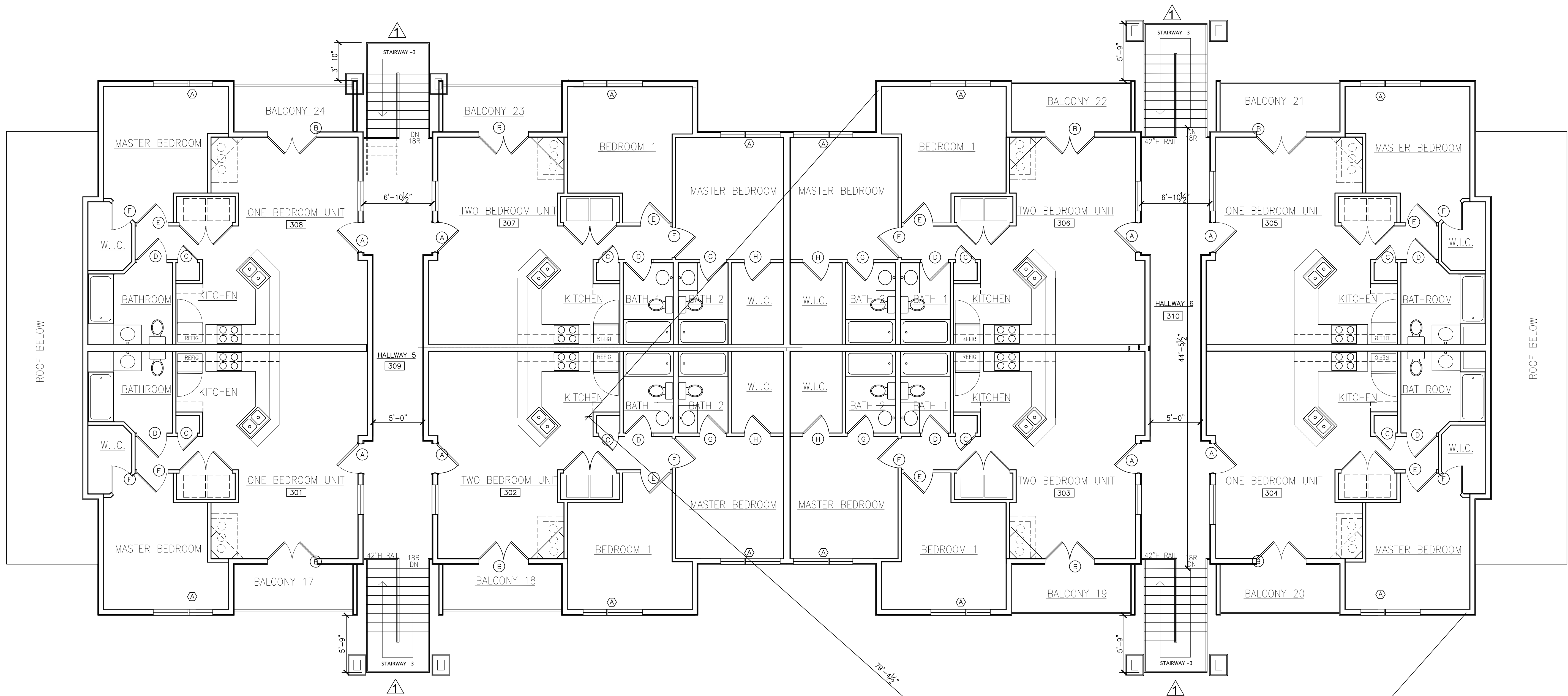
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-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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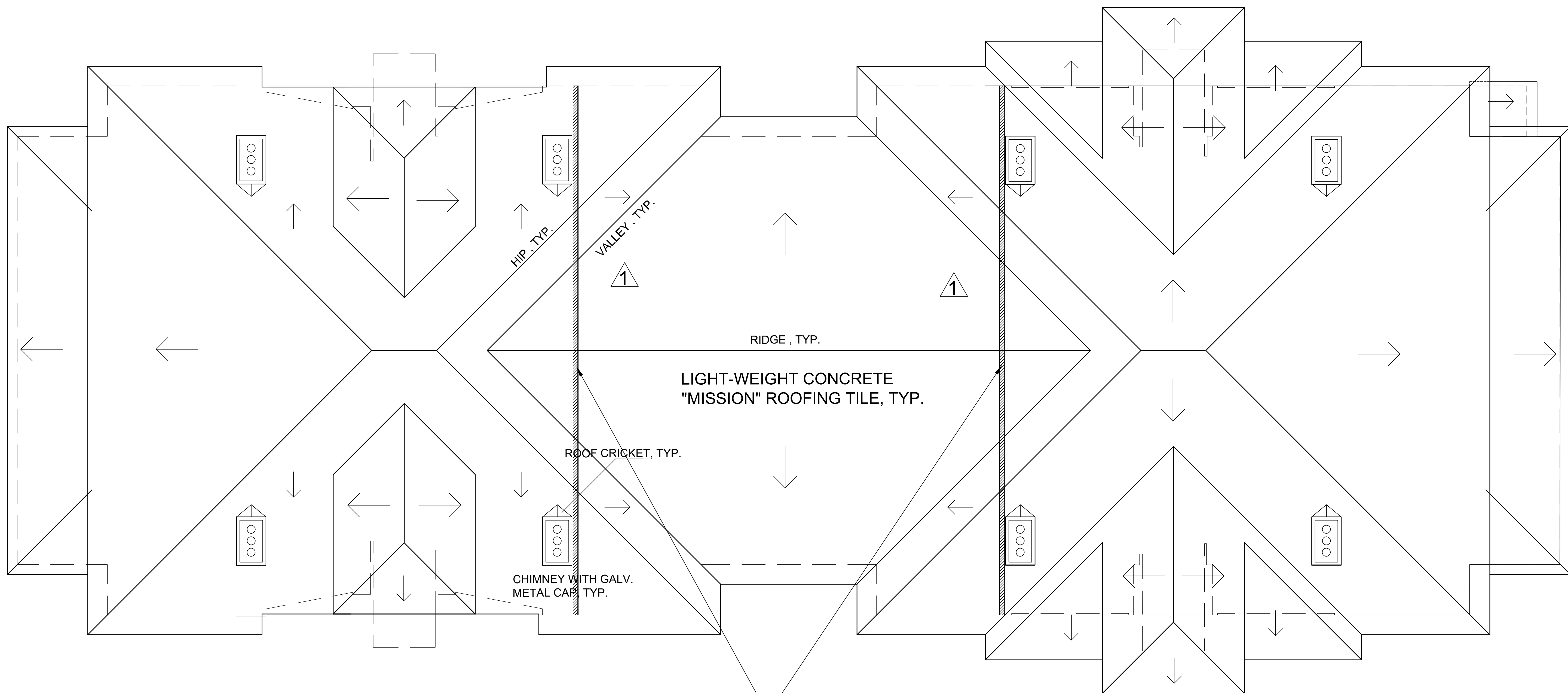
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

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

SHEET NUMBER

A2-1.2



1 BLDG-2 ROOF PLAN

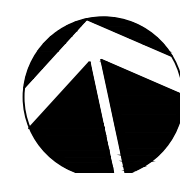
3/16" = 1'-0"

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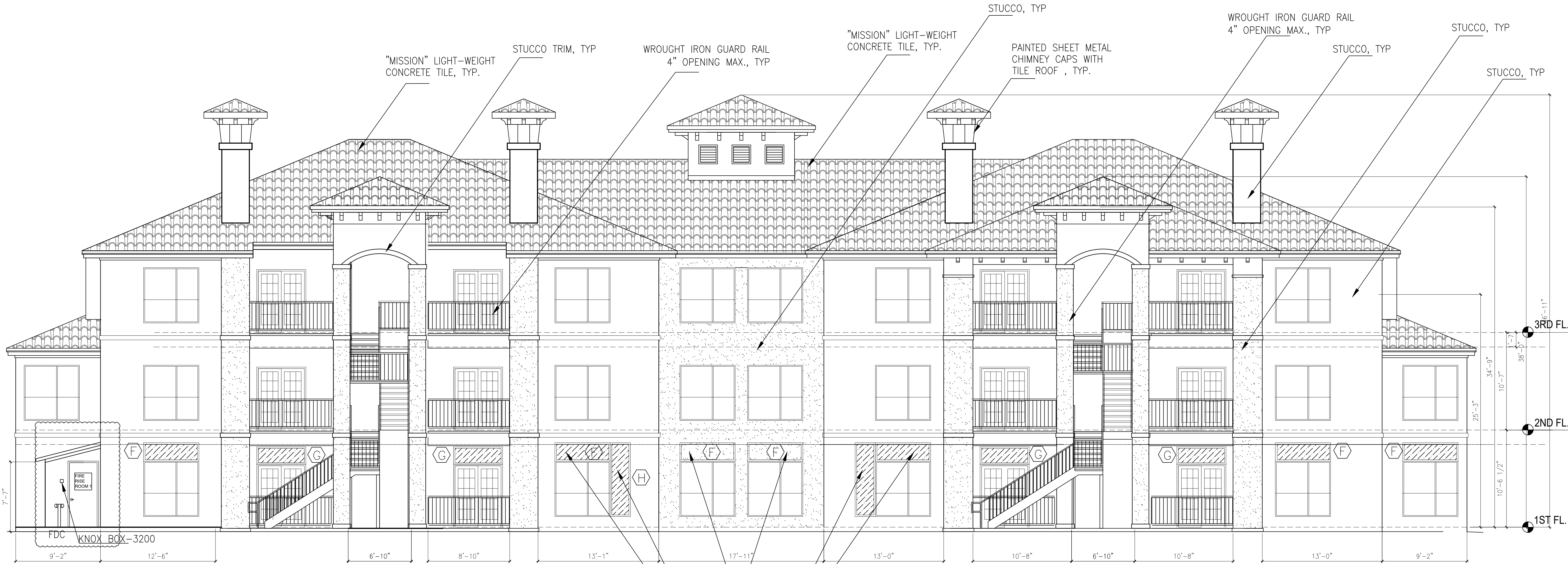
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PROJECT NAME THE CIRCLE AT THE NELMS
 PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
 AUSTIN, TEXAS 78744
 SHEET TITLE BUILDING-2 ROOF PLAN

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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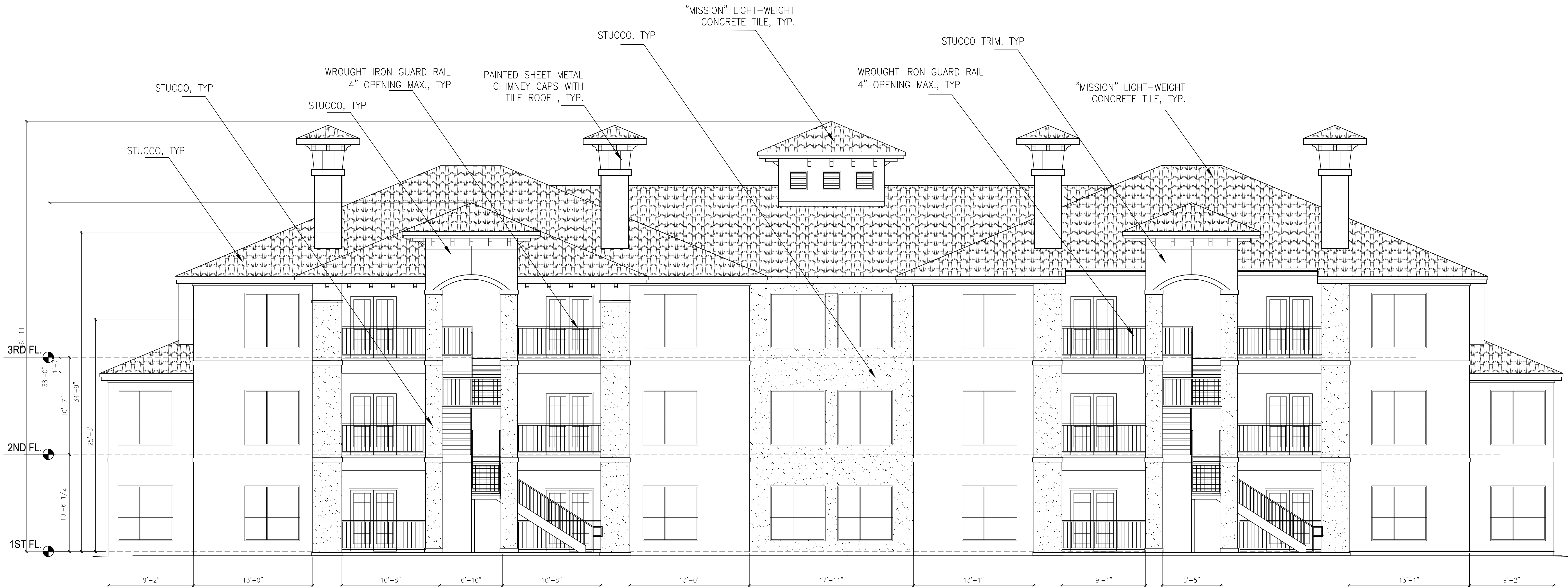
LICENSE NUMBER 7911

EXP. DATE: 01.31.2023

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

SHEET NUMBER

A2-2.1



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

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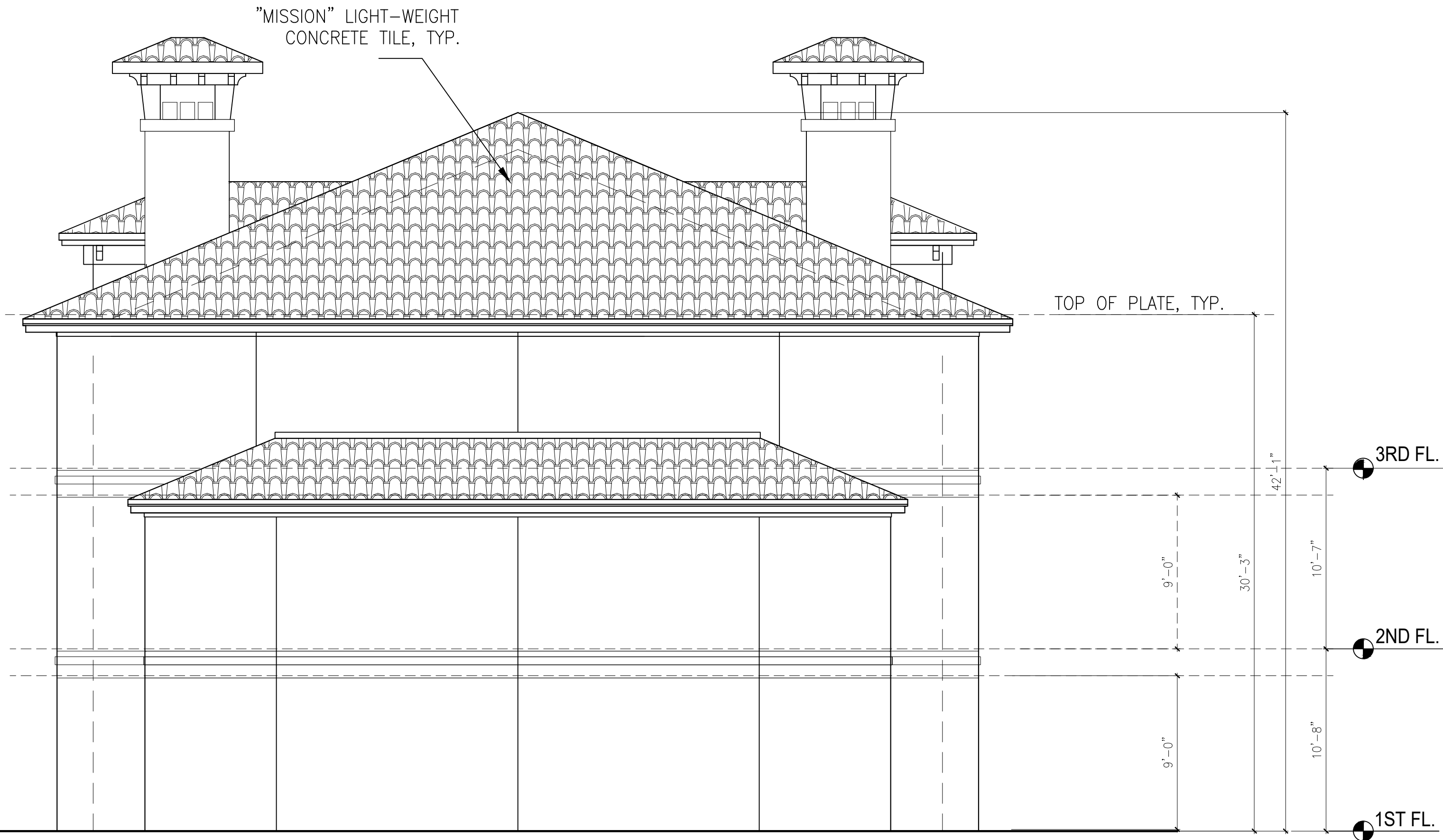
LICENSE NUMBER 7911

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

SHEET NUMBER

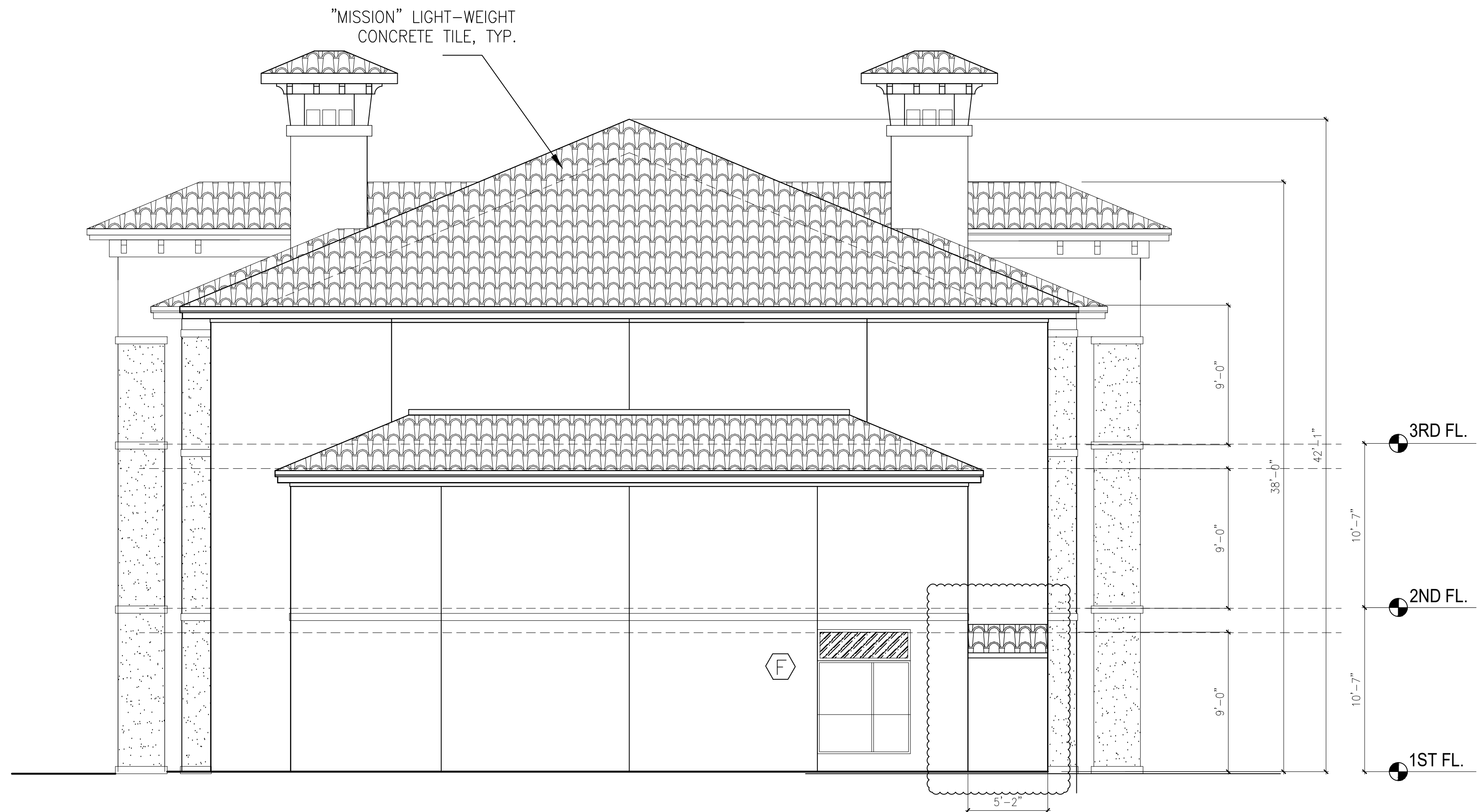
A2-2.0



1

BLDG-2 WEST ELEVATION

3/16" = 1'-0"



1

BLDG-2 EAST ELEVATION

3/16" = 1'-0"

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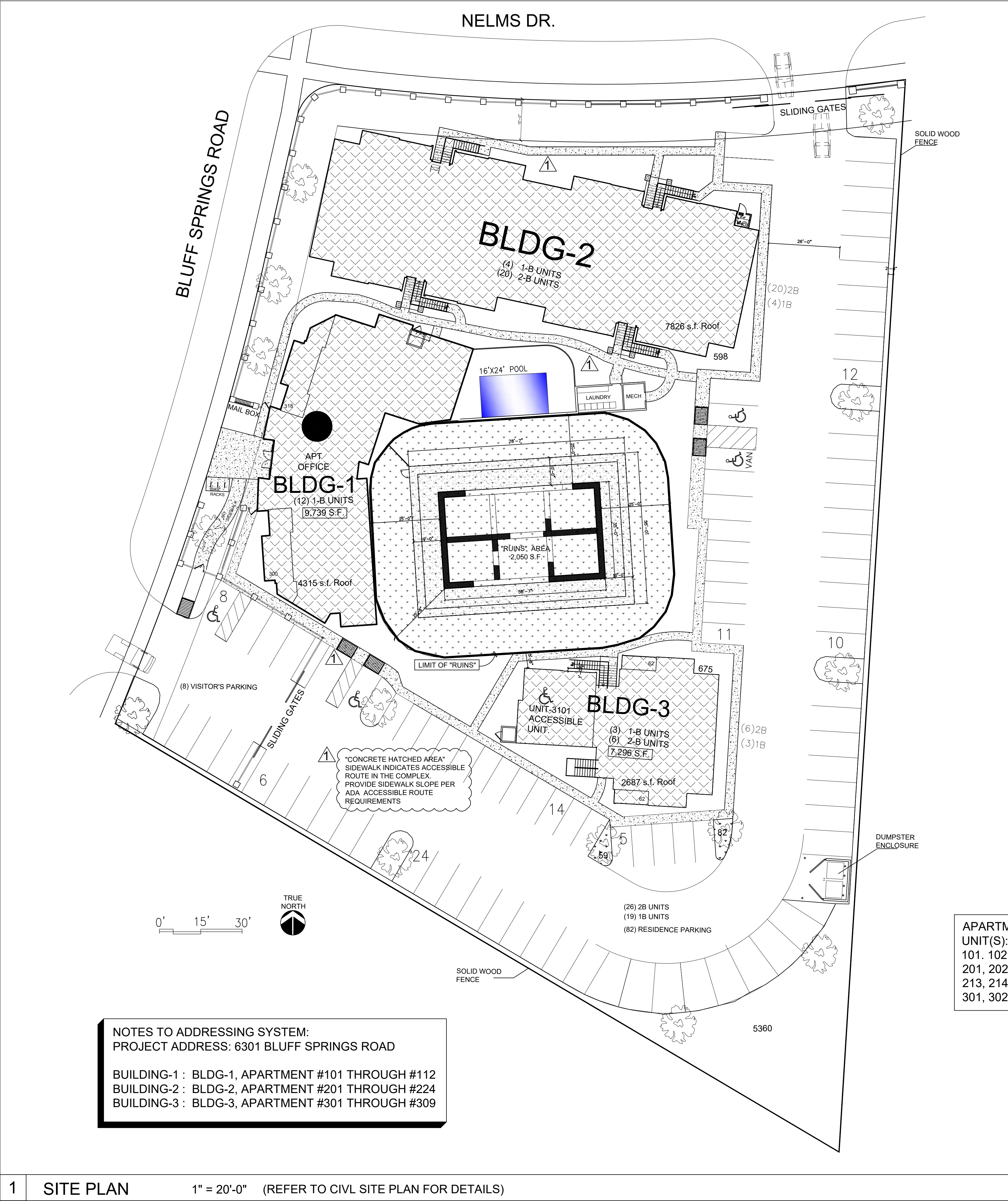
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PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BLDG-2 EAST & WEST ELEVATIONS

SHEET NUMBER

A2-2.2



THE CIRCLE AT THE NELMS

APARTMENTS (BLDGS-1, 2,&3)

6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744

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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
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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

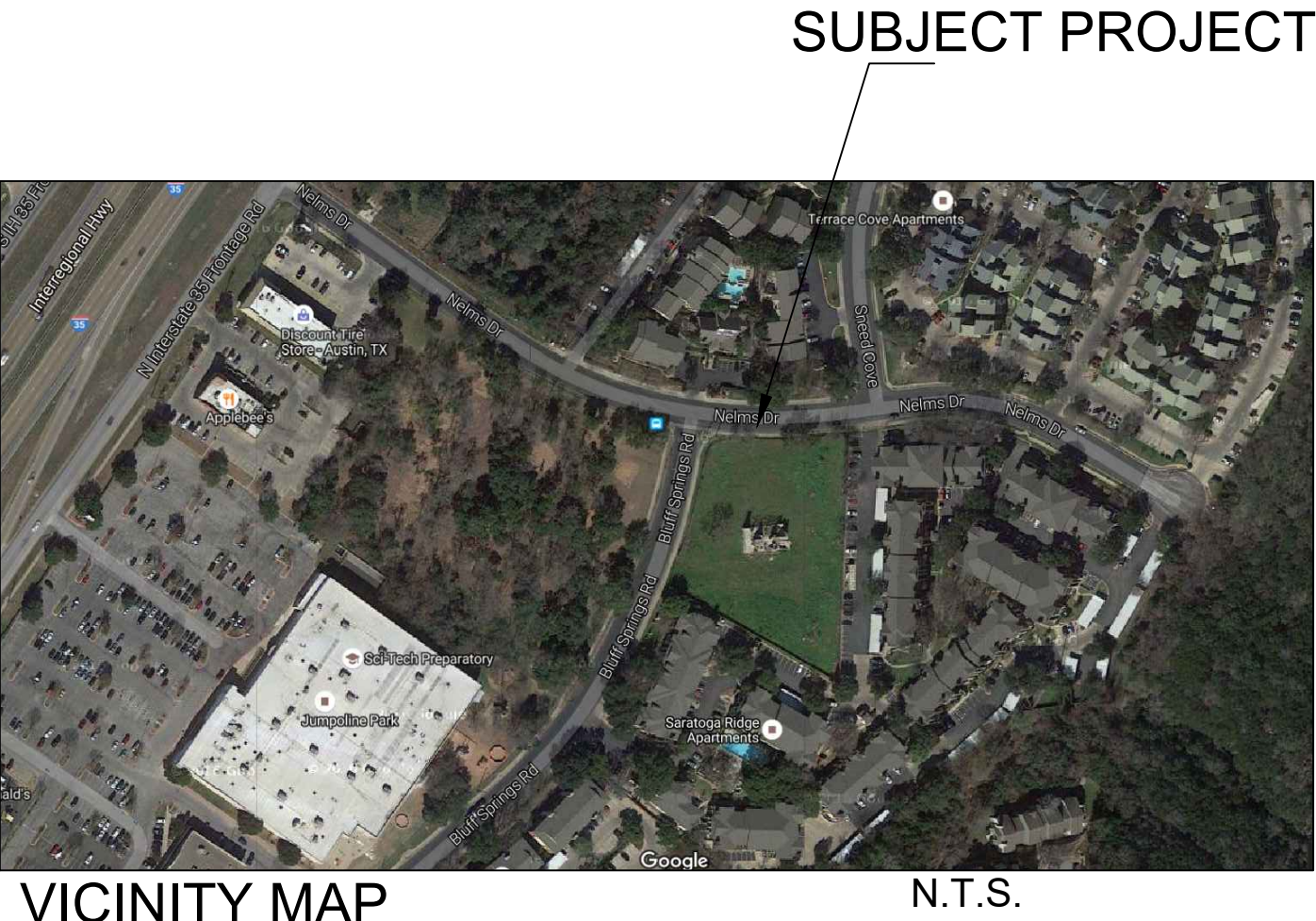
2B: 904 S.F. X 11 = 9,944 S.F.
1B: 685 S.F. X 4 = 2,740 S.F.
12,684 S.F.

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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CEDAR PARK, TEXAS 78613
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



NOTES TO ADDRESSING SYSTEM:
PROJECT ADDRESS: 6301 BLUFF SPRINGS ROAD

BUILDING-1 : BLDG-1, APARTMENT #101 THROUGH #112
BUILDING-2 : BLDG-2, APARTMENT #201 THROUGH #224
BUILDING-3 : BLDG-3, APARTMENT #301 THROUGH #309

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5. AUSTIN FOR CONSTRUCTION.

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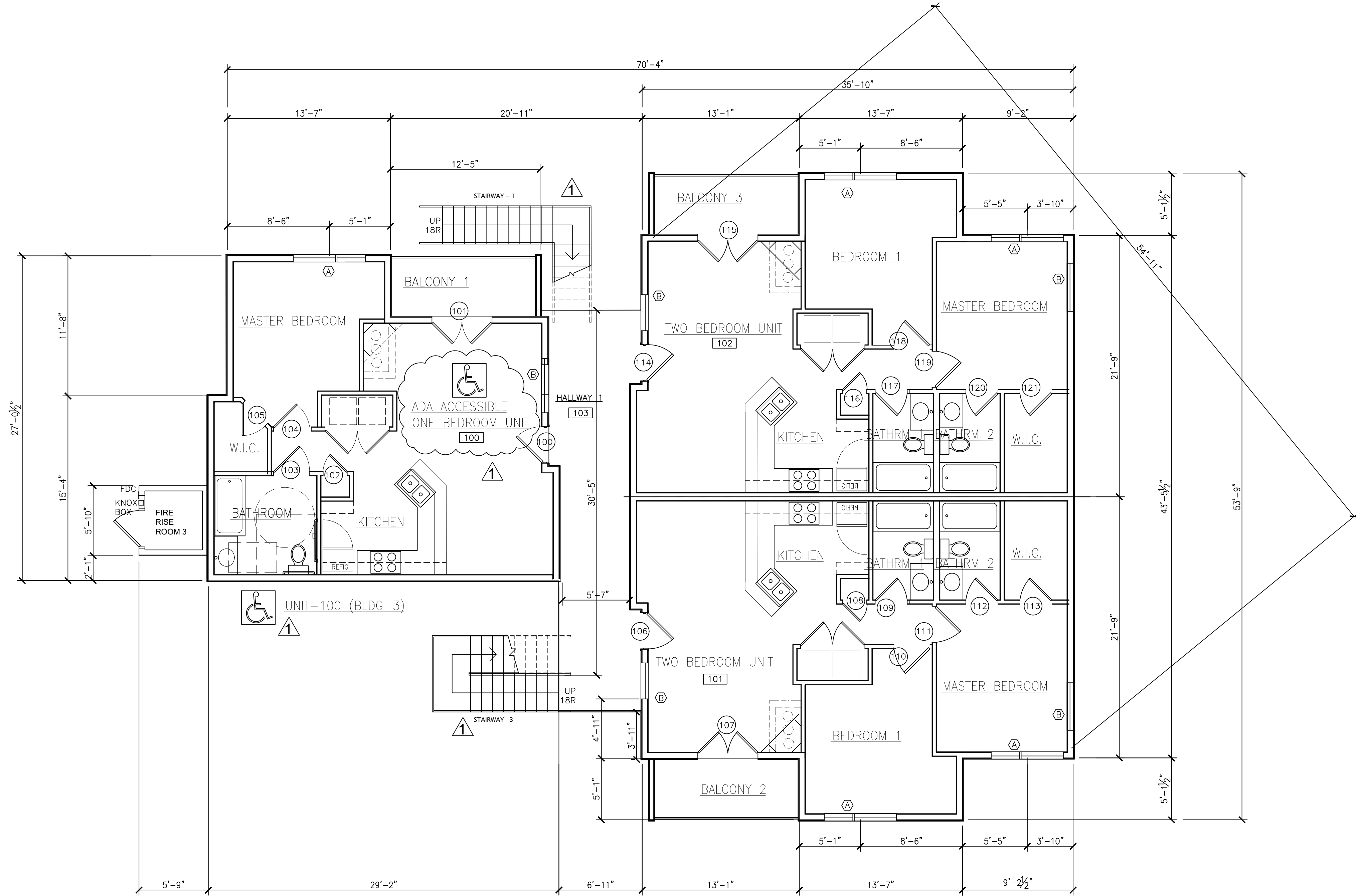
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EXP. DATE: 1.31.2023

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"

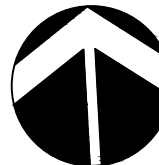
ADA NOTE: UNIT-100 IN BLDG-3 IS DESIGNATED AS WHEEL-CHAIR ACCESSIBLE UNIT.

(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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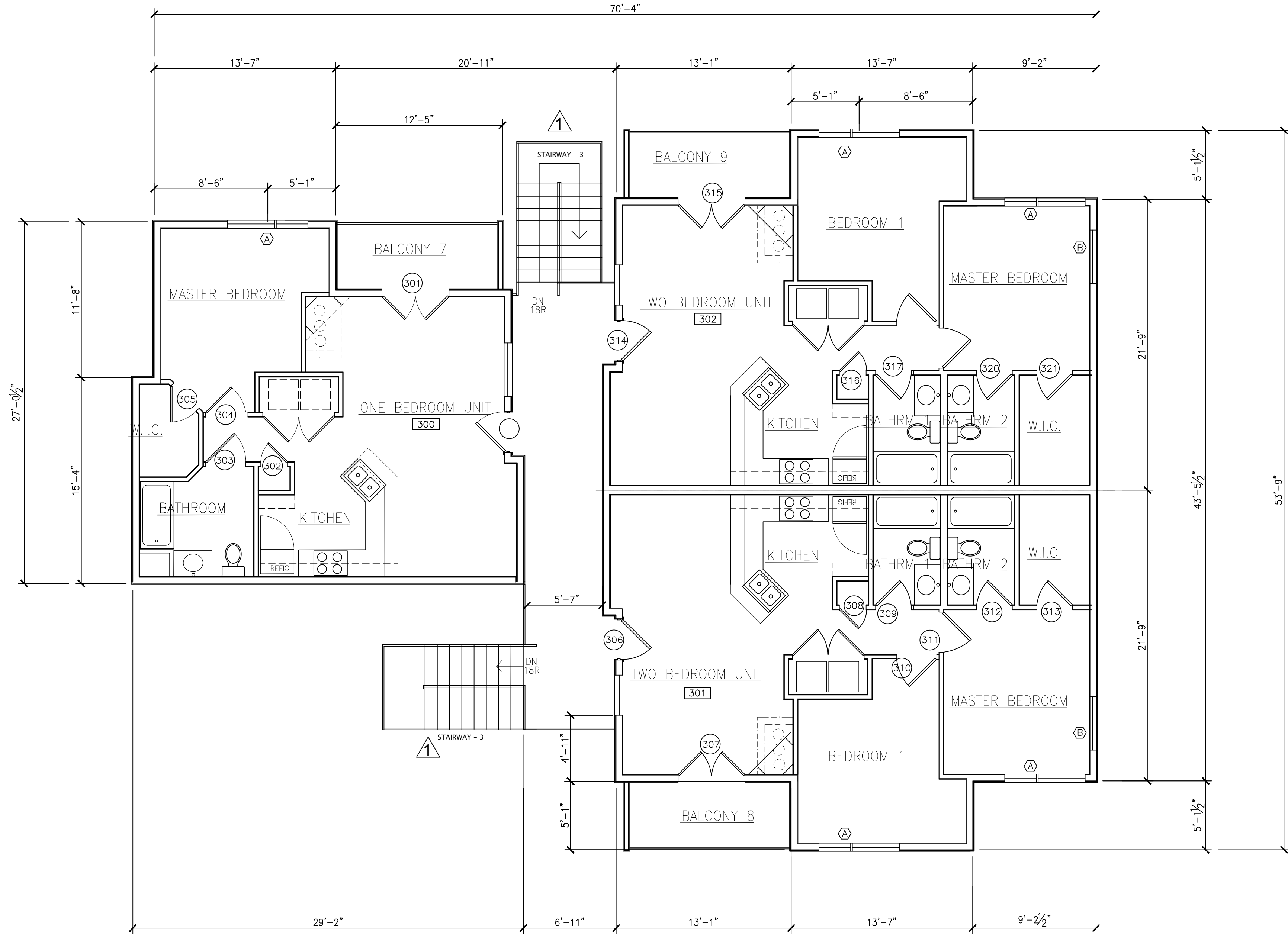
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EXP. DATE: 01.31.2023

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 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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ISSUE DATE 02.11.2022

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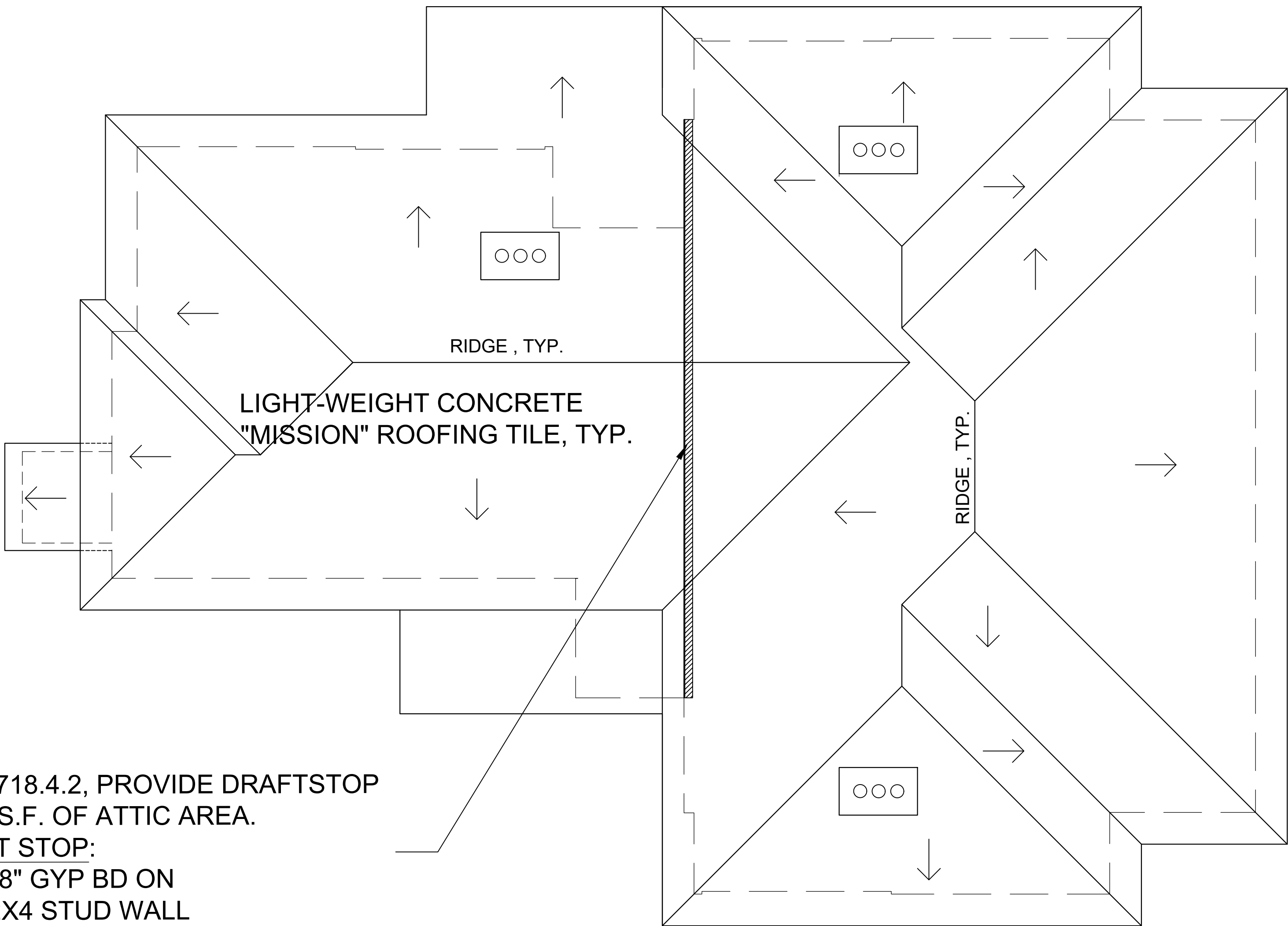
LICENSE NUMBER 7911

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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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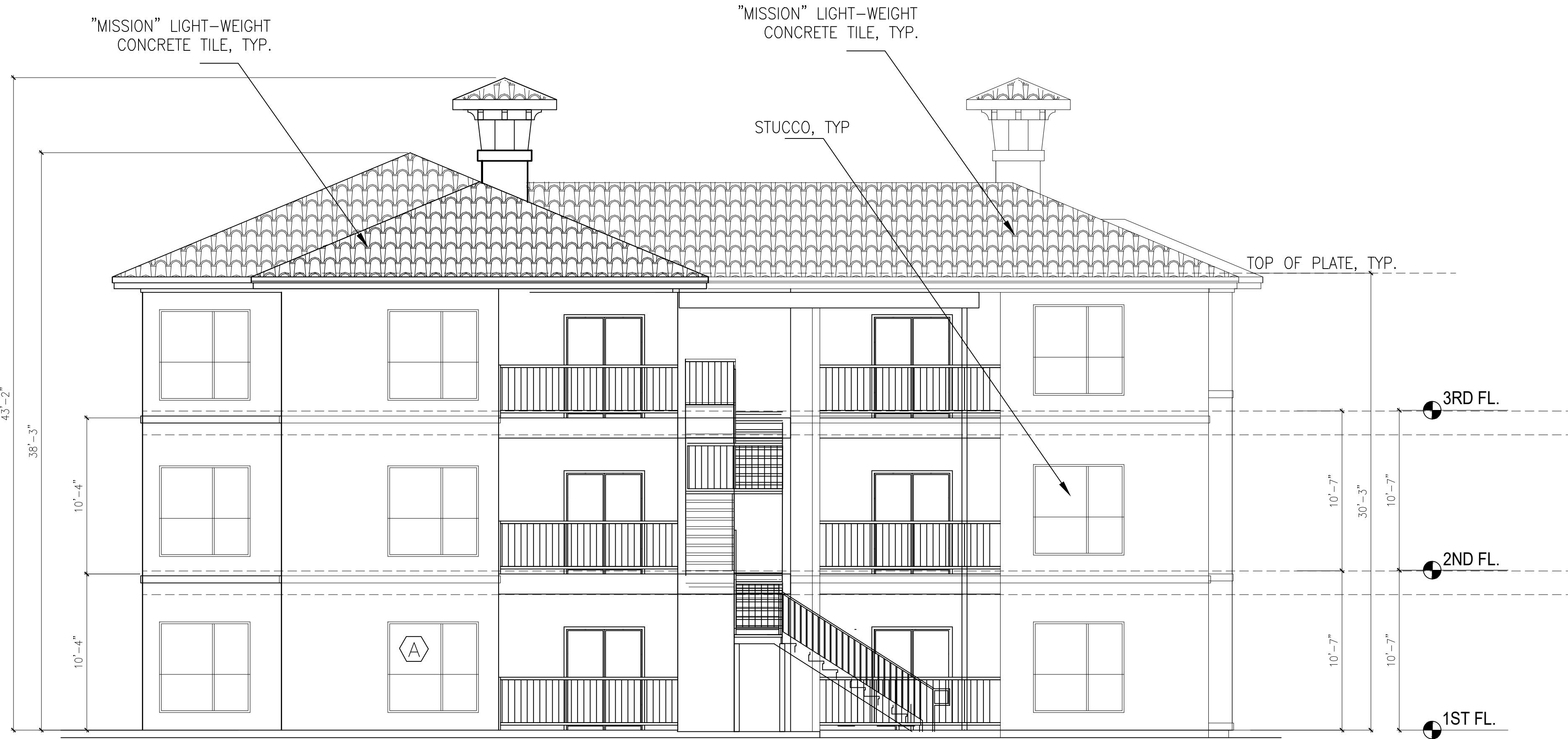
LICENSE NUMBER 7911

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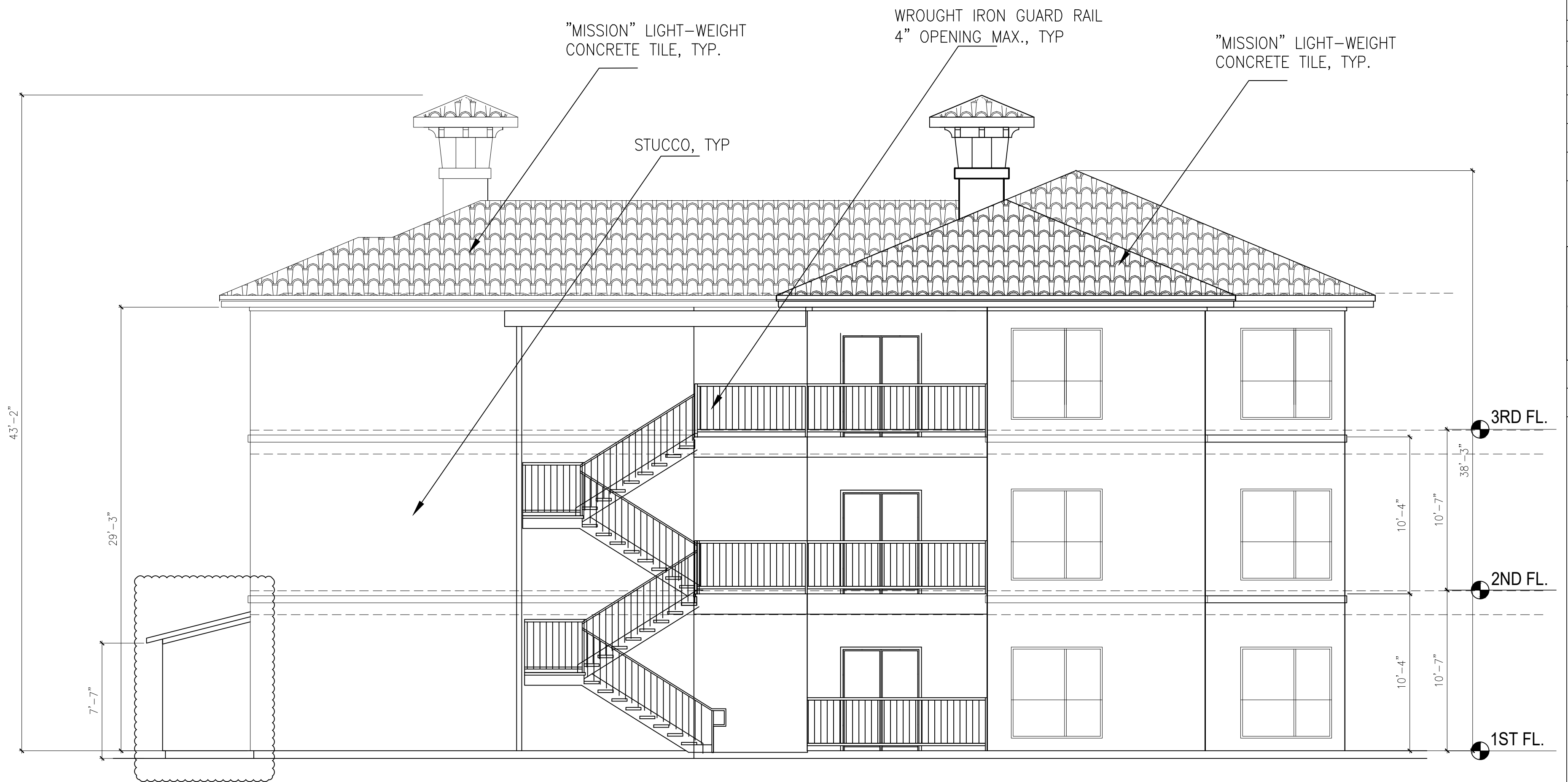
PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6200 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BUILDING-3 ROOF PLAN

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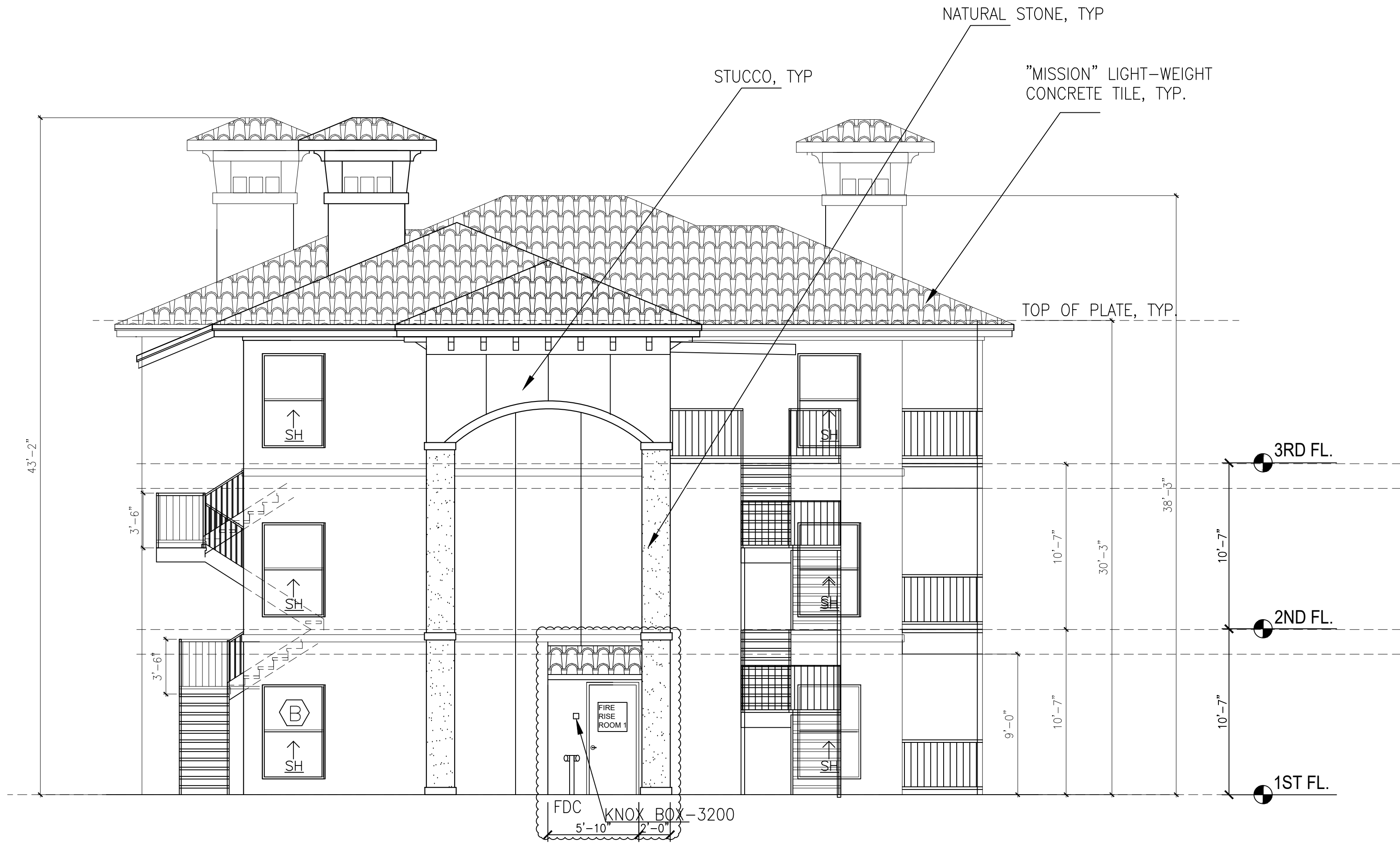
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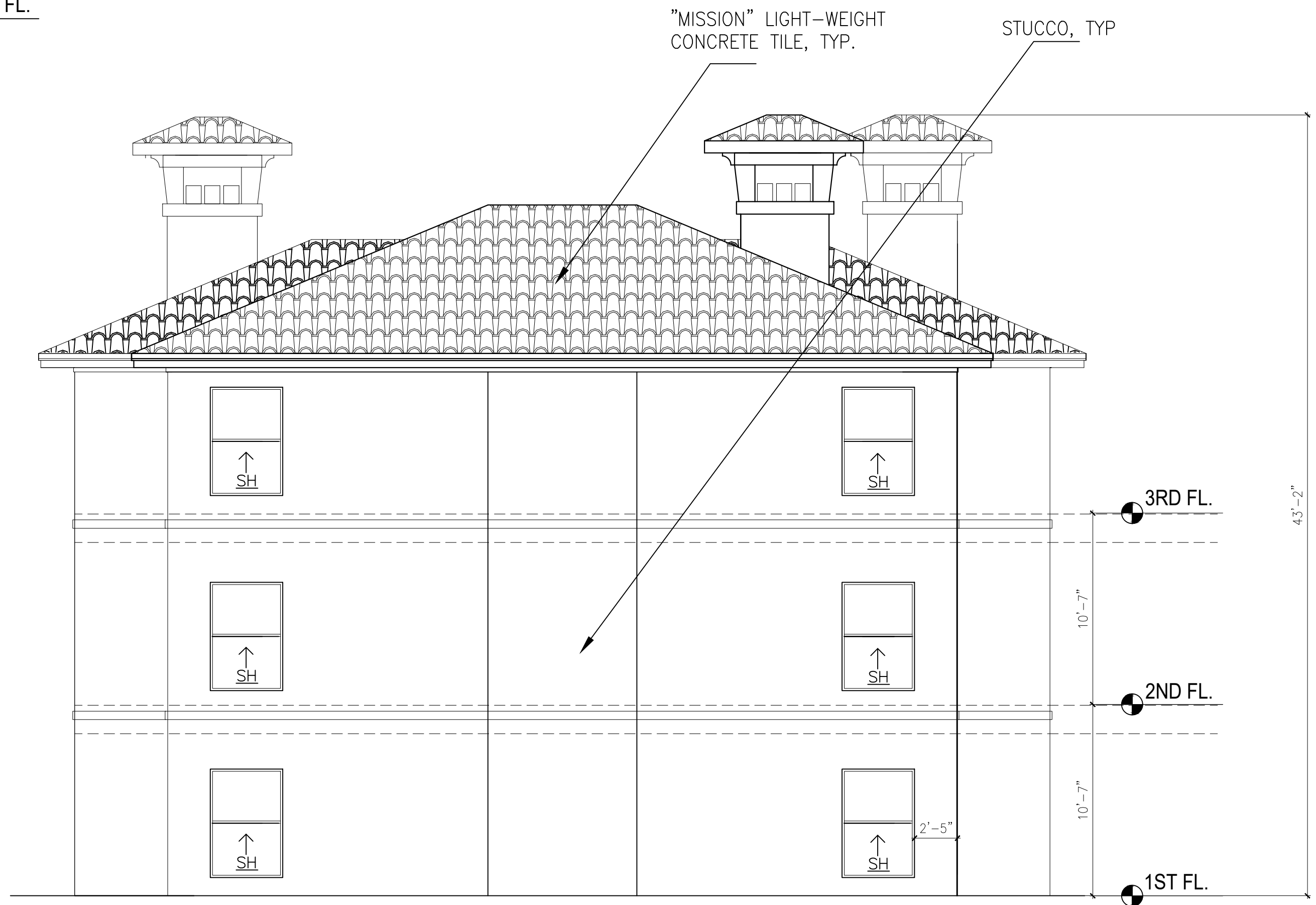
PROJECT NAME THE CIRCLE AT THE NELMS
PROJECT ADDRESS 6301 BLUFF SPRINGS ROAD
AUSTIN, TEXAS 78744
SHEET TITLE BLDG-3 NORTH & SOUTH ELEVATIONS

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

SHEET NUMBER

A3-2.0