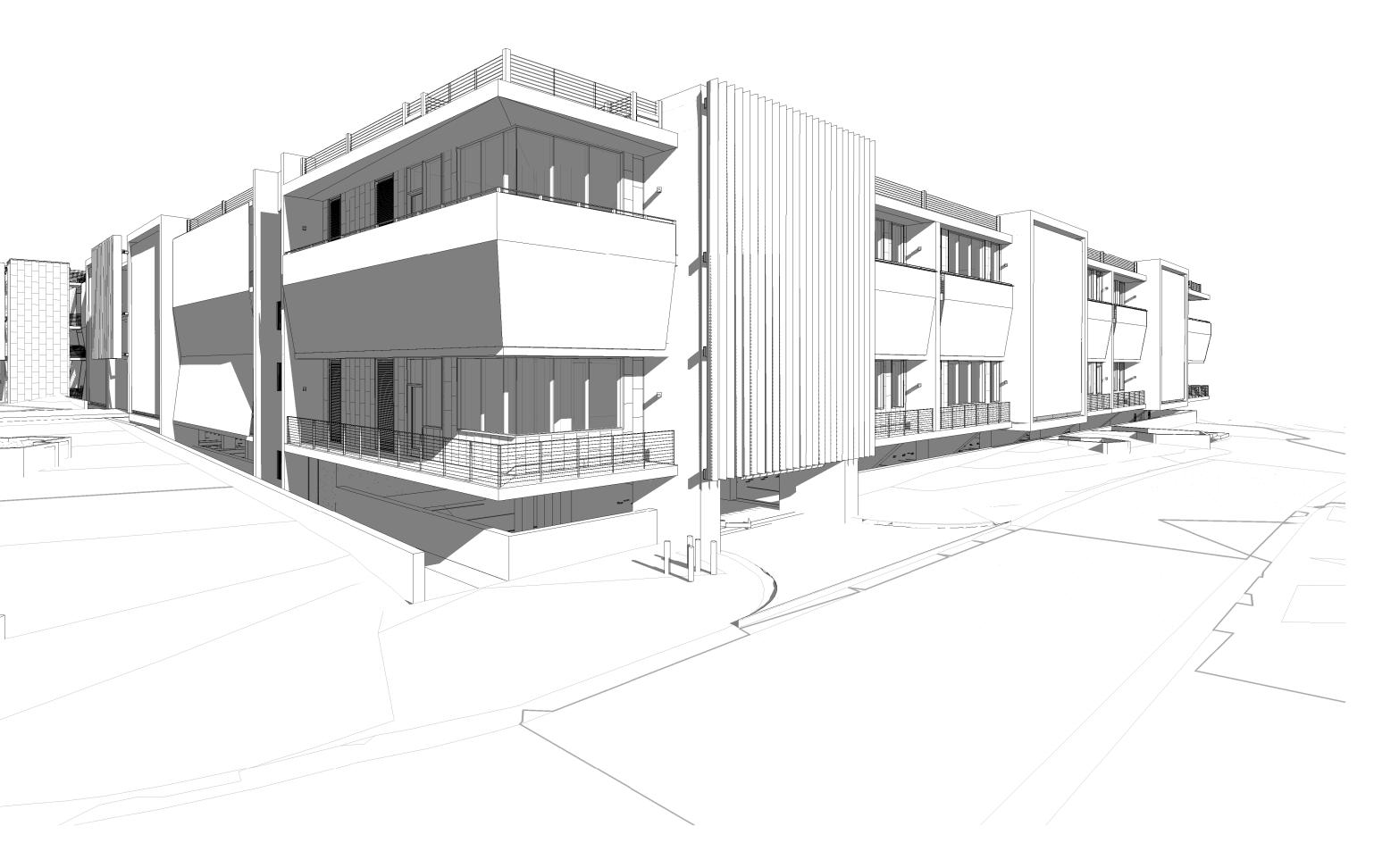
STANDARD ABBREVIATIONS

	ct		leveter i	
@ ACT	at	LAV	lavatory	
ACT	acoustical ceiling tile	LH	left hand	
AFF	above finished floor	MAX	maximum	
APPROX	approximate	MECH	mechanical	
ARCH	architect/architectural	MIN	minimum	
BD	board	MISC	miscellaneous	
BLDG	building	MLWK	millwork	
BO	bottom of	MTL	metal	
BRG	bearing	NIC	not in contract	
BS	both sides	NTS	not to scale	
BTWN	between	OC	on center(s)	<u> </u>
BW	both ways	OD	overflow drain	
CIPC	cast in place concrete	OH	opposite hand	
CJ	control joint	PC	precast concrete	
CLG	ceiling	Р	plate	
CLR	clear/clearance	PLYWD	plywood	
CMU	concrete masonry unit	PTD	painted	
CO	clear opening	PT	post-tensioned	<u> 2008</u> .44
CONC	concrete	R	radius	
CONT	continuous	RA	return air	
СТ	ceramic tile	RCP	reflected ceiling plan	
DTL	detail	RD	roof drain	
DWG	drawing	REF	reference	
EIFS	exterior insulation finish system	RH	right hand	
EJ	expansion joint	RM	room	
ELEC	electrical	RO	rough opening	
ELEV	elevation	SHT	sheet	
EQ	equal	SIM	similar	
EQP	equipment	SPEC	specification	
FD	floor drain	SST	stainless steel	
FE		STL	steel	77
FEC	fire extinguisher	STRUC	structural	
FEC	fire extinguisher cabinet finish floor	T&B		r
			top and bottom	
FFE	finish floor elevation	T&G	tongue and groove	
FLR	floor	TEMP	tempered	
FOC	face of concrete	TO	top of	
FOF	face of finish	TOC	top of curb	
FOM	face of masonry	TOM	top of masonry	
FRT	fire retardant treated	TOP	top of parapet	
GA	gauge	TOS	top of slab	
GC	general contractor	TOW	top of wall	
GWB	gypsum wall board	TYP	typical	
GYP	gypsum	UNO	unless noted otherwise	
НО	head of	W/	with	
HT	heiaht	W/O	without	

GRAPHIC CONVENTIONS

	BUILDING SECTION NUMBER	1.
A101	SHEET NUMBER	2.
	WALL SECTION NUMBER	
A101	SHEET NUMBER	3.
	ELEVATION NUMBER	4.
A101	SHEET NUMBER	5.
	INTERIOR ELEVATION NUMBER	6.
$4\left(\underbrace{A101}{3}\right)^2$	SHEET NUMBER	
× 1 /	DETAIL NUMBER	
	SHEET NUMBER	7.
ل_ ا		8.
1A	WINDOW TAG	
21	WALL TYPE	9.
	REVISION NUMBER	10.
(105A)	DOOR NUMBER	
15	GRID REFERENCE	
ROOM NAME	ROOM NAME	
101	ROOM NUMBER	
0' - 0"	FINISH FLOOR ELEVATION	
0' - 0" EXISTING	EXISTING ELEVATION	



GENERAL NOTES

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF BERCY CHEN STUDIO, LP AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE EXCEPT BY WRITTEN AGREEMENT WITH BERCY CHEN STUDIO, LP.

MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, RELEVANT FEDERAL, STATE, AND LOCAL STANDARDS AND CODES, AND THE REQUIREMENTS OF ALL OTHER GOVERNING AUTHORITIES. THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE.

PLAN DIMENSIONS GIVEN ARE FROM THE FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED. WALLS SHOWN IN ALIGNMENT ARE IN ALIGNMENT WITH FINISHED

SURFACES. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL,

MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REPORTED TO THE SUPERINTENDENT AND BERCY CHEN STUDIO, LP BEFORE PROCEEDING WITH ANY WORK.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS OTHERWISE NOTED.

PENETRATIONS AND JOINTS IN FIRE RATED ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE RESISTANT JOINT OR PENETRATION ASSEMBLY DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A PERIOD NO LESS THAN THE RATING OF THE FLOOR, WALL, OR ROOF IN WHICH IT IS INSTALLED. CONTRACTOR SHALL DEFINE ASSEMBLY BASED ON PENETRATING ITEM AND SUBMIT FOR APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DELEGATED

DESIGN ASPECTS OF THE WORK. ALL FLOORS, WALLS, COLUMNS, SLAB EDGES AND UNDERSIDES OF SLABS SHALL BE ARCHITECTURAL EXPOSED CONCRETE UNLESS NOTED OTHERWISE

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AUSTIN, TX 78757



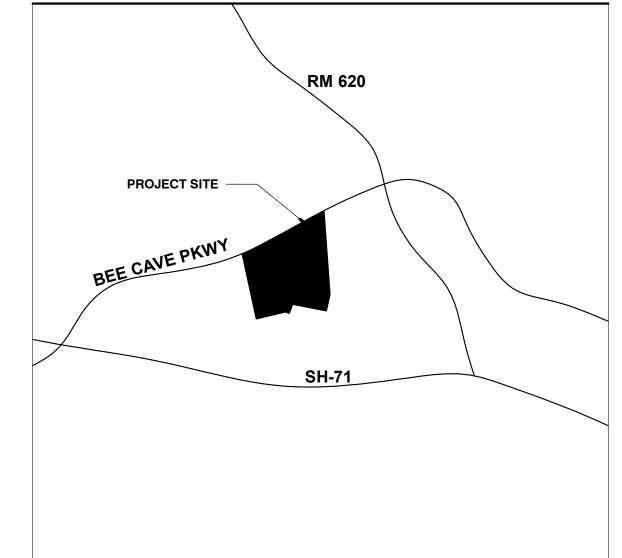
COVER SHEET

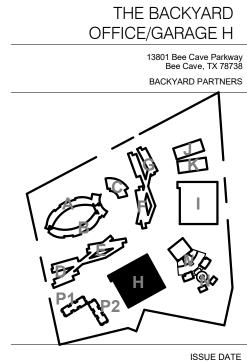
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VICINITY MAP





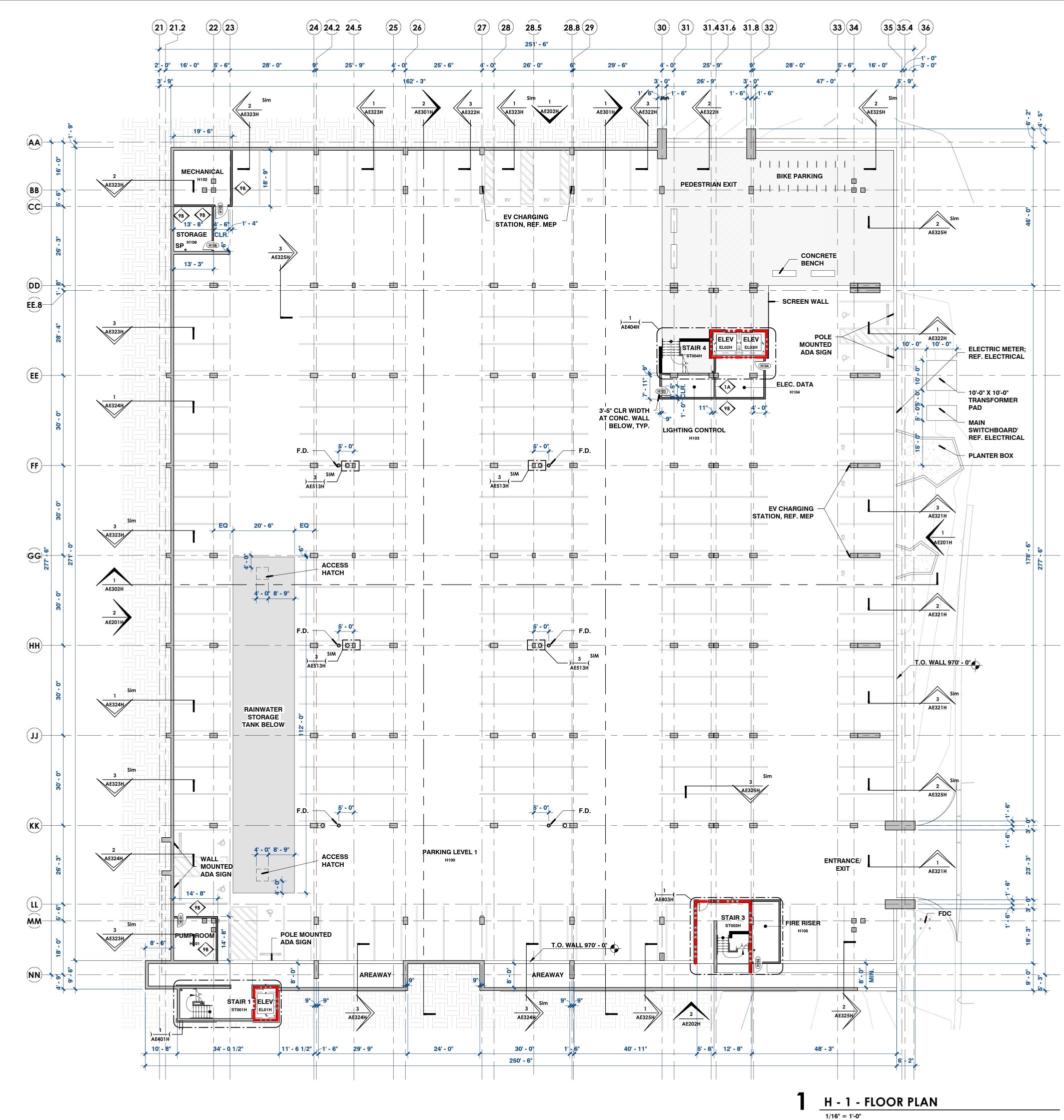
23 August 2017

No.	NOTE	DATE

90% Construction Documents

12" = 1'-0"

Scale





PLAN GENERAL NOTES

- 1. DIMENSIONS ARE TO FINISH FACE, CENTERLINE OF MULLION, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- **REFER TO ENLARGED PLANS FOR ADDITIONAL** 2. INFORMATION. **REFER TO STRUCTURAL DRAWINGS FOR**
- CONCRETE WALL AND COLUMN CONSTRUCTION. REFER TO SHEET GI101 AND AE501H FOR 4. ADDITIONAL INFORMATION REGARDING FIRE
- RATING REQUIREMENTS. REFER TO SHEET AE501H FOR PARTITION TYPES. 5. 6. REFER TO SHEET AE601H FOR MATERIALS
- SCHEDULE AND ROOM FINISH SCHEDULE. REFER TO SHEET AE603H FOR DOOR SCHEDULE. GYPSUM BOARD SCOPE: GYPSUM BOARD IS 8.
- INSTALLED AND FINISHED PER THE SPECIFICATIONS AT SPACES SCHEDULED TO **RECEIVE FINISH. AT PARTITIONS SCHEDULED TO** RECEIVE GYPSUM BOARD BUT THAT ARE NOT TO BE FINISHED, THE GYPSUM BOARD SHALL BE HUNG AND FIRE TAPED ONLY. INSIDE FACE OF EXTERIOR WALLS WILL NOT RECEIVE GYPSUM BOARD UNLESS NOTED OTHERWISE.
- WHERE PROVIDED, METAL FRAMING AT EXTERIOR WALLS SHALL BE 6" FRAMING AT 16" O.C. PROVIDE PIPE PROTECTION FOR ALL EXPOSED VERTICAL PIPING IN GARAGE INCLUDING, BUT NOT LIMITED TO STORM SEWER RISERS, PLUMBING VENTS, STANDPIPES, AND CHILLED WATER SYSTEM PIPES. REFER TO DETAIL 03/AE513H.



LEVEL 1 FLOOR PLAN

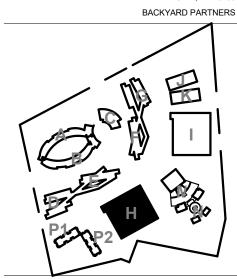
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THE BACKYARD OFFICE/GARAGE H 13801 Bee Cave Parkway Bee Cave, TX 78738

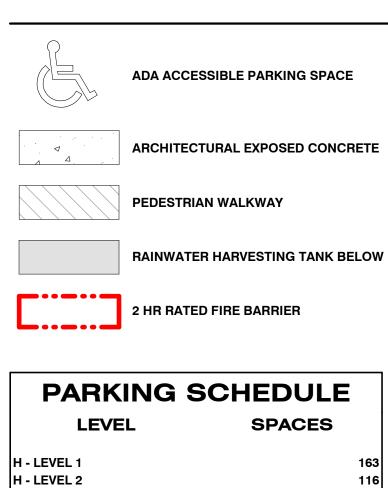


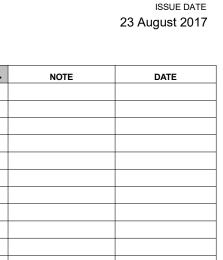
PLAN LEGEND

H - LEVEL 3

H - LEVEL 4

H - LEVEL 5





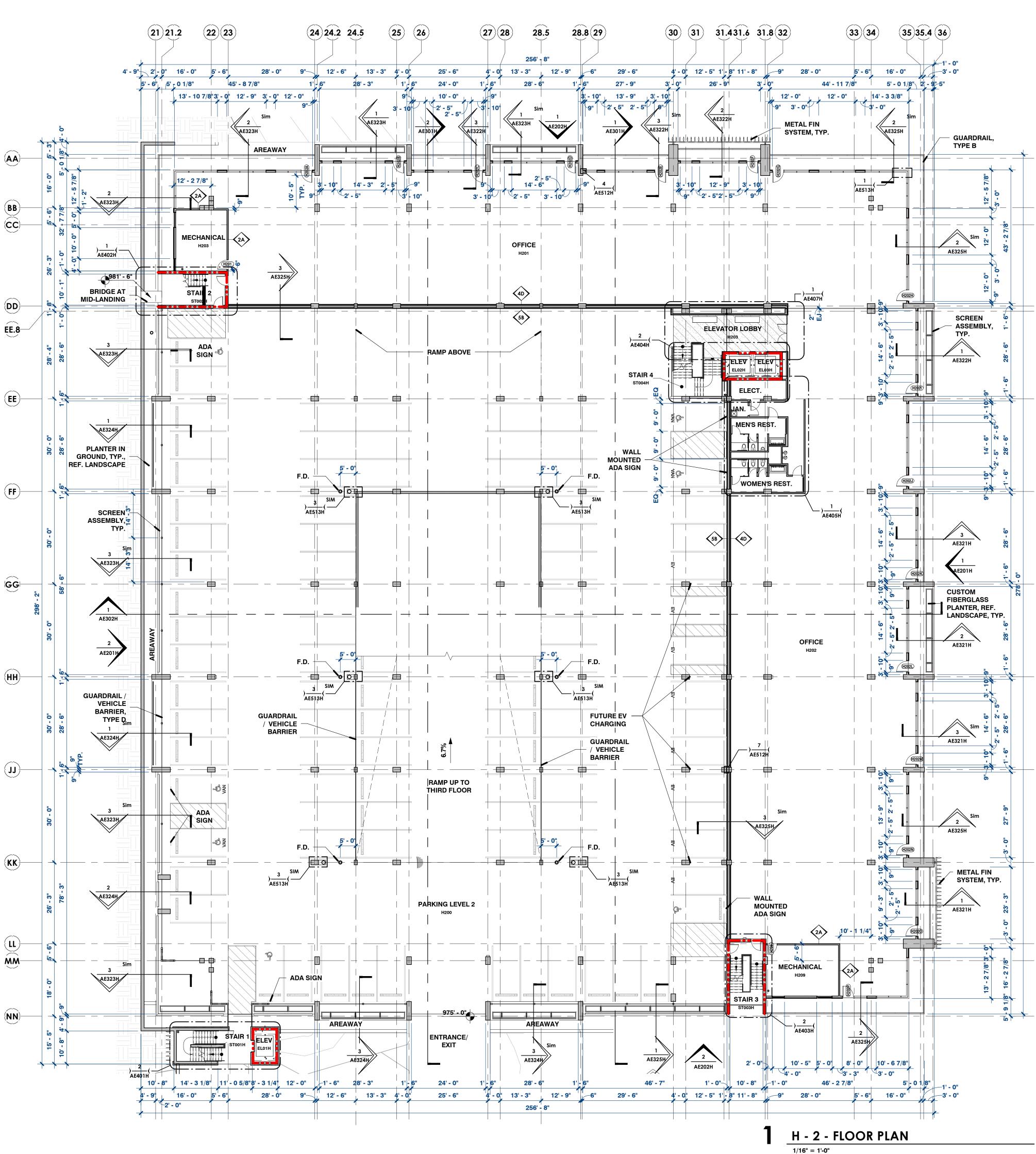
90% Construction Documents plan north true north

181

744

Scale

As indicated



PLAN GENERAL NOTES

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- RATING REQUIREMENTS. **REFER TO SHEET AE501H FOR PARTITION TYPES.** 5. REFER TO SHEET AE601H FOR MATERIALS 6.
- SCHEDULE AND ROOM FINISH SCHEDULE. REFER TO SHEET AE603H FOR DOOR SCHEDULE. GYPSUM BOARD SCOPE: GYPSUM BOARD IS
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- WATER SYSTEM PIPES. REFER TO DETAIL 03/AE513H.



LEVEL 2 FLOOR PLAN

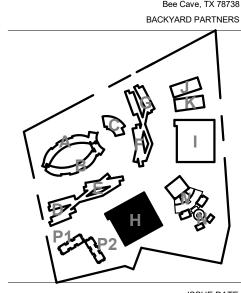
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ISSUE DATE 23 August 2017

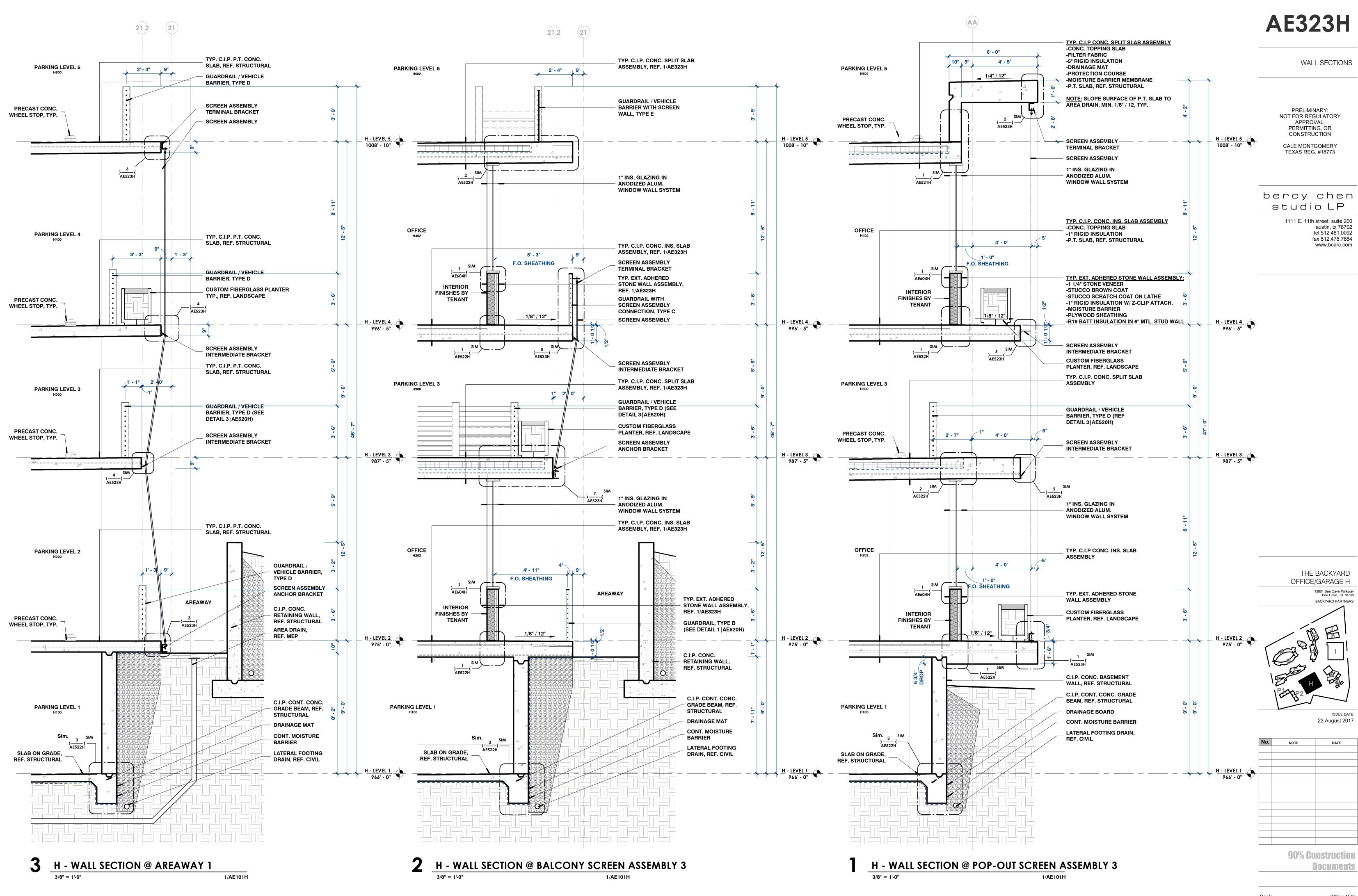
NOTE DATE **90% Construction** Document plan north true north As indicated

181

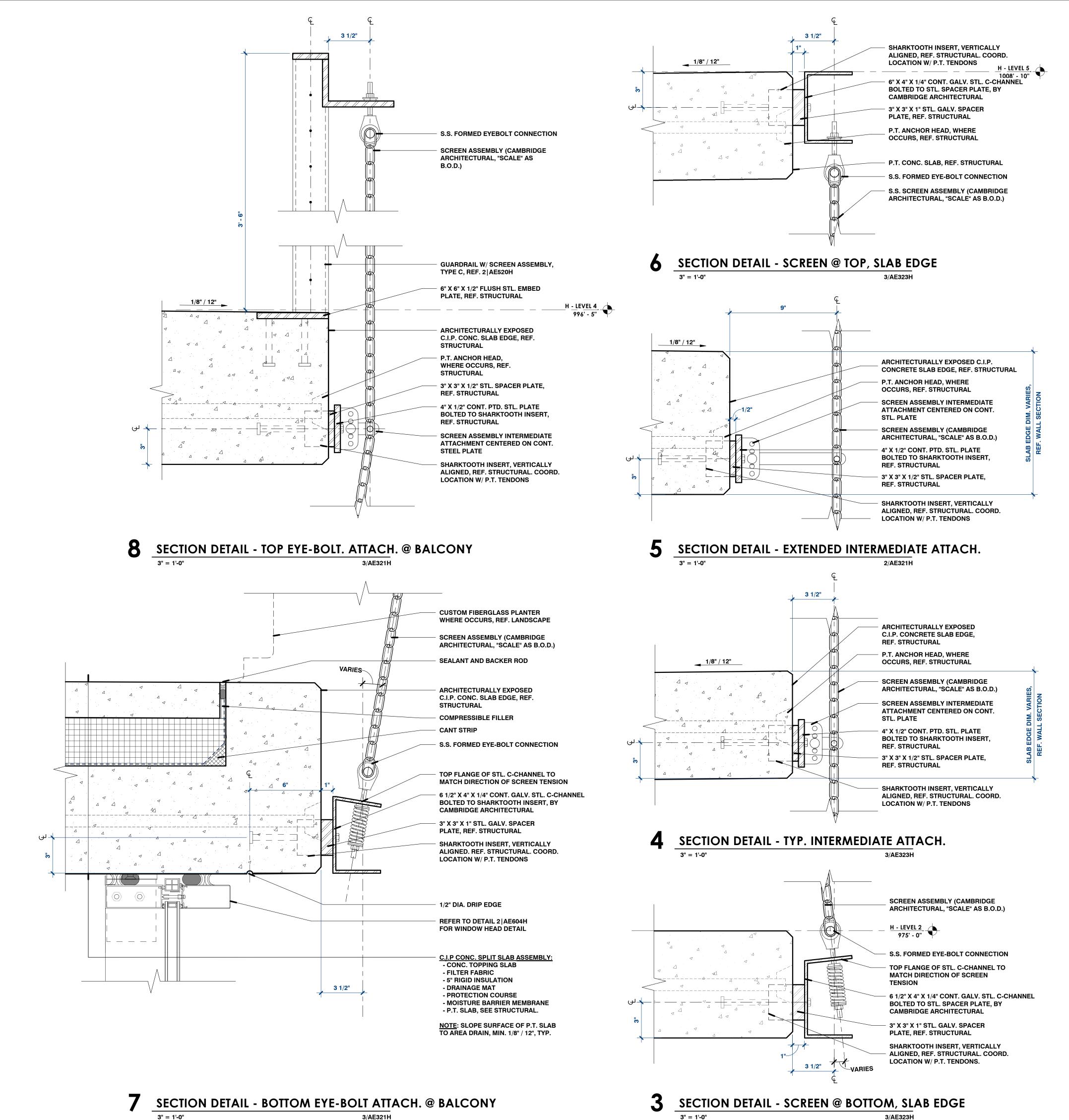
PLAN LEGEND

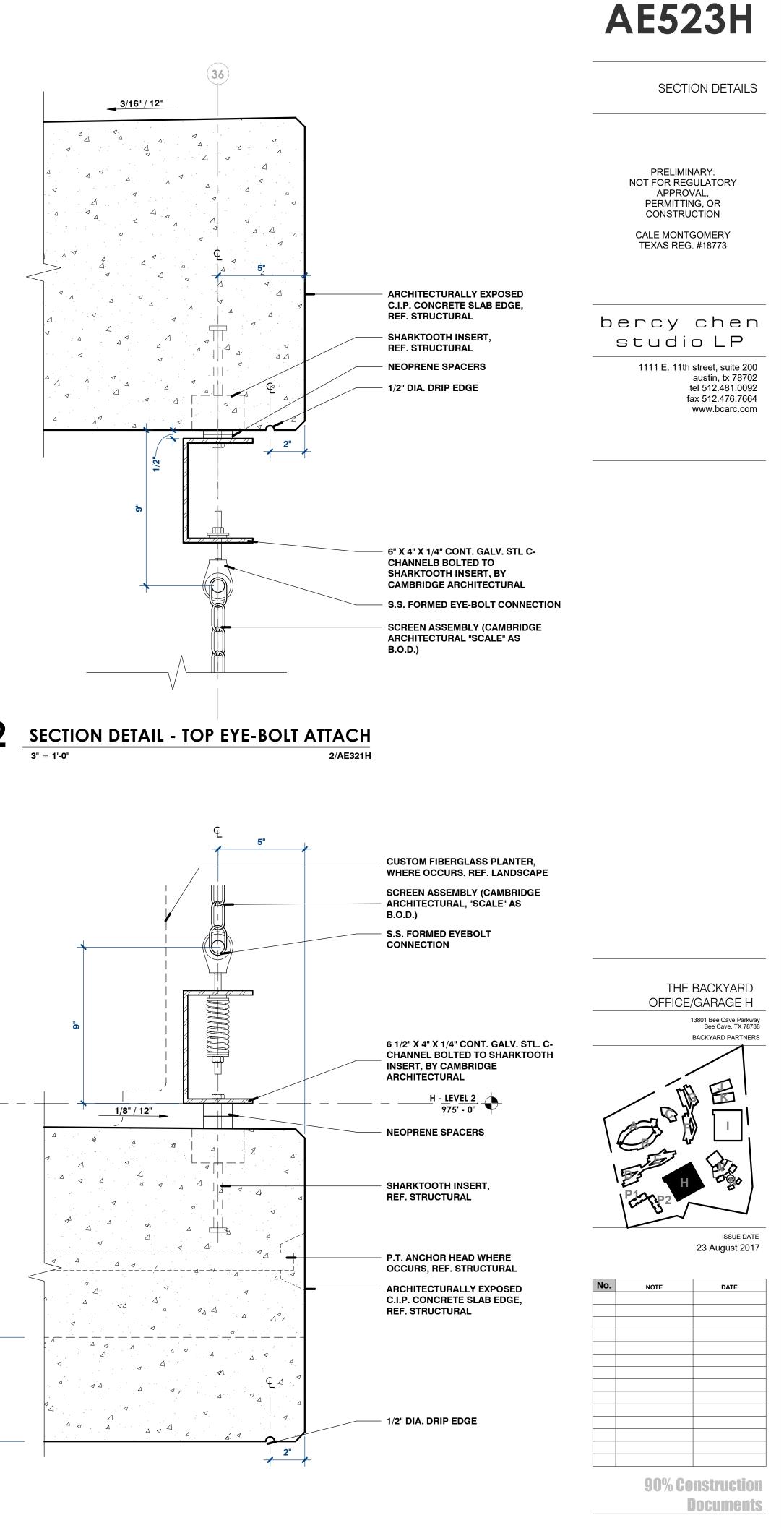
H - LEVEL 4 H - LEVEL 5





3/8" = 1'-0"





SECTION DETAIL - BOTTOM EYE-BOLT ATTACH. 2/AE321H 3" = 1'-0"