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# Backyard East - Ethan's View, Condominiums (G1,G2)

## STANDARD ABBREVIATIONS

| | | | |
|---|---|---|---|
| @ | 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) |
| BW | both ways | OD | overflow drain |
| CIPC | cast in place concrete | OPP | opposite hand |
| CJ | control joint | PC | precast concrete |
| CLG | ceiling | P | plate |
| CLR | clear/clearance | PLYWD | plywood |
| CMU | concrete masonry unit | PTD | painted |
| CO | clear opening | PT | post-tensioned |
| CONC | concrete | R | radius |
| CONT | continuous | RA | return air |
| CT | 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 | fire extinguisher | STL | steel |
| FEC | fire extinguisher cabinet | STRUC | structural |
| FF | finish floor | T&B | 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 |
| HO | head of | W/ | with |
| HT | height | W/O | without |

## GRAPHIC CONVENTIONS

1 / A101 — BUILDING SECTION NUMBER / SHEET NUMBER

1 / A101 — WALL SECTION NUMBER / SHEET NUMBER

1 / A101 — ELEVATION NUMBER / SHEET NUMBER

4 (1 / A101 / 3) 2 — INTERIOR ELEVATION NUMBER / SHEET NUMBER

1 / A101 — DETAIL NUMBER / SHEET NUMBER

1A — WINDOW TAG

21 — WALL TYPE

1 — REVISION NUMBER

105A — DOOR NUMBER

15 — GRID REFERENCE

ROOM NAME / 101 — ROOM NAME / ROOM NUMBER

0' - 0" — FINISH FLOOR ELEVATION

0' - 0" / EXISTING — EXISTING ELEVATION

## GENERAL NOTES

1. 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.
2. 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.
3. THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE.
4. PLAN DIMENSIONS GIVEN ARE FROM THE FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED.
5. WALLS SHOWN IN ALIGNMENT ARE IN ALIGNMENT WITH FINISHED SURFACES.
6. 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.
7. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS OTHERWISE NOTED.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DELEGATED DESIGN ASPECTS OF THE WORK.

**100% CONSTRUCTION DOCUMENTS**

**APRIL 30, 2018 ISSUE**

## PROJECT DIRECTORY

### OWNER
TERRACE PARTNERS

13200 BEE CAVE PKWY
BEE CAVE, TX 78738

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LANCE ORITI
512.328.0011

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AUSTIN, TX 78733

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MJ STRUCTURES

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AYS ENGINEERING

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ROUND ROCK, TEXAS 78664

CONTACT:
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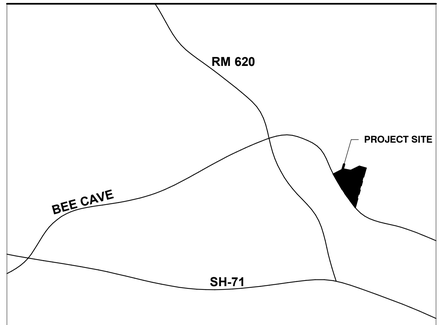
AUSTIN, TX 78701

CONTACT:
DONNY CARLYON
donny.carlyon@haasht.com

## VICINITY MAP




**PROJECT ADDRESS:**

**13200 BEE CAVE PKWY**
**BEE CAVE, TX 78738**

**GC001**

COVER SHEET

**PRELIMINARY**: MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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ETHAN'S VIEW CONDOMINIUMS (G1 & G2)

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TERRACE PARTNERS, LLC

ISSUE DATE
APRIL 30, 2018

| No. | NOTE | DATE |
|---|---|---|
| | | |

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Scale 12" = 1'-0"

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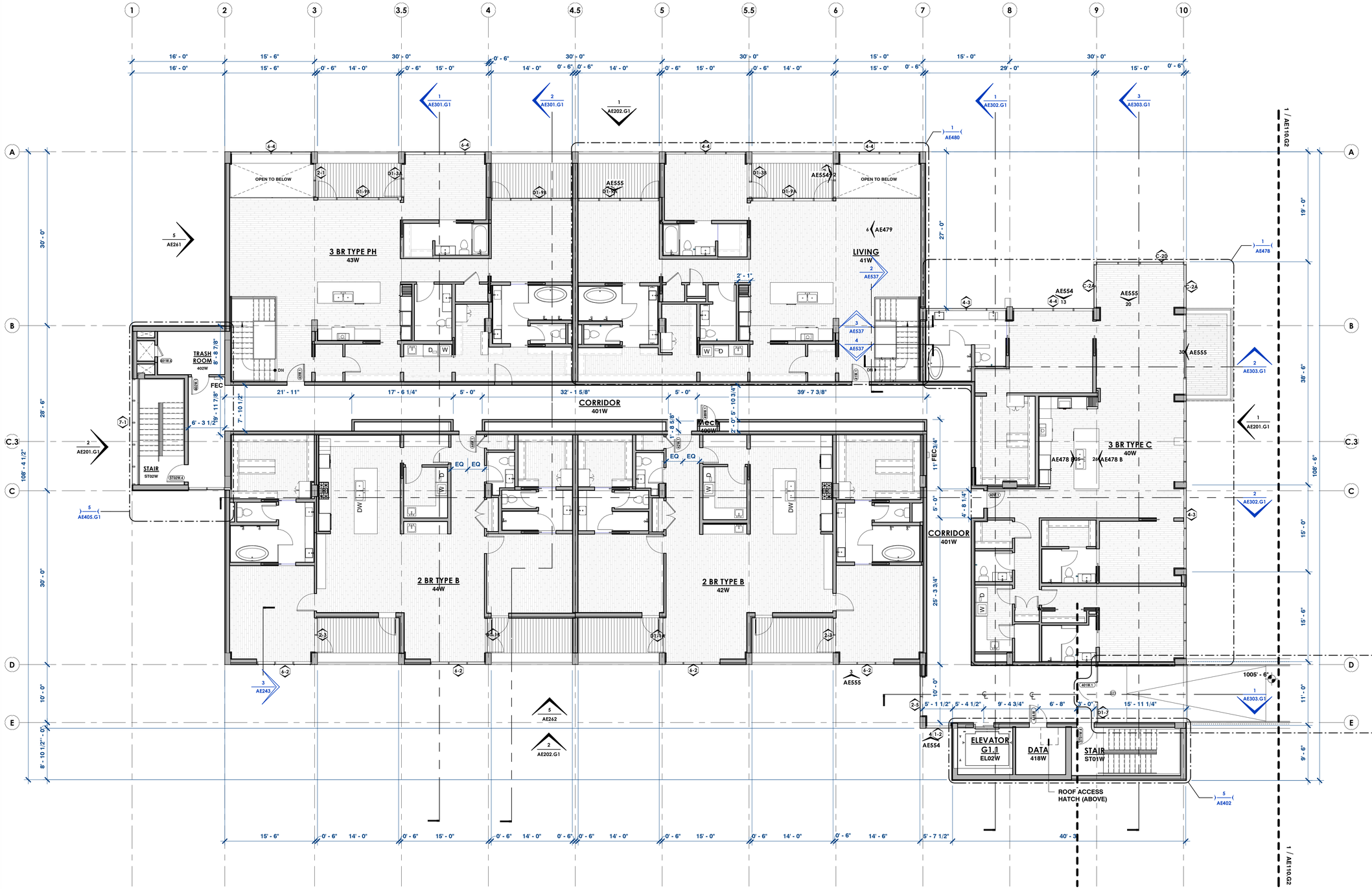


# AE109.G1

G1-LEVEL 4, FLOOR PLAN

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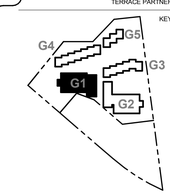
KEY PLAN




ISSUE DATE
APRIL 30, 2018

| No. | NOTE | DATE |
|---|---|---|
| | | |

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plan north / true north

Scale As indicated

**FLOOR PLAN NOTES:**

**APPLIES TO ALL FLOOR PLAN SHEETS**

1. FOR RELATED SITE INFORMATION AND GRADING & DRAINAGE, REFER TO LANDSCAPE PLANS AND CIVIL PLANS.

2. FOR RELATED BUILDING G3, G4, & G5 INFORMATION, REFER TO ETHAN'S VIEW TOWNHOUSES (G3, G4, G5 ) DRAWING PACKAGE.

3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL REQUIREMENTS

4. UNDERSIDE OF STRUCTURE REFERS TO UNDERSIDE OF DECKING OR CONCRETE SLAB.

5. ALL GYPSUM BOARD MATERIAL TO BE TYPE X UNLESS OTHERWISE NOTED.

6. METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO STRUCTURE WHERE REQUIRED TO SUPPORT THE EQUIPMENT INDICATED, SEE STRUCTURAL DRAWINGS.

7. CONTRACTOR TO PROVIDE AND INSTALL BACKING PLATE FOR ALL WALL MOUNTED FIXTURES, EQUIPMENT, AND GRAB BARS, SEE STRUCTURAL DRAWINGS.

8. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD PER SPECIFICATIONS ON WET SIDE OF PARTITIONS IN TOILET AND BATHROOMS.

9. ALL WOOD BLOCKING TO BE FIRE-RETARDANT.

10. PROVIDE CONTINUOUS FIRE SEALANT, BOTH SIDES AT ALL RATED WALL CONDITIONS.

11. PROVIDE CONTINUOUS ACOUSTIC SEALANT, BOTH SIDES FOR STC RATINGS.

12. ALL TESTED/RATED ASSEMBLIES ARE PROPRIETARY AND MUST BE CONSTRUCTED WITH THE LISTED MATERIALS AND/OR MANUFACTURERS. SUBSTITUTIONS OTHER THAN THOSE NOTED IN THE UL DIRECTORY WILL NOT BE ACCEPTED.

## 1 BUILDING G1-LEVEL 4, PLAN

1/8" = 1'-0"

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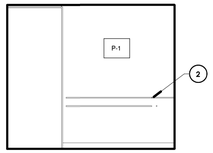
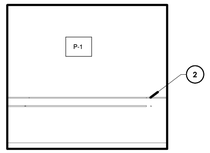
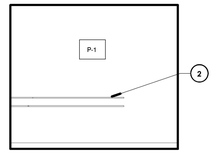



3 2 BR B - CLOSET 2 N
1/4" = 1'-0"

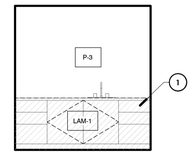



4 2 BR B - CLOSET 2 E
1/4" = 1'-0"




5 2 BR B - CLOSET 2 S
1/4" = 1'-0"

6 2 BR B - CLOSET 2 W
1/4" = 1'-0"




7 2 BR B - WET BAR S
1/4" = 1'-0"

**PLAN KEY NOTES**

1. ALL UNIT MILLWORK AND EQUIPMENT BY OTHERS. SEE POLIFORM DRAWINGS.

2. GENERAL CONTRACTOR SHALL PROVIDE CLOSET RODS AND SHELVES. REFER TO SALES CONTRACT FOR UPGRADES, SHOULD THEY BE REQUIRED.

3. VANITY LIGHTING VARIES PER UNIT. REFER TO LIGHTING SCHEDULE. REFER TO SALES CONTRACT FOR SPECIFIC MAKE AND MODEL OF PENDANTS AND SCONCES.

4. INTERIOR DIMENSION DATUMS ARE REFERENCED TO THE TOP OF FINISHED FLOOR.

## UNIT NOTES - 2 BR UNIT, TYPE B

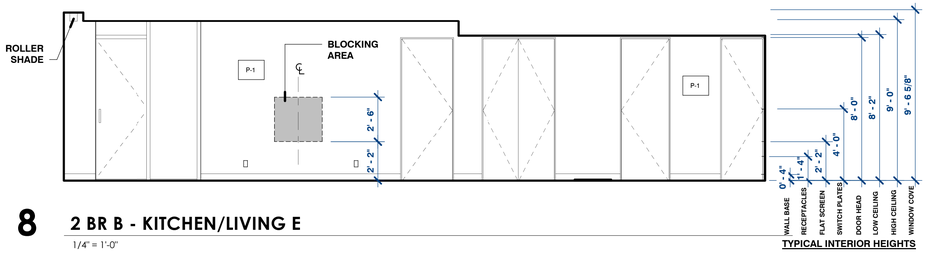
NUMBER OF THIS UNIT TYPE IN THE PROJECT: **24**

**NOTE:** QUANTITIES DERIVED FOR THIS UNIT SHALL BE DUPLICATED BY THE NUMBER OF INSTANCES THAT OCCUR IN BUILDINGS G1 & G2. THIS SHALL APPLY TO EXTERIOR WINDOWS, INTERIOR DOORS, EQUIPMENT, APPLIANCES, FIXTURES, AND ASSOCIATED QUANTITIES.

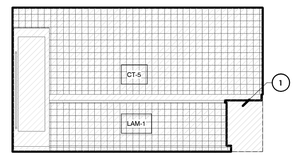
**NOTE:** EXTERIOR WALLS MAY DIFFER DEPENDING UPON UNIT ORIENTATION. REFER TO OVERALL PLANS FOR ACTUAL WALL TYPE.

## CEILING PLAN LEGEND

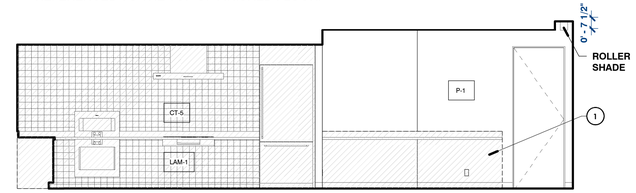
| | |
|---|---|
| S | SMOKE DETECTOR |
| C | CARBON DIOXIDE DETECTOR |
| | EMERGENCY STROBE LIGHT |
| E (Standard) F (Wet Location) | RECESSED CAN LIGHT |
| EF | EXHAUST FAN |
| | CEILING DIFFUSER (CD) |
| E | WALL SCONCE |
| E | VANITY LIGHT |
| SD | SLOT DIFFUSERS |
| W1 | EXTERIOR WALL PACK LIGHT |
| W2 | EXTERIOR WALL WASHER |
| H | RECESSED RIBBON LIGHT |
| P | PENDANT LIGHT |
| C | CEILING-MOUNTED LIGHT |
| | SPRINKLER HEAD, CONCEALED |
| | SPRINKLER HEAD, EXPOSED |
| EXIT | ILLUMINATED EXIT SIGN |
| CF | CEILING FAN ( CF) |



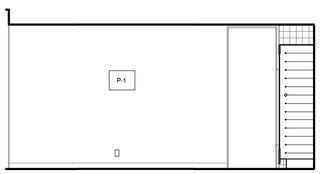

8 2 BR B - KITCHEN/LIVING E
1/4" = 1'-0"



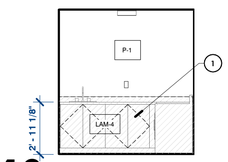

9 2 BR B - KITCHEN/LIVING S
1/4" = 1'-0"



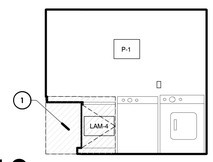

10 2 BR B - KITCHEN/LIVING W
1/4" = 1'-0"



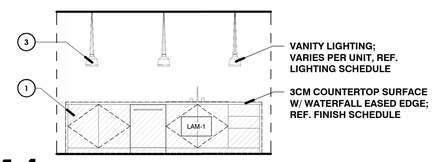

11 2 BR B - KITCHEN E
1/4" = 1'-0"



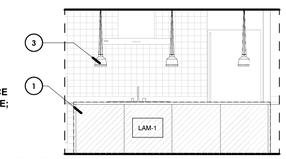

12 2 BR B - LAUNDRY N
1/4" = 1'-0"



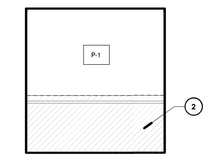

13 2 BR B - LAUNDRY E
1/4" = 1'-0"



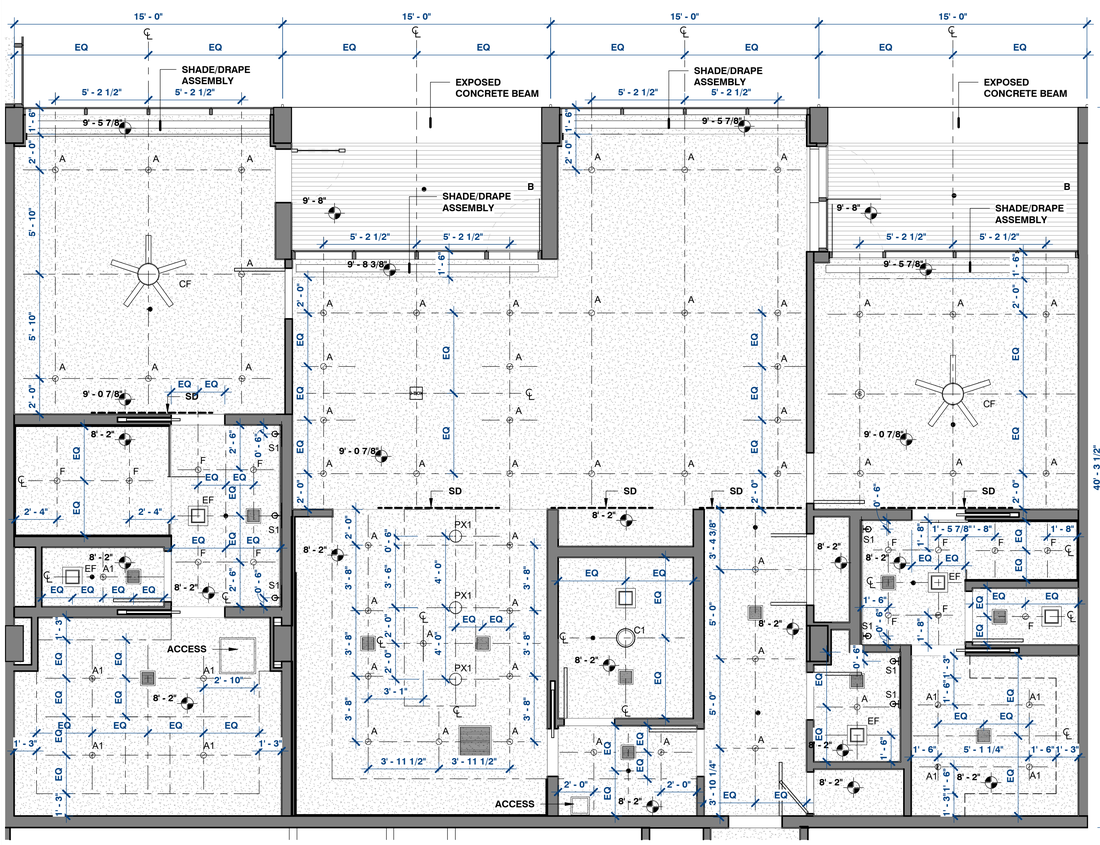

14 2 BR B - ISLAND E
1/4" = 1'-0"



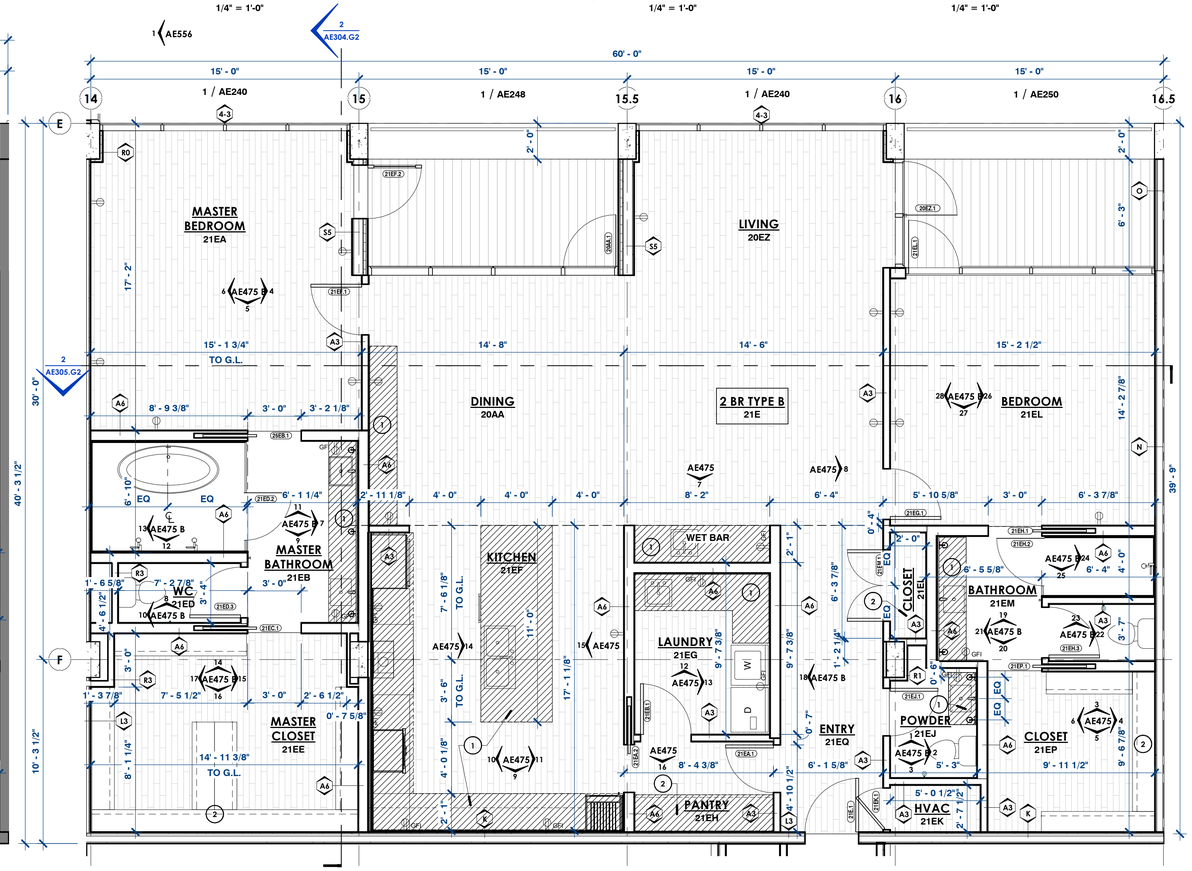

15 2 BR B - ISLAND W
1/4" = 1'-0"




16 2 BR B - PANTRY S
1/4" = 1'-0"




2 2BR UNIT CEILING PLAN - TYPE B
1/4" = 1'-0" 1/AE203.G2




1 2BR UNIT PLAN - TYPE B (2184 SF)
1/4" = 1'-0"

# AE475

UNIT FLOOR PLANS - 2BR TYPE B

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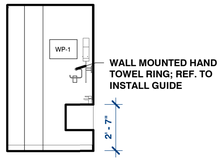
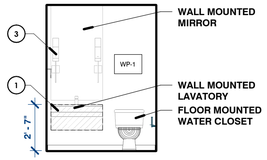
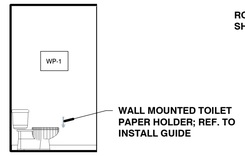


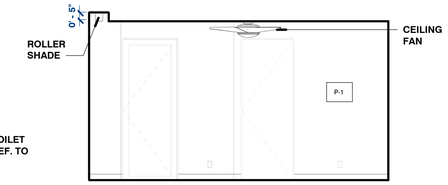

1 2 BR B - POWDER N
1/4" = 1'-0"



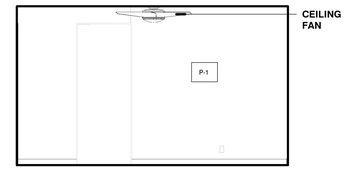

2 2 BR B - POWDER E
1/4" = 1'-0"



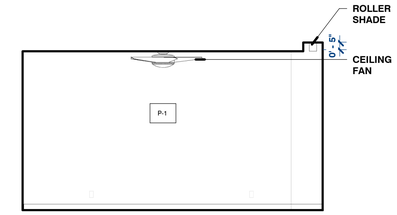

3 2 BR B - POWDER S
1/4" = 1'-0"



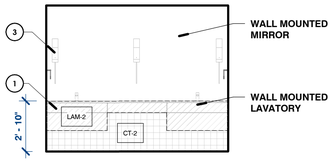

4 2 BR B - M.BR E
1/4" = 1'-0"



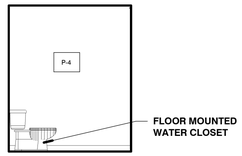

5 2 BR B - M.BR S
1/4" = 1'-0"



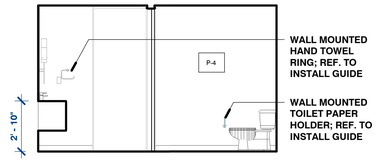

6 2 BR B - M.BR W
1/4" = 1'-0"



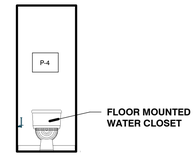

7 2 BR B - M.BATH E
1/4" = 1'-0"



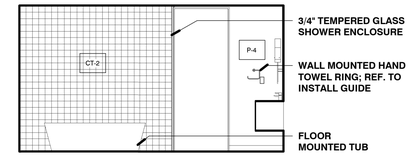

8 2 BR B - M.WC N
1/4" = 1'-0"



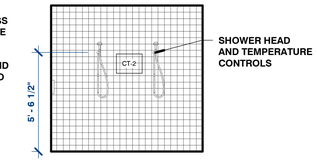

9 2 BR B - M.BATH S
1/4" = 1'-0"



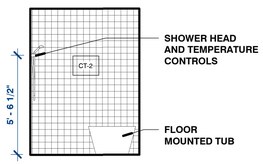

10 2 BR B - M.WC W
1/4" = 1'-0"



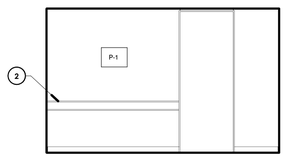

11 2 BR B - M.BATH N
1/4" = 1'-0"



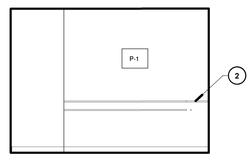

12 2 BR B - M.SHOWER S
1/4" = 1'-0"




13 2 BR B - M.SHOWER W
1/4" = 1'-0"

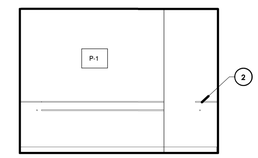



14 2 BR B - M.CLOSET N
1/4" = 1'-0"

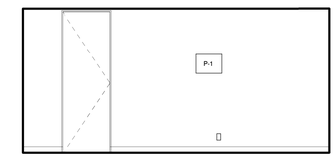



15 2 BR B - M.CLOSET E
1/4" = 1'-0"

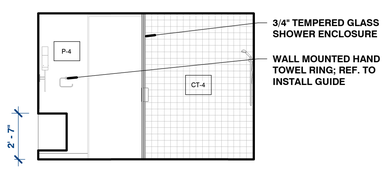
16 2 BR B - M.CLOSET S
1/4" = 1'-0"



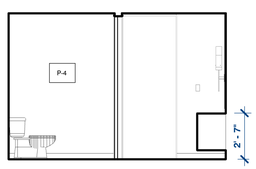

17 2 BR B - M.CLOSET W
1/4" = 1'-0"



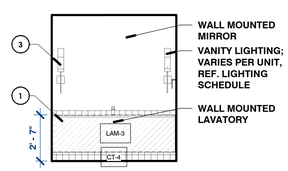

18 2 BR B - ENTRY W
1/4" = 1'-0"



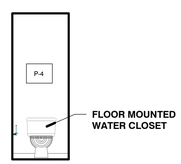

19 2 BR B - BATH 2 N
1/4" = 1'-0"



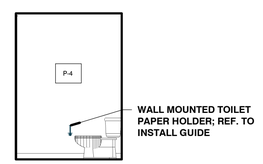

20 2 BR B - BATH 2 S
1/4" = 1'-0"



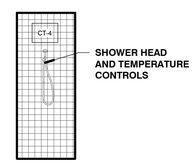

21 2 BR B - BATH 2 W
1/4" = 1'-0"



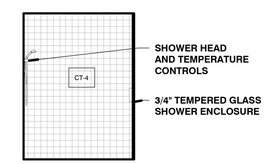

22 2 BR B - WC 2 E
1/4" = 1'-0"



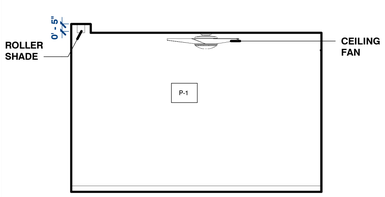

23 2 BR B - WC 2 N
1/4" = 1'-0"



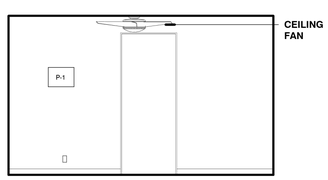

24 2 BR B - SHOWER 2 E
1/4" = 1'-0"



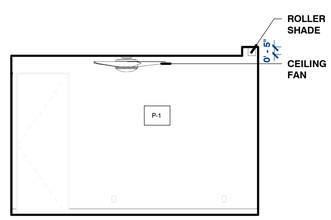

25 2 BR B - SHOWER 2 S
1/4" = 1'-0"




26 2 BR B - BR 2 E
1/4" = 1'-0"




27 2 BR B - BR 2 S
1/4" = 1'-0"




28 2 BR B - BR 2 W
1/4" = 1'-0"

## UNIT NOTES - 2 BR UNIT, TYPE B

NUMBER OF THIS UNIT TYPE IN THE PROJECT: **24**

**NOTE:** QUANTITIES DERIVED FOR THIS UNIT SHALL BE DUPLICATED BY THE NUMBER OF INSTANCES THAT OCCUR IN BUILDINGS G1 & G2. THIS SHALL APPLY TO EXTERIOR WINDOWS, INTERIOR DOORS, EQUIPMENT, APPLIANCES, FIXTURES, AND ASSOCIATED QUANTITIES.

**NOTE:** EXTERIOR WALLS MAY DIFFER DEPENDING UPON UNIT ORIENTATION. REFER TO OVERALL PLANS FOR ACTUAL WALL TYPE.

**PLAN KEY NOTES**

**1.** ALL UNIT MILLWORK AND EQUIPMENT BY OTHERS. SEE POLIFORM DRAWINGS.

**2.** GENERAL CONTRACTOR SHALL PROVIDE CLOSET RODS AND SHELVES. REFER TO SALES CONTRACT FOR UPGRADES, SHOULD THEY BE REQUIRED.

**3.** VANITY LIGHTING VARIES PER UNIT. REFER TO LIGHTING SCHEDULE. REFER TO SALES CONTRACT FOR SPECIFIC MAKE AND MODEL OF PENDANTS AND SCONCES.

4. INTERIOR DIMENSION DATUMS ARE REFERENCED TO THE TOP OF FINISHED FLOOR.

# AE475 B

UNIT FLOOR PLANS - 2BR TYPE B

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13200 BEE CAVE PKWY
BEE CAVE, TX 78738
TERRACE PARTNERS, LLC

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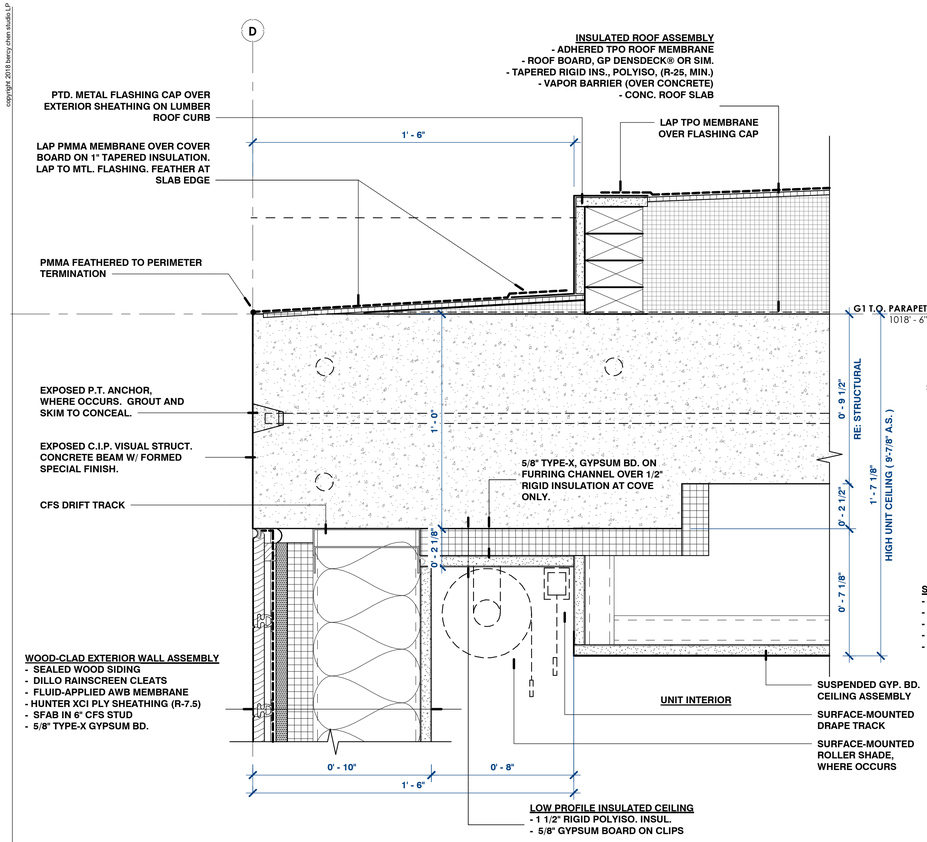
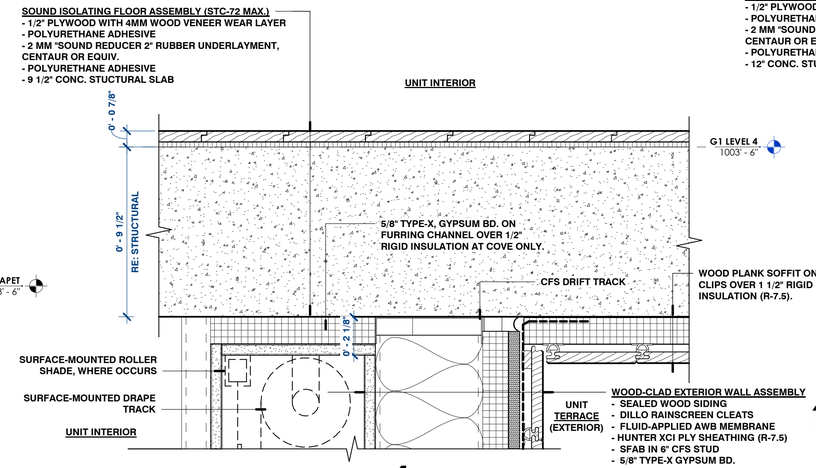


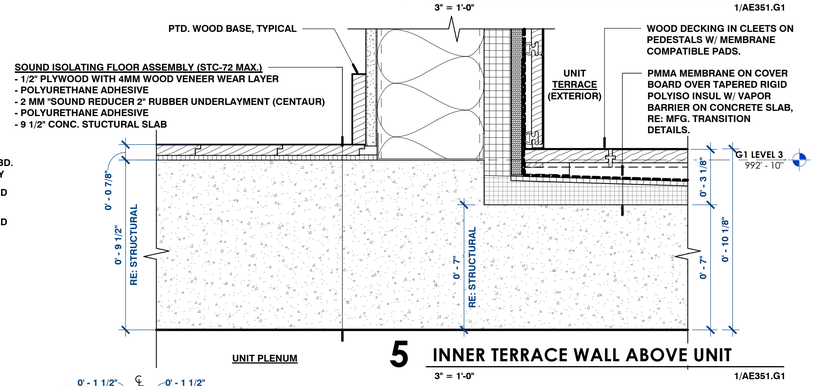

## 8 ROOF EDGE OVER UNIT

3" = 1'-0" 3/AE351.G1



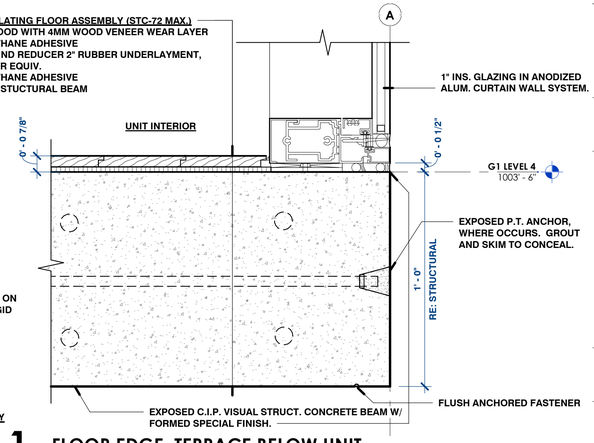

## 4 INNER TERRACE WALL BELOW UNIT

3" = 1'-0" 1/AE351.G1



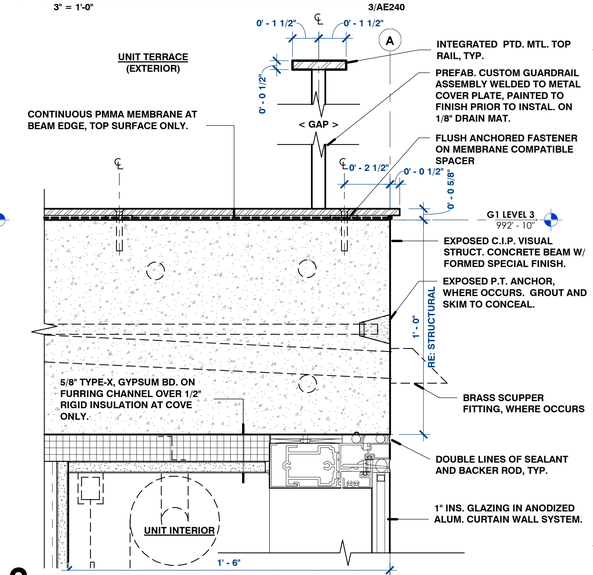

## 5 INNER TERRACE WALL ABOVE UNIT

3" = 1'-0" 1/AE351.G1



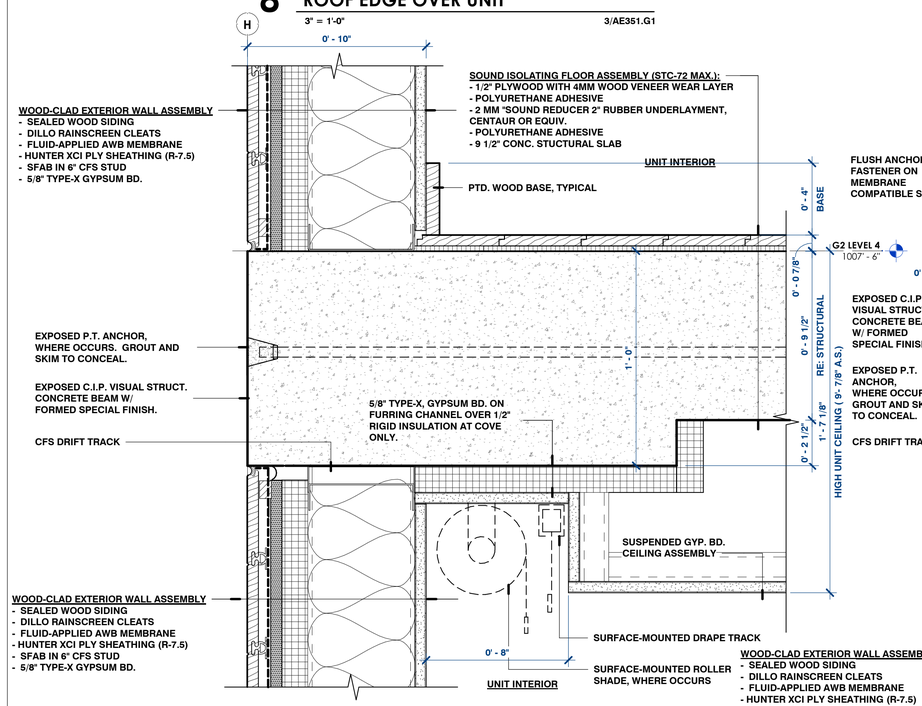

## 1 FLOOR EDGE, TERRACE BELOW UNIT

3" = 1'-0" 3/AE240



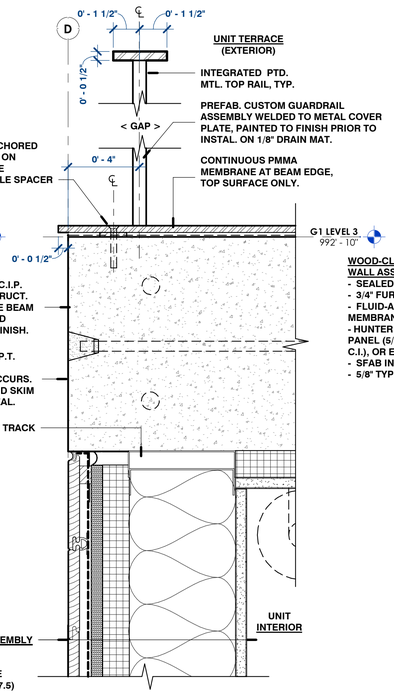

## 2 FLOOR EDGE, TERRACE ABOVE UNIT

3" = 1'-0" 3/AE240



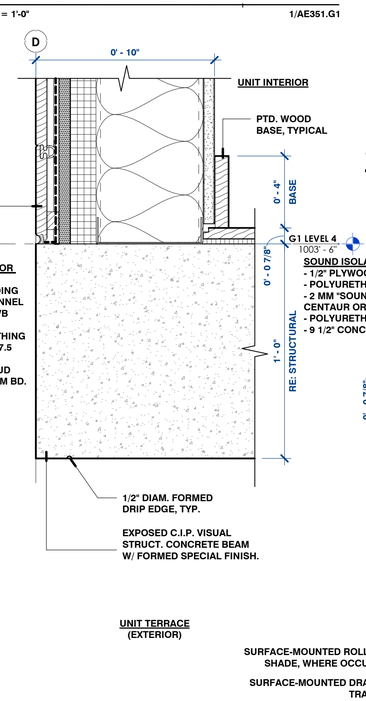

## 9 FLOOR EDGE, UNIT OVER UNIT

3" = 1'-0" 3/AE356.G2



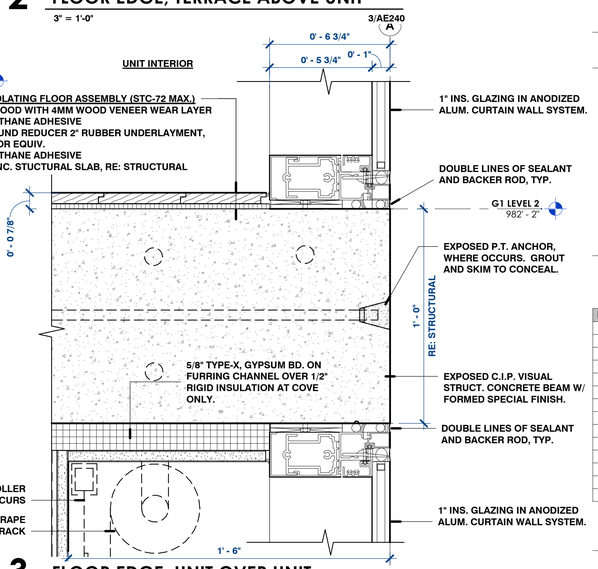

## 7 FLOOR EDGE, TERRACE ABOVE UNIT

3" = 1'-0" 3/AE351.G1




## 6 FLOOR EDGE, TERRACE BELOW UNIT

3" = 1'-0" 3/AE250




## 3 FLOOR EDGE, UNIT OVER UNIT

3" = 1'-0" 3/AE242

# AE522

SECTION DETAILS

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Scale 3" = 1'-0"

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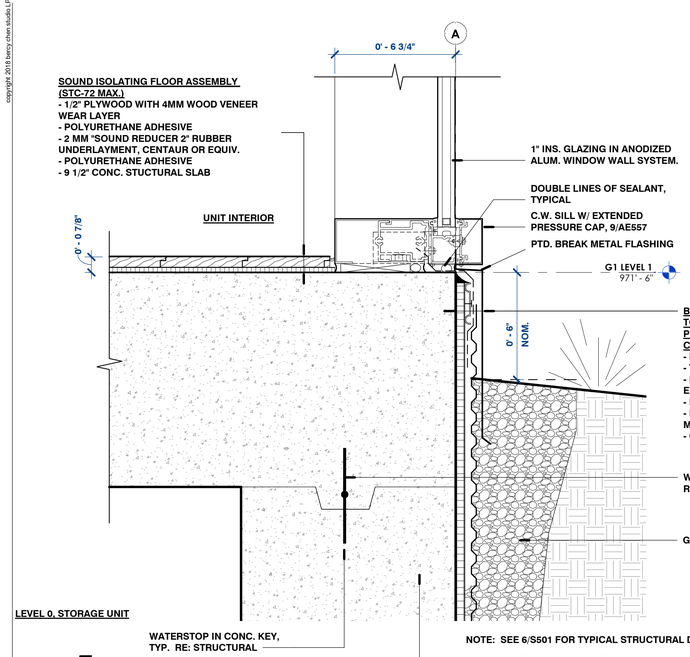
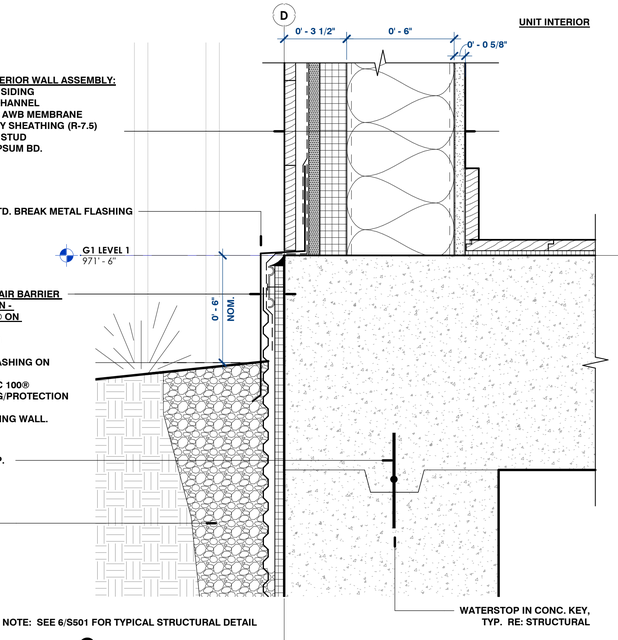


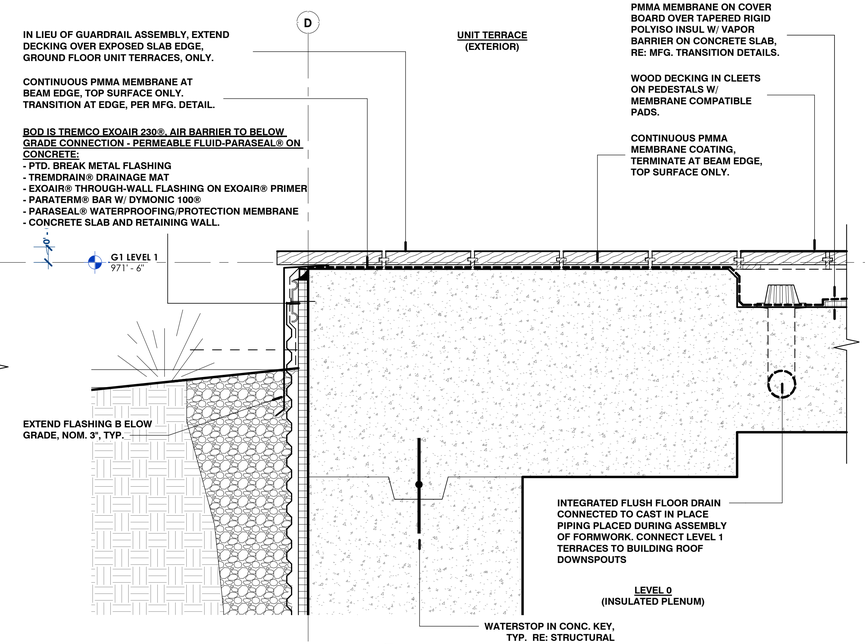

## 5 SECTION DETAIL-C.W. SILL AT GRADE

3" = 1'-0" 1/AE351.G1



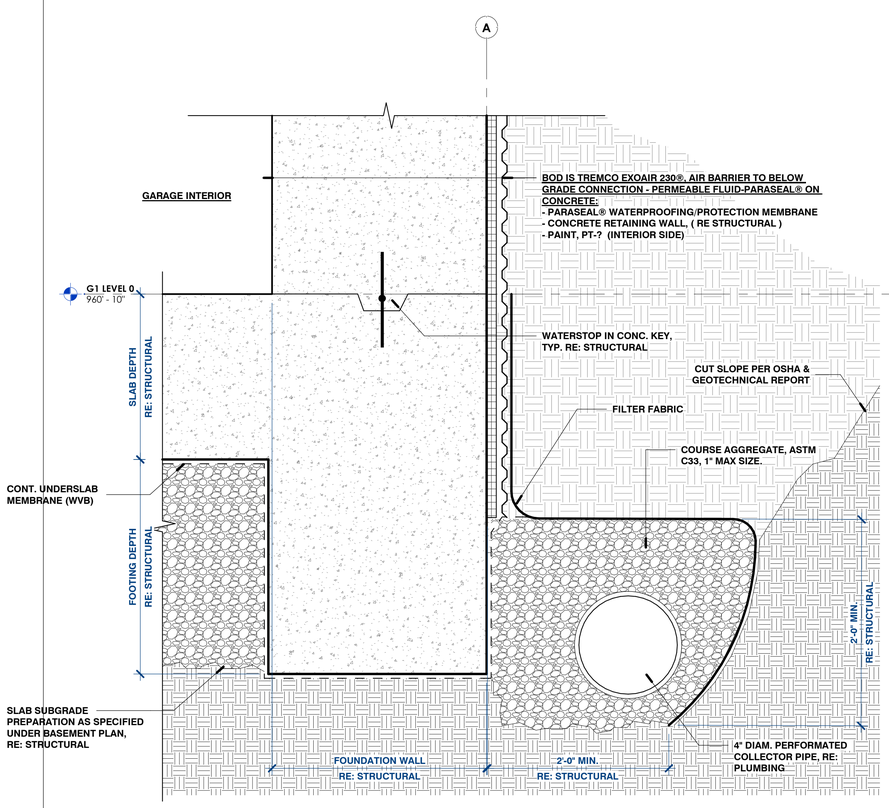

## 3 SECTION DETAIL-WOOD R.S. AT GRADE

3" = 1'-0" 3/AE352.G1



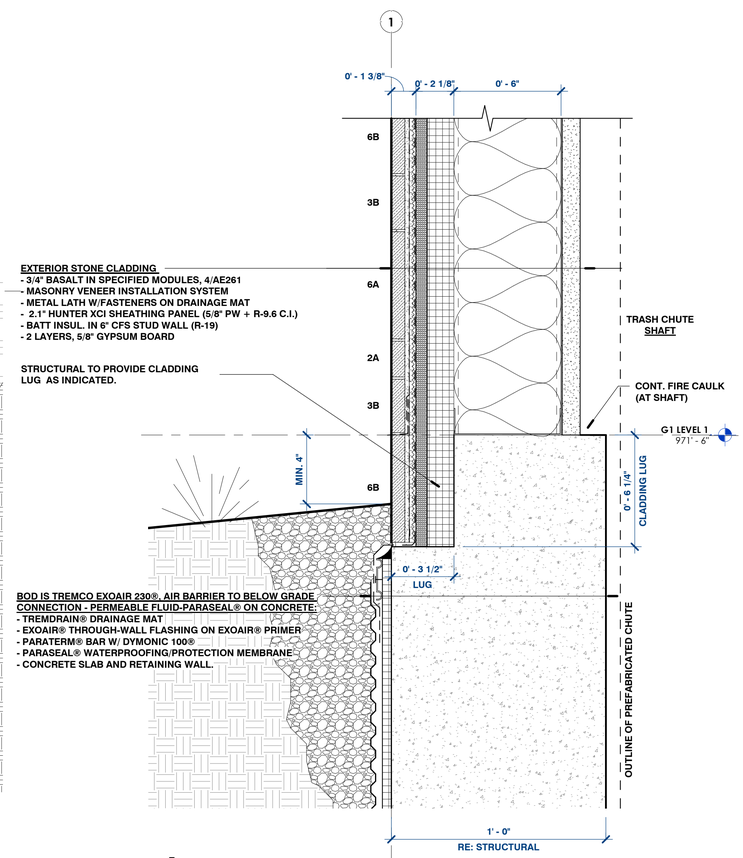

## 1 SECTION DETAIL-TERRACE EDGE AT GRADE

3" = 1'-0" 3/AE249



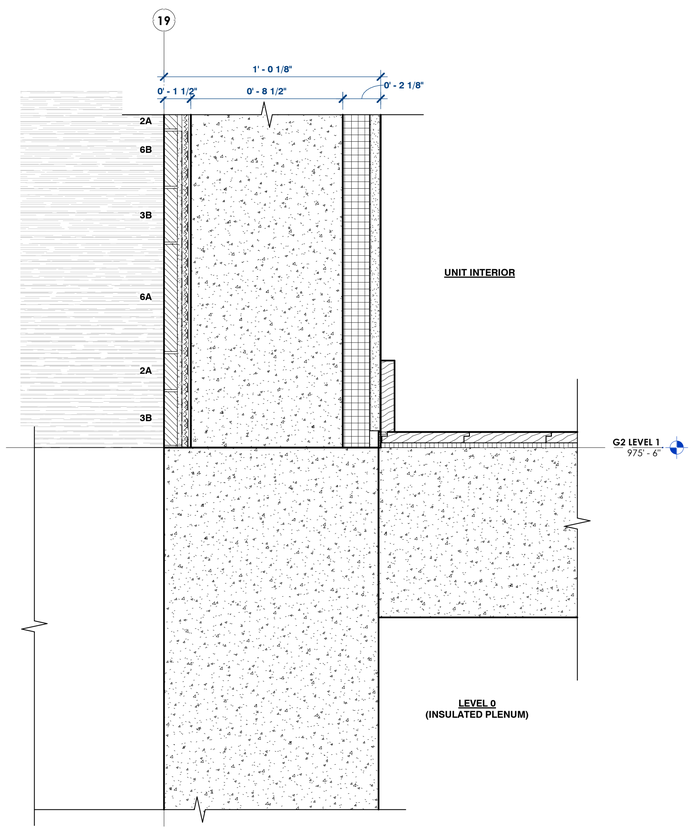

## 6 RETAINING WALL AT G1 LEVEL 0

3" = 1'-0"




## 4 SECTION DETAIL - STONE WALL @ GROUND

3" = 1'-0"




## 2 BASE OF MASONRY WALL AT LEVEL 1

3" = 1'-0"

# AE531

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