



APPLICATION FOR LICENSE AGREEMENT

Transportation & Capital Improvements
550 Landa Street, New Braunfels TX 78130
Phone: (830) 221-4275
www.newbraunfels.gov

Case No.: _____

Applicant/Agent*: The Neue, LLC.

Property Address: 699 W. San Antonio Street New Braunfels, TX 78130

Mailing Address: 392 W. Mill Street New Braunfels, TX 78130

Telephone: Office: 830-857-5520 **Mobile:** _____ **Email:** _____

Akeithly@tbastudio.com

kendallgillum@gmail.com

Submittal Requirements

1. \$257 fee (\$250 application fee + \$7 technology fee (3%))
2. Letter outlining and requesting the license agreement including:
 - a. Requested Improvements
 - b. Proposed Location
 - c. Subdivision Name
3. Survey of property to be subject of the License Agreement

Signed:  **Date:** 7/3/25
Applicant/Agent*

* If signed by an agent, a letter of authorization must be furnished by the owner attesting to their knowledge for the purpose of the request; that they are in favor; and that said request is not contrary to any and all deed restrictions associated with the property under consideration.

FOR OFFICE USE ONLY

Date completed application received: _____ Received by: _____

Date of Approval: _____ By: _____

Date of Denial: _____ By: _____

Comments: _____

June 25, 2025

City of New Braunfels
Planning & Development Services
550 Landa Street
New Braunfels, Texas 78130

Re: The Neue Condominiums
 ROW Encroachment License Agreement

To Whom It May Concern,

This letter is in reference to the ROW Encroachment License Agreement for the above referenced project. A brief description of the project and proposed encroachments are described below.

The Neue Condominiums project is located along W. San Antonio Street, between S. Guenther Avenue and Clemens Avenue. Currently, the project site contains an existing retail building and house, which are located at 699 W. San Antonio Street and 157 S. Guenther Avenue, respectively. Both of these existing structures are to be demolished and replaced with a multi-use facility. To allow for the proposed development, the property is being re-platted into one lot, which is shown on the included New Braunfels Mixed Development plat. A copy of the existing survey is also included as an attachment to this letter.

The proposed development will be a multi-story building consisting of retail, office, and condominium uses. It is anticipated that the retail and office space will contain the following approximate square footages: 2,029 SF and 3,301 SF, respectively. The remaining building space will contain a total of 46 condominium units, being a combination of twenty-three (23) one-bedroom condominiums and twenty-three (23) two-bedroom condominiums.

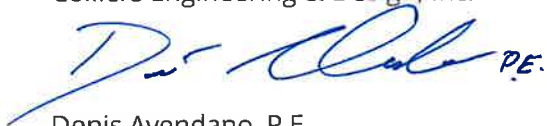
In hopes to provide a fully functional and aesthetically pleasing development, the design team is proposing to include several design elements, some of which encroach into the right of way for W. San Antonio Street and S. Guenther Avenue. The proposed design elements include the following: raised planter beds, a raised retail terrace with railing for outdoor seating, raised walk-up patios along S. Guenther Avenue, overhead canopies, and balconies with railing for the condominium tenants. The aforementioned design elements have been notated with lengths and areas of encroachment on the included architectural plans.

In addition to the architectural design elements, a total of fifteen (15) parallel parking spaces have been added to W. San Antonio Street and S. Guenther Avenue. Seven (7) spaces are being proposed along W. San Antonio Street and the remaining eight (8) are being proposed along S. Guenther Avenue. With the parallel parking spaces, a six (6) foot wide sidewalk is being added within the right of way.

If you require additional information, please contact our office.

Sincerely,

Colliers Engineering & Design, Inc.

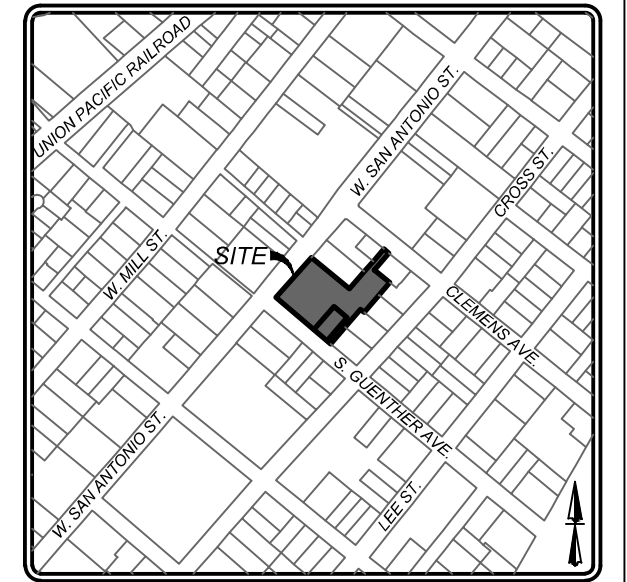


Denis Avendano, P.E.

Sr. Project Manager | Civil Site

FINAL REPLAT & SUBDIVISION PLAT ESTABLISHING NEW BRAUNFELS MIXED DEVELOPMENT

BEING A TOTAL OF 1.534 ACRES OF LAND, BEING A REPLAT OF A 1.367 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 7, 16, 17, AND 18, NEW CITY BLOCK 4002, CITY BLOCK 4002, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 201606006566, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING A 0.167 ACRE TRACT OF LAND, BEING PART OF LOTS 6 AND 7, BLOCK 46, NEW CITY BLOCK 4002, GUENTHER ADDITION, NEW BRAUNFELS, TEXAS, RECORDED IN VOLUME 34, PAGE 59, DEED RECORDS, COMAL COUNTY, TEXAS AND BEING COMPRISED OF THOSE CERTAIN TRACTS RECORDED IN VOLUME 1011, PAGE 160 AND VOLUME 1011, PAGE 162, BOTH OF OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE FINAL SUBDIVISION PLAT OF NEW BRAUNFELS MIXED DEVELOPMENT, SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER OF 1.367 ACRES: _____ DATE _____

SEALS FAMILY PROPERTIES, LLC - SERIES 699 W. SAN ANTONIO, A SERIES OF A TEXAS SERIES LIMITED LIABILITY COMPANY
2189 WATERFORD GRACE
NEW BRAUNFELS, TEXAS 78130

OWNER OF 0.167 ACRES: _____ DATE _____

SEALS FAMILY PROPERTIES, LLC - SERIES 699 W. SAN ANTONIO, A SERIES OF A TEXAS SERIES LIMITED LIABILITY COMPANY
2189 WATERFORD GRACE
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____ COMAL COUNTY TEXAS

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____ COMAL COUNTY TEXAS

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED, DOUGLAS A. KRAMER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

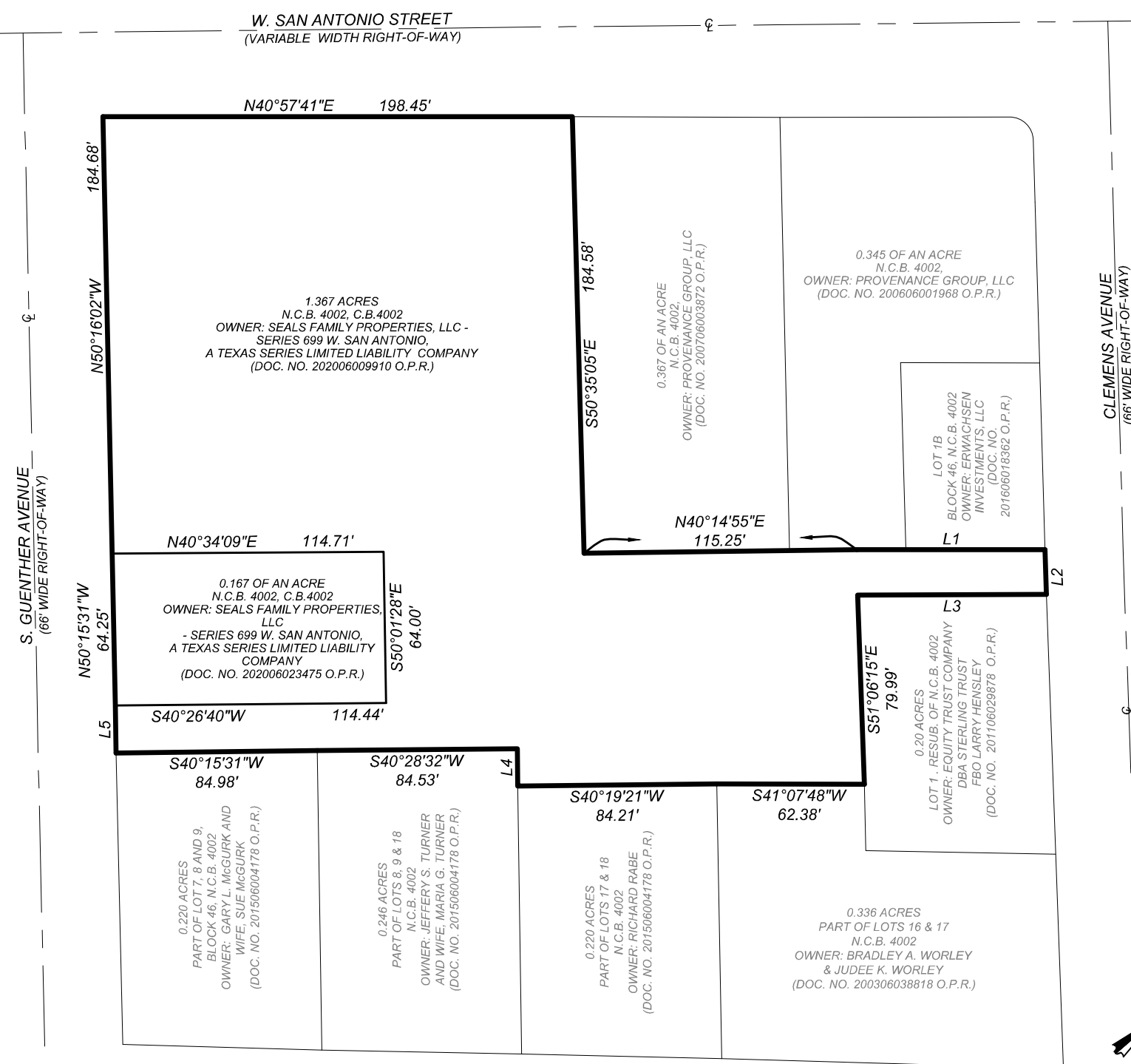
DATE _____ PLANNING COMMISSION CHAIR _____

APPROVED FOR ACCEPTANCE

DATE _____ CITY ENGINEER _____

DATE _____ PLANNING DIRECTOR _____

DATE _____ NEW BRAUNFELS UTILITIES _____



AREA BEING REPLATTED

THE 1.534 ACRES BEING REPLATTED IS ALL OF A 1.367 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 3, 4, 5, 6, 7, 16, 17, AND 18, NEW CITY BLOCK 4002, CITY BLOCK 4002, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201606006566, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING ALL OF A 0.167 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 6 AND 7, BLOCK 46, NEW CITY BLOCK 4002, GUENTHER ADDITION, NEW BRAUNFELS, TEXAS, RECORDED IN VOLUME 34, PAGE 59, DEED RECORDS, COMAL COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 202006023475, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO ESTABLISH THE NEW BRAUNFELS MIXED DEVELOPMENT SUBDIVISION PLAT CONSISTING OF ONE NON-RESIDENTIAL LOT.

GENERAL NOTES:

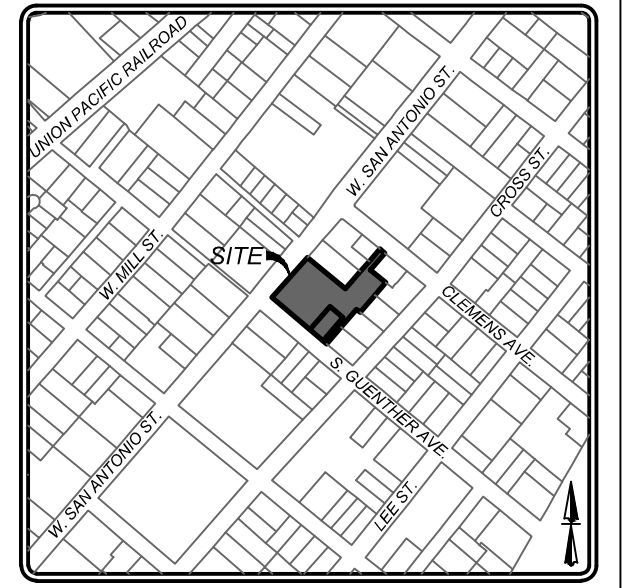
- PLAT ESTABLISHING ONE NON-RESIDENTIAL LOT.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL PORTIONS OF ALL LOTS ON THIS PLAT ARE IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 435 OF 505, COMMUNITY PANEL NO. 48091C0435F, DATE SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000143151.
- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
 - NEW BRAUNFELS UTILITIES - ELECTRIC
 - NEW BRAUNFELS UTILITIES - SANITARY SEWER
 - NEW BRAUNFELS UTILITIES - WATER
 - CENTERPOINT ENERGY - NATURAL GAS
 - SPECTRUM - CABLE TELEVISION
 - AT&T - PHONE SERVICE
- THIS PROPERTY IS LOCATED WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- A 10-FOOT WIDE PUBLIC SIDEWALK WILL BE INSTALLED AT THE BACK OF CURB, PER CITY STANDARDS, BY THE DEVELOPER AT THE TIME OF BUILDING PERMIT AND CONSTRUCTION ALONG W. SAN ANTONIO STREET AND S. GUENTHER AVENUE.
- DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO STRUCTURES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THIS DEVELOPMENT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

NBU NOTES:

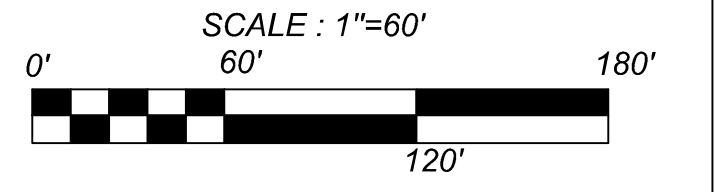
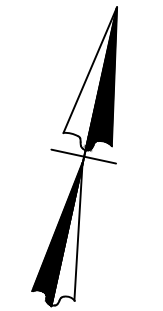
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5 - FOOT WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER & SEWER SERVICE AT THE OWNER'S/DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENT WITH DRAINAGE EASEMENTS OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE NEW BRAUNFELS UTILITIES.

FINAL REPLAT & SUBDIVISION PLAT ESTABLISHING NEW BRAUNFELS MIXED DEVELOPMENT

BEING A TOTAL OF 1.534 ACRES OF LAND, BEING A REPLAT OF A 1.367 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 7, 16, 17, AND 18, NEW CITY BLOCK 4002, CITY BLOCK 4002, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 20160606566, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING A 0.167 ACRE TRACT OF LAND, BEING PART OF LOTS 6 AND 7, BLOCK 46, NEW CITY BLOCK 4002, GUENTHER ADDITION, NEW BRAUNFELS, TEXAS, RECORDED IN VOLUME 94, PAGE 89, DEED RECORDS, COMAL COUNTY, TEXAS AND BEING COMPRISED OF THOSE CERTAIN TRACTS RECORDED IN VOLUME 1011, PAGE 160 AND VOLUME 1011, PAGE 162, BOTH OF OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



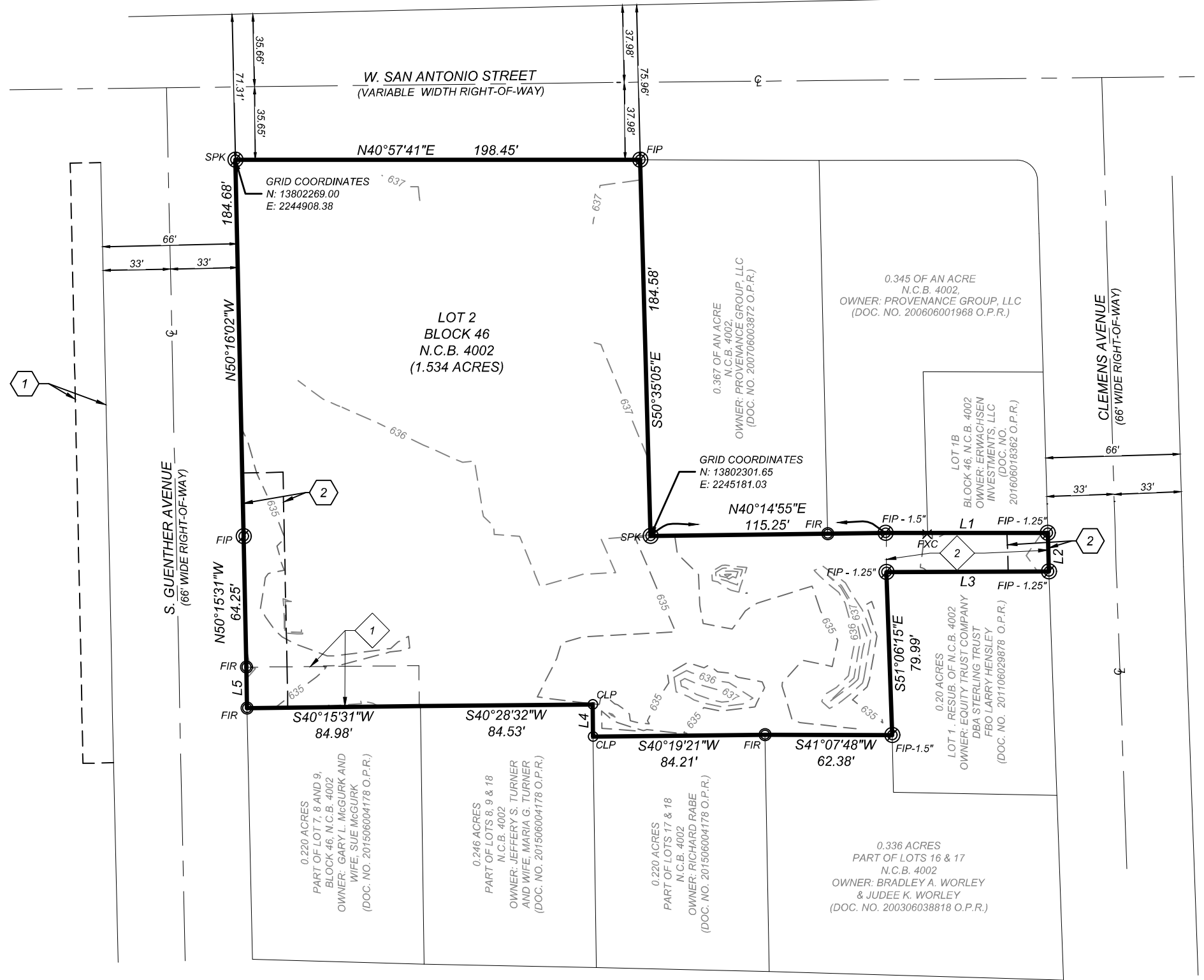
Line Table		
Line #	Length	Direction
L1	79.61'	N40° 58' 31"E
L2	18.89'	S50° 43' 17"E
L3	79.78'	S40° 46' 58"W
L4	15.76'	N49° 42' 54"W
L5	20.05'	N50° 00' 12"W

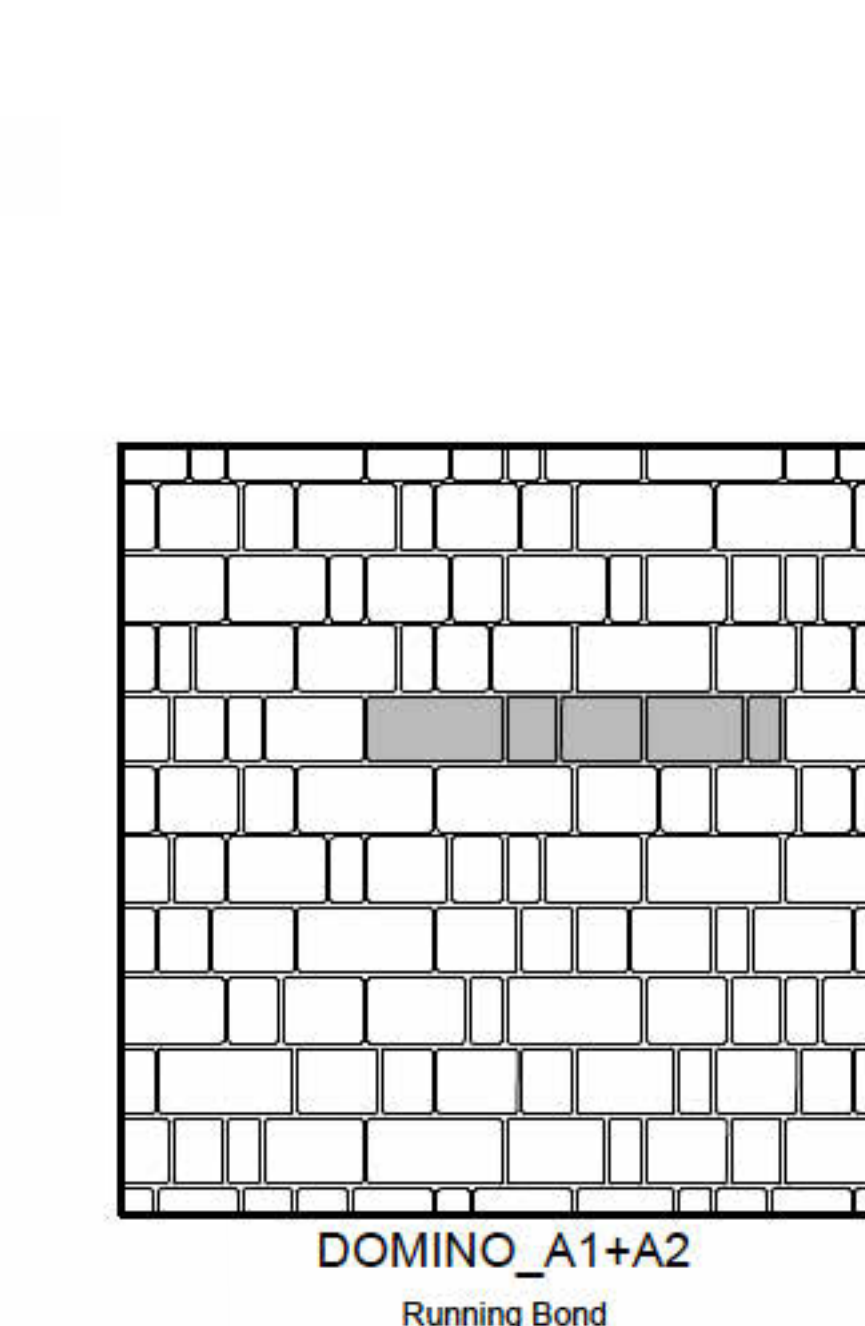
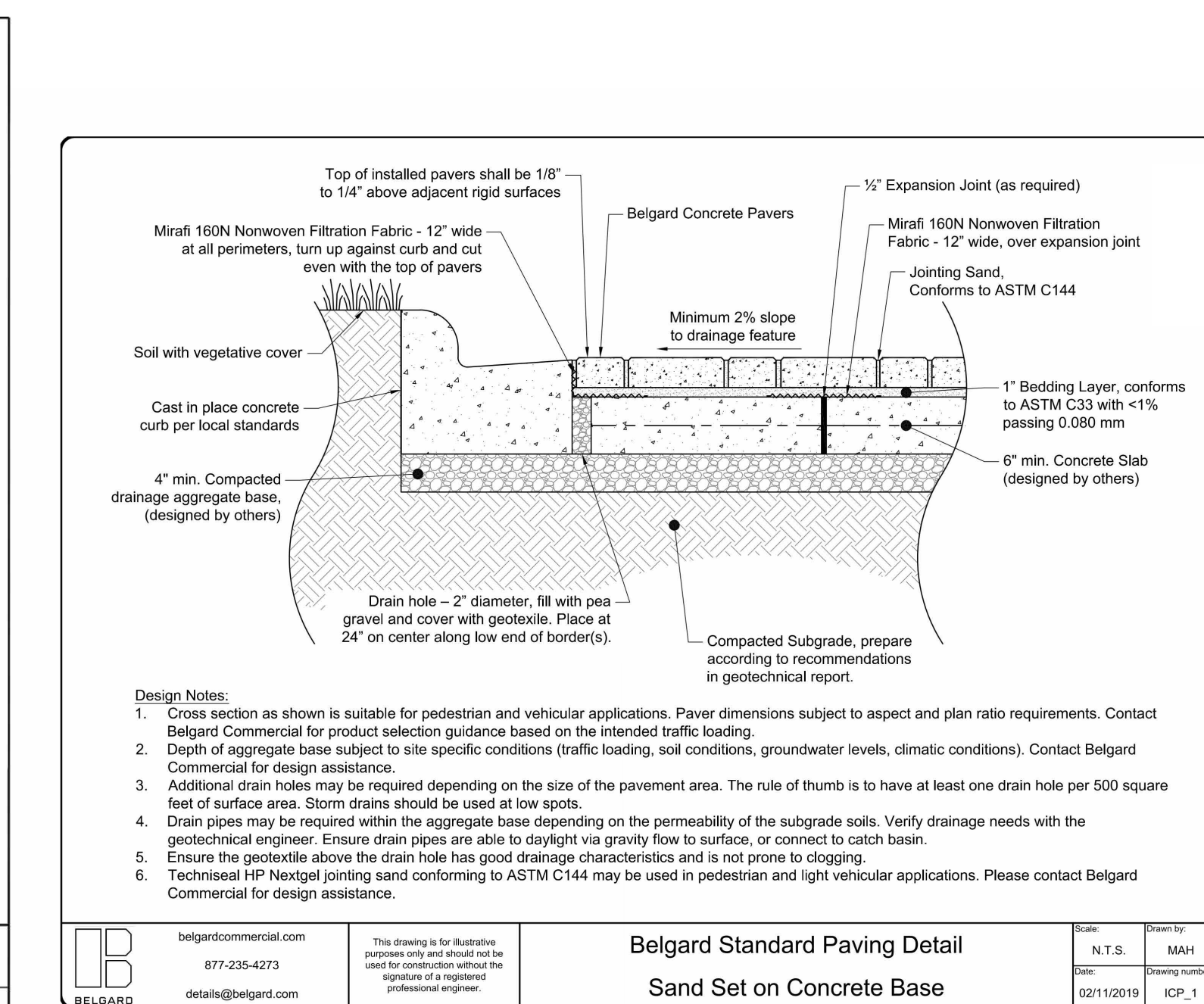
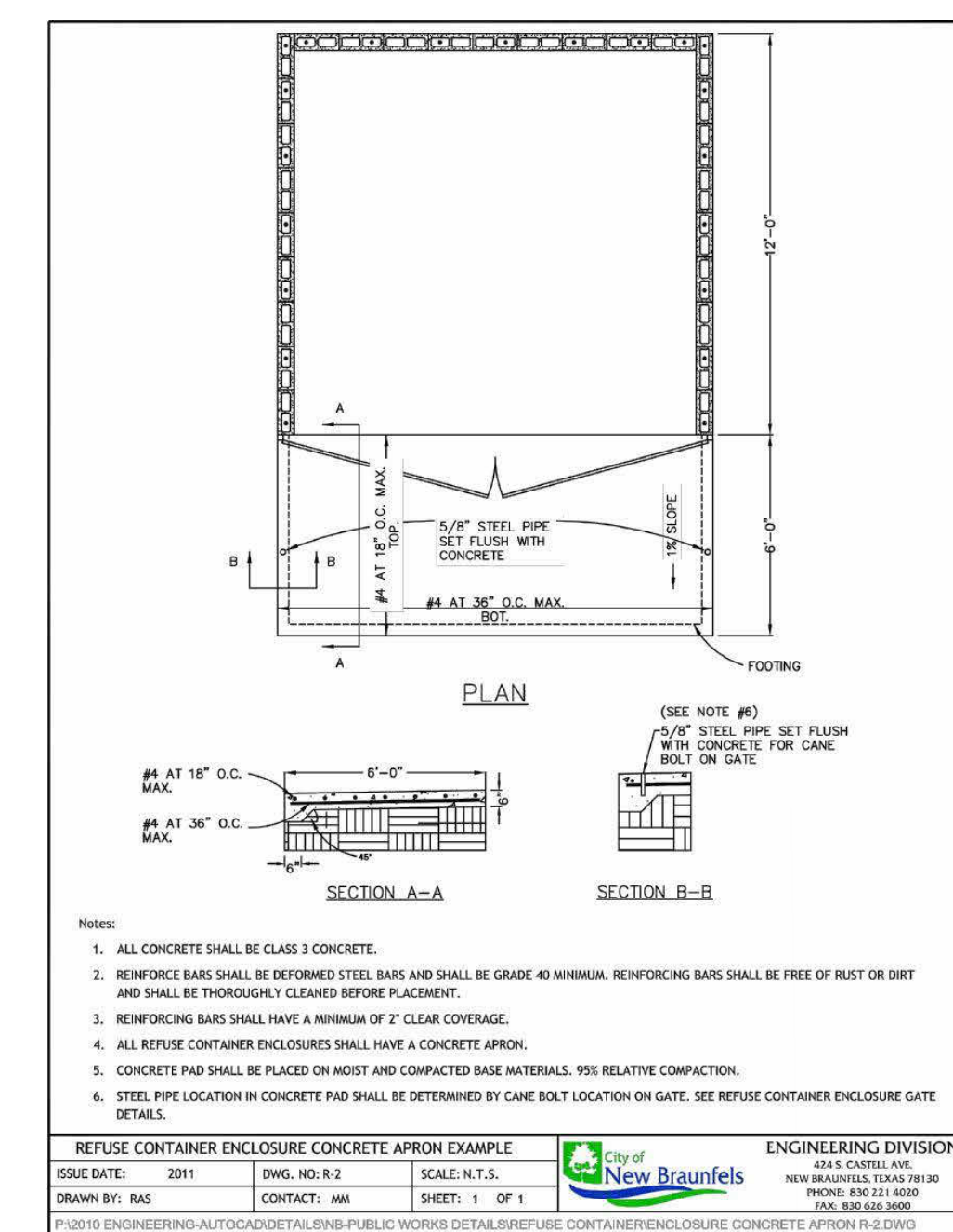
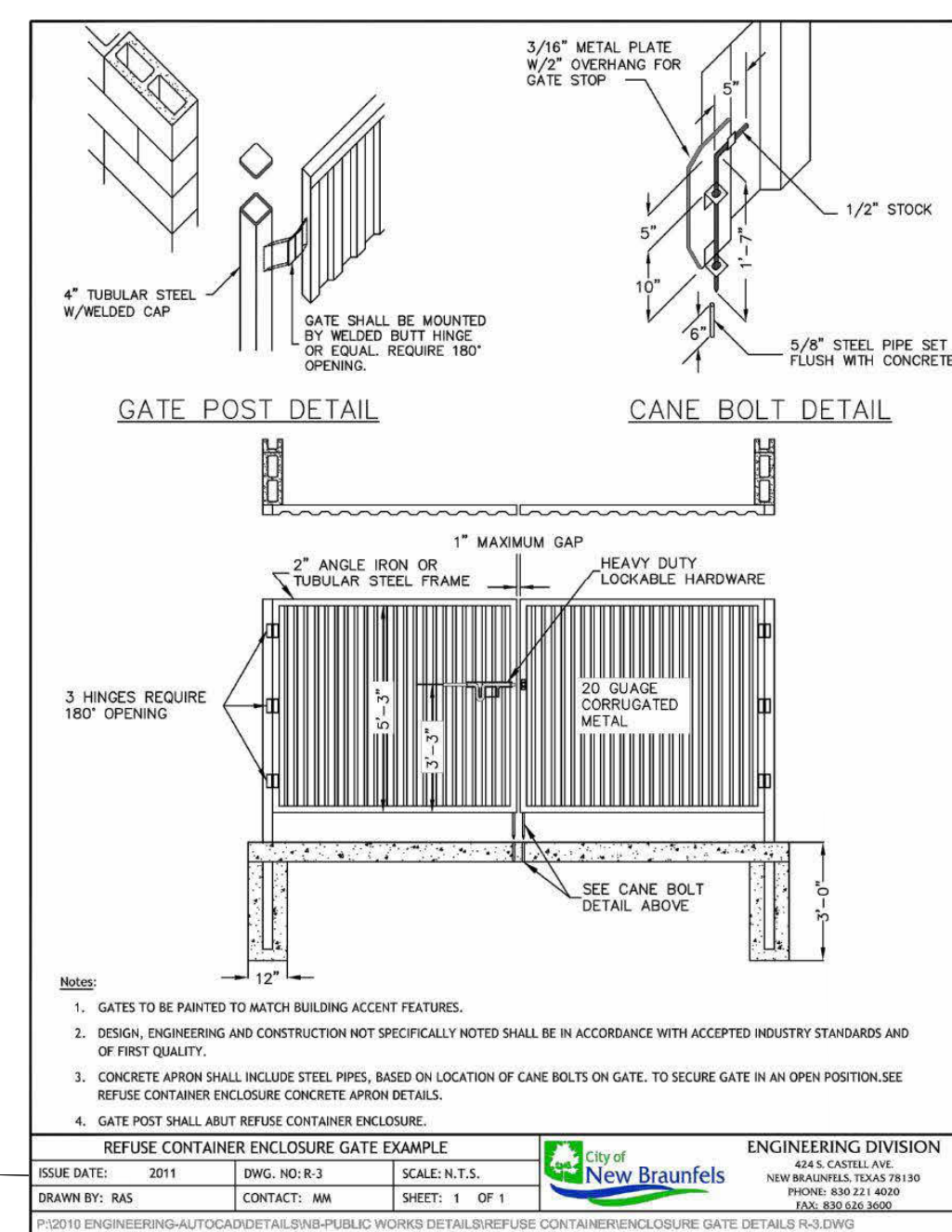
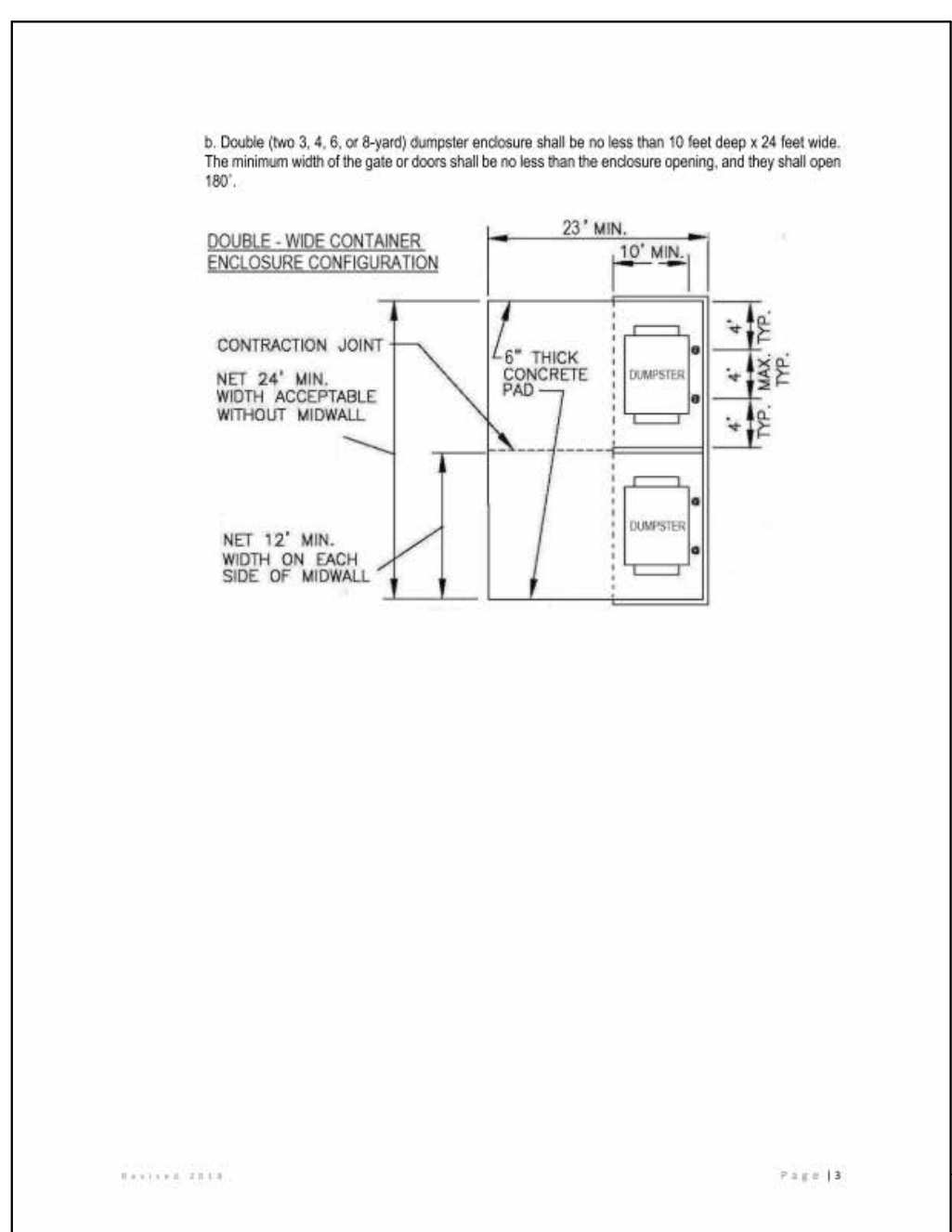
KEY NOTES

- ① 15' PUBLIC UTILITY EASEMENT
- ② 20' PUBLIC UTILITY EASEMENT
- ◇ INGRESS & EGRESS EASEMENT (VOL. 594, PG. 727, O.P.R.)
- ◇ ACCESS EASEMENT (CALLED RIGHT-OF-WAY EASEMENT) (VOL. 243, PG. 401, O.P.R.)

LEGEND

- FIR = FOUND IRON ROD
- SPK = SET PK NAIL
- FIP = FOUND IRON PIPE
- FIP - 1.25" = FOUND IRON PIPE - 1.25"
- FIP - 1.5" = FOUND IRON PIPE - 1.5"
- FXC = FOUND "X" IN CONCRETE
- CLP = CHAINLINK POST
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX





KEYNOTES

DIVISION 05 EXISTING CONDITION	2.35 1\"/>
DIVISION 05 CONCRETE	3.01 CAST IN PLACE CONCRETE (REF. STRUCT./ARCH.)
DIVISION 05 MASONRY	4.01 MASONRY WALL TIES
DIVISION 05 METALS	5.01 PAINTED STEEL BEAM (REF. STRUCT.)
DIVISION 05 WOOD	6.01 WOOD TRUSS (REF. STRUCT.)
DIVISION 05 FINISHES	7.01 FLOORING (SCHEDULED)
DIVISION 05 MECHANICAL/ELECTRICAL	8.01 MECHANICAL EQUIPMENT (REF. MEP)

Project
THE NEUE CONDOMINIUMS
 699 West San Antonio Street,
 New Braunfels, TX 78130

Owner
THE NEUE, LLC
 302 W. Hill Street
 New Braunfels, TX 78130
 Contact: Gary Seals
 E: gseals@furtherhomeid.com

Civil
Colliers Engineering
 Contact: Denis Avandano
 640 N Walnut Ave, Ste 110
 New Braunfels, TX 78130
 T: 726.223.4681
 E: denis.avandano@collierseng.com

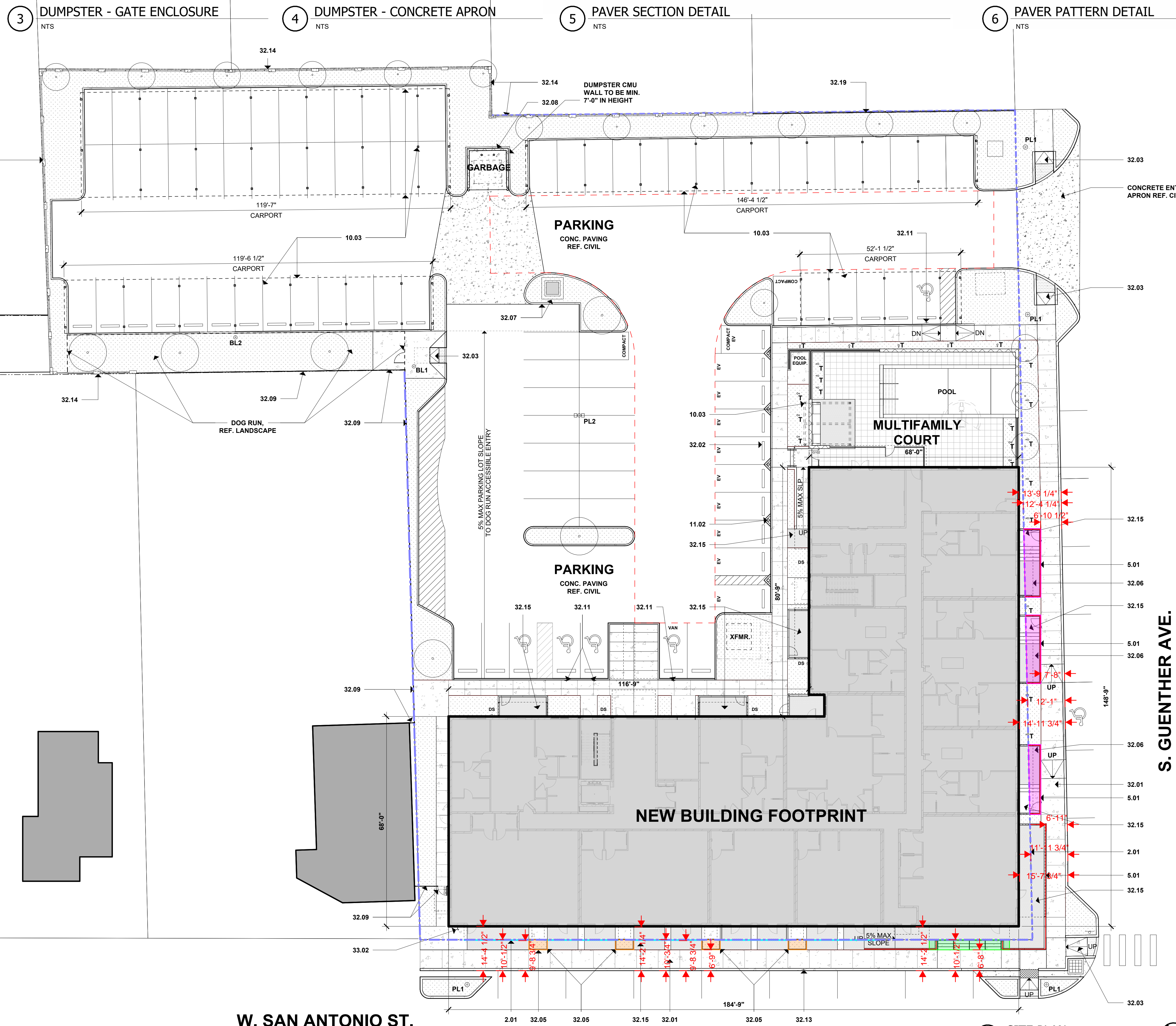
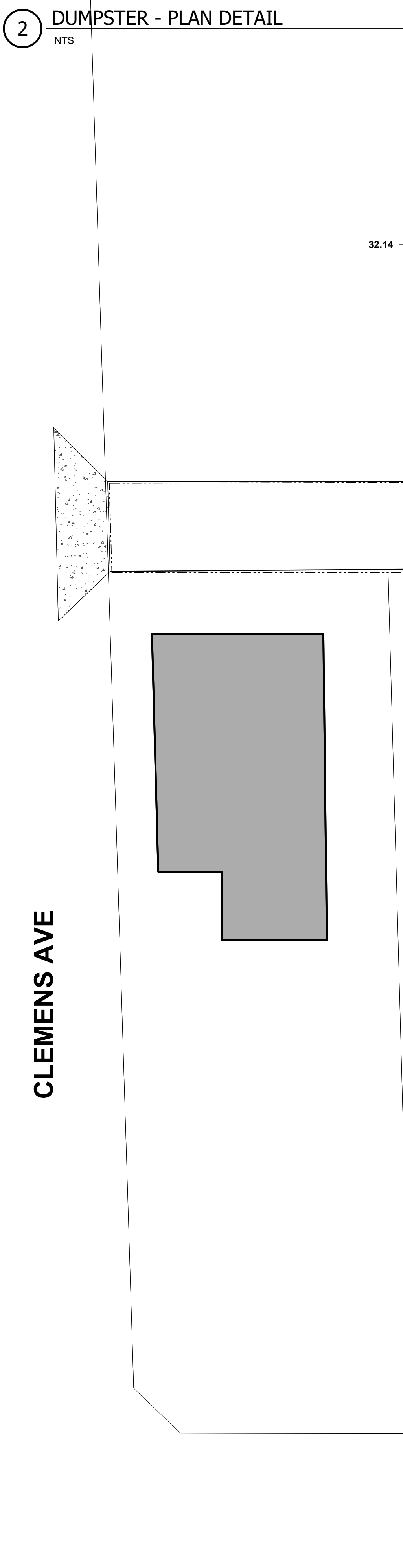
LANDSCAPE
DUNAWAY
 Contact: Tara Lindberg
 5707 Southwest Pkwy Bldg 2 Suite 250
 Austin, Texas 78735
 T: 512.306.5252
 E: taralindberg@dunaway.com

INTERIOR DESIGN
HPA DESIGN GROUP
 Contact: Mallory Howard
 5001 LBJ Freeway, Suite 750
 Dallas, Texas 75244
 T: 972.596.1700
 E: mallory@hpadesigngroup.com

Architect of Record
TBA | DOUGLAS
 Contact: Andrew Douglas
 1320 East Houston, Suite 102
 San Antonio, Texas 78205
 T: 210.226.5500
 E: adouglas@tbastudio.com

Structural
Leap Structures, PLLC
 Contact: Erik J. Maden, P.E.
 1023 Springdale Rd, Bldg 7E
 Austin, Texas 78721
 T: 512.288.3999
 E: erik.maden@leapstructures.com

MEP
MEP Delta Design, LLC
 Contact: Laura J. Whitlock, LEED AP
 PO Box 81271
 Austin, Texas 78708
 T: 512.215.9192
 E: laura@meppedesign.com



LEGEND

	CONCRETE FLATWORK (REF. CIVIL)
	PLANTING AREA (REF. LANDSCAPE)
	BRICK PAVERS (REF. ARCH & CIVIL)
	NEW BUILDING AREA
	PROPERTY LINE
	DOWN SPOUT

R.O.W. ENCROACHMENT EXHIBIT LEGEND

	CANOPIES
	BALCONIES
	RAISED PLANTER
	RAISED TERRACE / PORCHES
	RAILINGS
	PROPERTY LINE

Architect of Record
TBA | DOUGLAS
 Contact: Andrew Douglas
 1320 East Houston, Suite 102
 San Antonio, Texas 78205
 T: 210.226.5500
 E: adouglas@tbastudio.com

Structural
Leap Structures, PLLC
 Contact: Erik J. Maden, P.E.
 1023 Springdale Rd, Bldg 7E
 Austin, Texas 78721
 T: 512.288.3999
 E: erik.maden@leapstructures.com

MEP
MEP Delta Design, LLC
 Contact: Laura J. Whitlock, LEED AP
 PO Box 81271
 Austin, Texas 78708
 T: 512.215.9192
 E: laura@meppedesign.com

Architect's Seal
R.O.W. EXHIBIT

Architect Timothy Brandon, AIA
Project Manager Austen Keithly
Drawn By
Project Number 2420
Issuance / Date Addendum 1 April 21, 2026

SHEET TITLE
SITE PLAN

SHEET NUMBER
A100

1 SITE PLAN
 SCALE: 1/16" = 1'-0"

THE NEUE CONDOMINIUMS

699 West San Antonio Street,
New Braunfels, TX 78130

Owner:
THE NEUE, LLC
302 W. 18th Street
New Braunfels, TX 78130
Contact: Gary Seals
E: gseals@furtherholdings.com

Civil
Colliers Engineering
Contact: Denis Avandano
640 N Walnut Ave, Ste 1101
New Braunfels, TX 78130
T: 726.223.4681
E: denis.avandano@collierseng.com

LANDSCAPE
DUNAWAY
Contact: Tara Lindberg
5707 Southwest Pkwy Bldg 2 Suite 250
Austin, Texas 78735
T: 512.306.3552
E: tlindberg@dunaway.com

INTERIOR DESIGN
HPA DESIGN GROUP
Contact: Mallory Howard
5001 LBJ Freeway, Suite 750
Dallas, Texas 75244
T: 972.596.1700
E: mallory@hpadesigngroup.com

Architect of Record
TBA | DOUGLAS
Contact: Andrew Douglas
1320 East Houston, Suite 102
San Antonio, Texas 78205
T: 210.226.5500
E: adouglas@tbastudio.com

Structural
Leap Structures, PLLC
Contact: Erik J. Haden, P.E.
1023 Springdale Rd, Suite 707
Austin, Texas 78721
T: 512.283.3999
E: ehaden@leapstructures.com

MEP
MEP Delta Design, LLC
Contact: Laura J. Whitlock, LEED AP
PO Box 81271
Austin, Texas 78708
T: 512.215.9192
E: laura@mepdeltadesign.com

R.O.W EXHIBIT

TBA | DOUGLAS, All Rights Reserved.
This drawing and its reproductions are the property of TBA and may not be reproduced, published, or used in any way without the written permission of TBA.

No.	Date	Issue / Revision
1	Aug 06, 2025	100% Construction Documents
2	Mar 06, 2026	Bid / Permit Issuance
3	Apr 22, 2026	Addendum 1
4		
5		

Architect
Timothy Brandon, AIA

Project Manager
Austen Keithly

Drawn By

Project Number
2420

Issuance / Date
Addendum 1
April 21, 2026

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102

KEYNOTES

- DIVISION 05 EXISTING CONDITION**
 - 05.1 PROPERTY LINE SITE
 - 05.2 CONCRETE SLAB (REF. LANDSCAPE)
 - 05.3 ABOVE GRADE METAL PLANTER (REF. LANDSCAPE)
 - 05.4 CONCRETE WALKWAY (REF. CIVIL / LANDSCAPE)
- DIVISION 05 CONCRETE**
 - 05.1 CAST IN PLACE CONCRETE (REF. STRUCT. / ARCH.)
 - 05.2 CONCRETE FLOOR FINISH AS SCHEDULED
 - 05.3 PRECAST CONCRETE EXTERIOR TRIM
 - 05.4 PRECAST CONCRETE EXTERIOR TRIM FRAMES
 - 05.5 BOUNDARY CONCRETE WALL (REF. ARCH.)
 - 05.6 COMPRESSIBLE AS SPEC.
- DIVISION 05 MASONRY**
 - 05.1 MASONRY
 - 05.2 MASONRY WALL TIES
 - 05.3 CONTROL JOINT
 - 05.4 CONCRETE W/ PLASTER FINISH
 - 05.5 MASONRY MET
 - 05.6 BRICK VENEER MASONRY - FIELD
 - 05.7 BRICK VENEER MASONRY - ACCENT
 - 05.8 GROUT
 - 05.9 12" CMU WALL (REF. STRUCT.)
 - 05.10 CMU BLOCK WALL W/ STRENGTHEN PLASTER (REF. STRUCT.)
 - 05.11 CAST STONE COPING
 - 05.12 8" CMU WALL (REF. STRUCT.)
 - 05.13 STONE VENEER - FIELD
 - 05.14 STONE VENEER - ACCENT
 - 05.15 CAST STONE CORNER
 - 05.16 CAST STONE STRAP ANCHOR PER MANUF. REC.
 - 05.17 CAST STONE SILL
 - 05.18 BRICK VENEER MASONRY - SOLDIER COURSE HEADER
 - 05.19 BRICK VENEER MASONRY - ROMAN COURSE SILL
 - 05.20 BRICK VENEER MASONRY - HEADERS COURSE SILL CORNER
 - 05.21 BRICK VENEER MASONRY - ROMAN COURSE CORNER
 - 05.22 CAST STONE BUILDING SIGNAGE
 - 05.23 PAINTED BRICK SIGNAGE BAND
- DIVISION 05 METALS**
 - 05.1 PAINTED STEEL RAILING
 - 05.2 PAINTED STEEL BEAM (REF. STRUCT.)
 - 05.3 PAINTED STEEL TUBE (REF. STRUCT.)
 - 05.4 PAINTED STEEL COLUMN (REF. STRUCT.)
 - 05.5 PAINTED STEEL PURLIN (REF. STRUCT.)
 - 05.6 STEEL TIE (REF. STRUCT.)
 - 05.7 STEEL ANGLE (REF. STRUCT.)
 - 05.8 8" COLD FORMED METAL FRAMING
 - 05.9 PAINTED METAL DECK (REF. STRUCT.)
 - 05.10 PAINTED STEEL PIPE (REF. STRUCT.)
 - 05.11 PAINTED STEEL FENCING
 - 05.12 PAINTED STEEL BRACKET (COLOR TO MATCH STOREFRONT FRAME)
 - 05.13 PAINTED STEEL UNIFORM STRUCTURE
 - 05.14 PAINTED 1 1/2" DIA METAL HANDRAIL
 - 05.15 PAINTED STEEL CHANNEL (REF. STRUCT.)
 - 05.16 PAINTED STEEL GATE
 - 05.17 PAINTED STEEL ANGLE (REF. STRUCT.)
 - 05.18 PAINTED FABRICATED METAL FRAME & PANEL SCREEN
 - 05.19 PAINTED METAL LANTERN (REF. STRUCT.)
 - 05.20 PAINTED METAL STAIR (REF. STRUCT.)
 - 05.21 PAINTED METAL LATTICE (REF. ARCH.)
 - 05.22 PAINTED LOOSE LINTEL (REF. STRUCT.)
 - 05.23 3" METAL STRIP
 - 05.24 PAINTED STEEL SIGN PLATE (REF. STRUCT.)
 - 05.25 PAINTED TIE ROD ASSEMBLY (REF. STRUCT.)
 - 05.26 PAINTED STEEL PLATE (REF. STRUCT.)
- DIVISION 05 WOOD, PLASTICS AND COMPOSITES**
 - 05.1 WOOD SHIM
 - 05.2 WOOD BUILDING AS REQ'D
 - 05.3 MILLWORK AS SCHEDULED
 - 05.4 WOOD TRIM
 - 05.5 WOOD WALKER PRESSURE TREATED @ BALCONIES
 - 05.6 COMPOSITE WOOD DECK
 - 05.7 HEADER FRAMING (REF. STRUCT.)
 - 05.8 WOOD SILL - PRESURE TREATED @ CONC. (REF. STRUCT.)
 - 05.9 SUBFLOOR UNDERLAMENT AS SPEC.
 - 05.10 WOOD TRUSS (REF. STRUCT.)
 - 05.11 WOOD FRAMING (REF. STRUCT.)
 - 05.12 PRE-SLOPED WOOD SILL
 - 05.13 WOOD JOIST (REF. STRUCT.)
 - 05.14 HIGH IMPACT PLASTIC SETTING SHIM PER MANUF. REC.
 - 05.15 WOOD JOIST - REF. STRUCT.
- DIVISION 05 THERMAL AND MOISTURE PROTECTION**
 - 05.1 2" CAT STUCCO ON CMU AS SPEC. 1" ROUNDOVER AT EDGES
 - 05.2 RIGID INSULATION AS REQ. @ 8" MIN
 - 05.3 EXTERIOR SEALING
 - 05.4 FLUID APPLIED AIR BARRIER
 - 05.5 CONT. AIR BARRIER WINDOW FLANGE TO FORMBACK DAMPER SEAL
 - 05.6 FLEXIBLE FLASHING LAP OVER WINDOW FLANGES AND/OR LATEL
 - 05.7 STANDING SEAM METAL ROOF SYSTEMS AS SPECIFIED
 - 05.8 PAINTED METAL FLASHING
 - 05.9 METAL COUNTERSINKING
 - 05.10 MEMBRANE ROOF SYSTEMS AS SPECIFIED
 - 05.11 THROUGH-WALL METAL FLASHING
 - 05.12 METAL SILL
 - 05.13 SEALANT
 - 05.14 STUCCO GABING BEAC
 - 05.15 METAL TRIM
 - 05.16 INT. INSULATION - MIN. R-21
 - 05.17 METAL TRIM
 - 05.18 PREFORMED METAL COPING W/ METAL GLEAT
 - 05.19 ACCESSIBLE PARKING AREA (REF. LANDSCAPE)
 - 05.20 ACUSTICAL INSULATION
 - 05.21 SEALANT W/ BACKER ROD
 - 05.22 METAL BR BRG
 - 05.23 AIR AND WATER RESISTIVE BARRIER SYSTEM
 - 05.24 2" CAT STUCCO ON UNIFORM STRUCTURE
 - 05.25 PARAPET FLASHING TO BE TAKEN UP WALL & OVER TOP OF PARAPET
 - 05.26 PREFORMED SHEET METAL DOWNPOUT & LEADER BOX
 - 05.27 MET. USED
 - 05.28 FOAM ROD
 - 05.29 JOINT PROTECTION MAT BY ROOF MANUFACTURER
 - 05.30 DRAINAGE MAT
 - 05.31 PREFORMED FLASHING SET IN SEALANT
 - 05.32 1" MEMBRANE BAND COP
 - 05.33 PREFORMED SHEET METAL FASCIA
 - 05.34 METAL GLEAT
- DIVISION 05 FINISHES**
 - 05.1 OPEN WALKWAY (REF. PARTITION TYPES FOR RATING)
 - 05.2 SUPERFINE GYP/PLUM BOARD CEILING
 - 05.3 SUPERFINE ACoustICAL CEILING
 - 05.4 PORTLAND CEMENT TILE
 - 05.5 Mosaic ACCENT TILE
 - 05.6 BASE AS SCHEDULED
 - 05.7 FINISH/COATING (SCHEDULED) (REF. ID)
 - 05.8 ACCENT PANEL
 - 05.9 ACCUSTICAL PANEL UNIT
 - 05.10 ELASTOMER COATING SYSTEM
 - 05.11 PTD GYP/PLUM BOARD LIGHT COVE
 - 05.12 CONCRETE WATER
 - 05.13 SOUND CONTROL MATTING AS SPEC.
 - 05.14 12" MET. RESILIENT RC SOUND CHANNEL
- DIVISION 05 SPECIALTIES**
 - 05.1 STAINLESS STEEL TOILET COMPARTMENTS
 - 05.2 FIRE EXIT CANOPY
 - 05.3 ELASTOMER COATING SYSTEM W/ GYFFBY W/ VANDER OR EQUAL
 - 05.4 STAINLESS STEEL COUNTERTOP W/ INTEGRATED GRILL
 - 05.5 PORTABLE ADA POOL LIFT, OPT.
- DIVISION 05 EQUIPMENT**
 - 05.1 12" TELEVISION DISPLAY MONITOR
 - 05.2 LEVEL 1 ELECTRIC VEHICLE CHARGERS (REF. MECHAN.)
- DIVISION 05 FURNISHINGS**
 - 05.1 SIGNAGE
 - 05.2 ADDRESS SIGNAGE
 - 05.3 RAISED & ALUMINUM LETTER SIGNAGE
 - 05.4 BENCH SEATING REF. INTERIOR
- DIVISION 05 CONVEYING EQUIPMENT**
 - 05.1 ELEVATOR AS SPECIFIED
- DIVISION 05 FIRE SUPPRESSION**
 - 05.1 FIRE EXTINGUISHER CONNECTION (FEC)
- DIVISION 05 PLUMBING**
 - 05.1 GULLY GAP FOR VENT THRU ROOF
- DIVISION 05 HVAC**
 - 05.1 MECHANICAL EQUIPMENT (REF. MECH)
 - 05.2 MECHANICAL DUCTWORK (REF. MECH)
- DIVISION 05 ELECTRICAL**
 - 05.1 LIGHTING (REF. ARCH/MEP)
 - 05.2 ELECTRICAL OCCUPANT (REF. MECH)
 - 05.3 CONDUIT (REF. MECH) PER NEC & WIRING
 - 05.4 ELECTRICAL DEVICE (REF. ESD)
 - 05.5 TRANSFORMER (REF. MECH/CIVIL)
- DIVISION 05 PARTITION SYSTEMS**
 - 05.1 CONCRETE FLATWORK - BROOK FINE (REF. CIVIL)
 - 05.2 CONCRETE FINISH (REF. CIVIL)
 - 05.3 CONCRETE CURB (REF. CIVIL)
 - 05.4 CONCRETE CURB (REF. CIVIL)
 - 05.5 RAISED IN PLASTER (REF. LAND)
 - 05.6 RAISED ENTRY PORCH (REF. STRUCT. / CIVIL)
 - 05.7 GYFFBY INLET W/ WATCH CHAIN (REF. CIVIL)
 - 05.8 CONCRETE CURB (REF. CIVIL)
 - 05.9 ROOF FINISH (REF. ARCH)
 - 05.10 ACCESSIBLE PARKING AREA (REF. LANDSCAPE)
 - 05.11 ADA PARKING SIGNAGE INCLUDE: VIOLATORS SUBJECT TO FINE AND TOWING PER TAG (REF. CIVIL)
 - 05.12 CONCRETE CURB (REF. CIVIL)
 - 05.13 DESIGNATED DROP-OFF / DELIVERY PARKING SIGNAGE (REF. CIVIL)
 - 05.14 PRECAST CONCRETE FINISH (REF. LANDSCAPE)
 - 05.15 BRICK PAVERS AS SPEC. (REF. ARCH. / CIVIL)
 - 05.16 1" FIBROGLASS LAYERS AS SPEC.
 - 05.17 JOINT PROTECTION MAT AS SPEC.
 - 05.18 NON-SLIP TILE TRACTION FABRIC AS SPEC.
 - 05.19 EXTERIOR SIGNAGE (REF. LANDSCAPE)
- DIVISION 05 UTILITIES**
 - 05.1 PRE-HYDRANT (REF. CIVIL)
 - 05.2 REMOTE FIRE CONNECTION (REF. CIVIL)

- ### GENERAL NOTES:
1. WOOD FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR & EXTERIOR STRUCTURAL BEARING WALLS TO HAVE MINIMUM 1 HOUR FIRE RATING.
 3. MAXIMUM OCCUPANT LOAD SIGNAGE TO BE POSTED AT ALL ASSEMBLY OCCUPANCIES SUCH AS LOUNGE, MAIL ROOM, FITNESS ACTIVITY ROOM, AND EXTERIOR POOL AREAS.

LEGEND

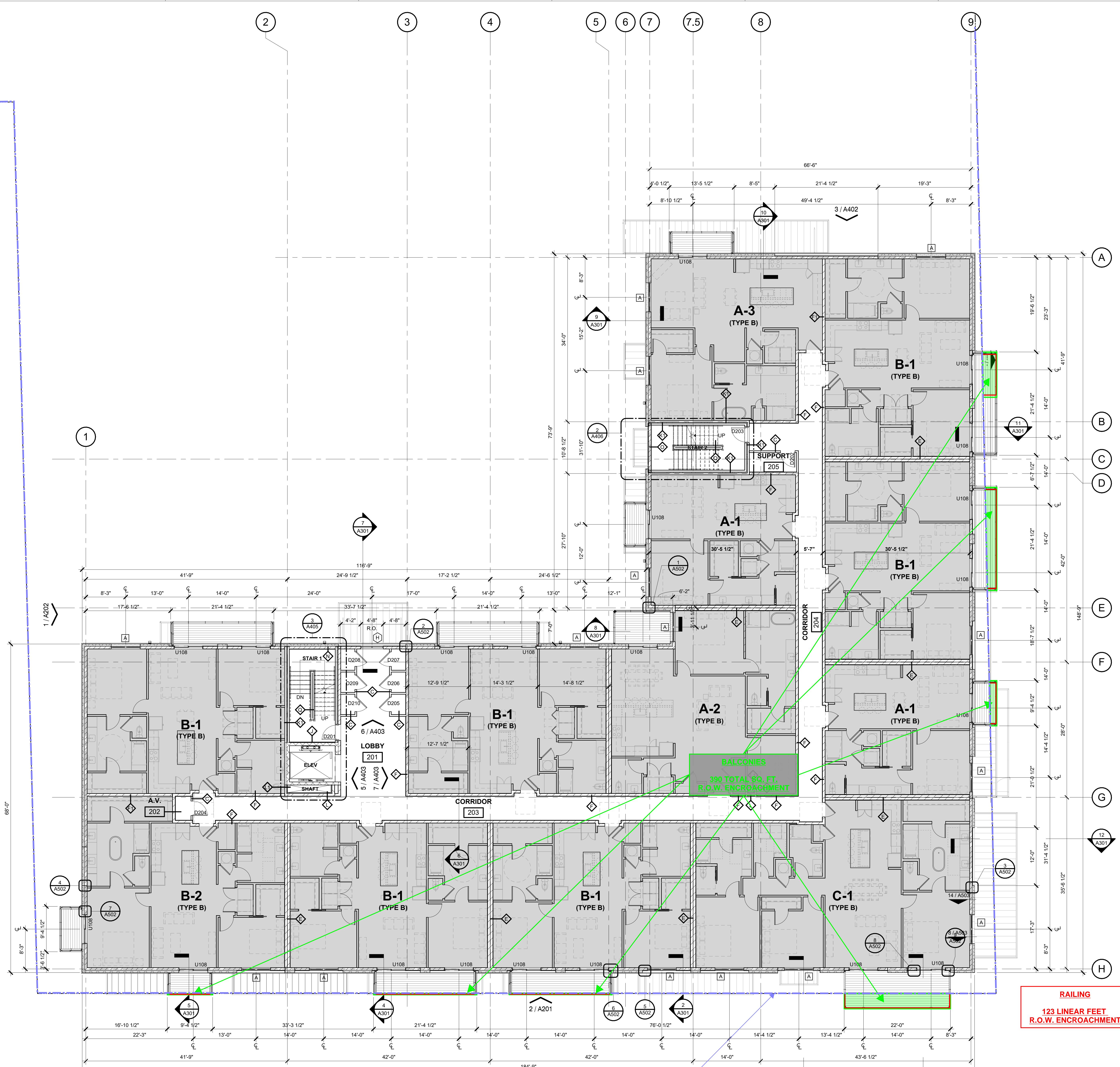
- CONCRETE FLATWORK (REFERENCE CIVIL / STRUCTURAL)
- PLANTING AREA (REFERENCE LANDSCAPE)
- BRICK PAVERS (REFERENCE ARCHITECTURAL)
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION
- PROPERTY LINE
- DS DOWN SPOUT
- EJ EXPANSION JOINT
- CJ CONTROL JOINT
- FOW FACE OF WALL

R.O.W. ENCROACHMENT EXHIBIT LEGEND

- CANOPIES
- BALCONIES
- RAISED PLANTER
- RAISED TERRACE / PORCHES
- RAILINGS
- PROPERTY LINE

RAILING
123 LINEAR FEET
R.O.W. ENCROACHMENT

PROPERTY LINE
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THE NEUE CONDOMINIUMS

699 West San Antonio Street,
New Braunfels, TX 78130

Owner:
THE NEUE, LLC
302 W. 18th Street
New Braunfels, TX 78130
Contact: Gary Seals
E: gseals@furtherholdings.com

Civil
Colliers Engineering
Contact: Denis Avandano
640 N Walnut Ave, Ste 1101
New Braunfels, TX 78130
T: 726.223.4681
E: denis.avandano@collierseng.com

LANDSCAPE
DUNAWAY
Contact: Tara Lindberg
5707 Southwest Pkwy Bldg 2 Suite 250
Austin, Texas 78735
T: 512.306.3552
E: tlindberg@dunaway.com

INTERIOR DESIGN
HPA DESIGN GROUP
Contact: Mallory Howard
5001 LBJ Freeway, Suite 750
Dallas, Texas 75244
T: 972.596.1700
E: mallory@hpadesigngroup.com

Architect of Record
TBA | DOUGLAS
Contact: Andrew Douglas
1320 East Houston, Suite 102
San Antonio, Texas 78205
T: 210.226.5500
E: adouglas@tbastudio.com

Structural
Leap Structures, PLLC
Contact: Erik J. Haden, P.E.
1023 Springdale Rd, Bldg 7E
Austin, Texas 78721
T: 512.286.3999
E: ehaden@leapstructures.com

MEP
MEP Delta Design, LLC
Contact: Laura J. Whitlock, LEED AP
PO Box 81271
Austin, Texas 78708
T: 512.215.9192
E: laura@mepdeltadesign.com

Architect's Seal
R.O.W EXHIBIT

TBA | DOUGLAS, All Rights Reserved.
This drawing and its reproductions are the property of TBA and may not be reproduced, printed, or used in any way without the written permission of TBA.

No.	Date	Issue / Revision
1	Aug 06, 2025	100% Construction Documents
2	Mar 06, 2026	Bid / Permit Issuance
3	Apr 22, 2026	Addendum 1
4		
5		

Architect: Timothy Brandon, AIA

Project Manager: Austen Keithly

Drawn By:

Project Number: 2420

Issuance / Date: Addendum 1
April 21, 2026

SHEET TITLE: **THIRD FLOOR PLAN**

SHEET NUMBER

A103

KEYNOTES

- DIVISION 05 EXISTING CONDITION**
- 05.1 EXISTING LINE / SITE
 - 05.2 CONCRETE FLOOR (REF. LANDSCAPE)
 - 05.3 ABOVE GRADE METAL PLANTER (REF. LANDSCAPE)
 - 05.4 EXISTING METAL PLANTER (REF. CIVIL / LANDSCAPE)
- DIVISION 05 CONCRETE**
- 05.1 CAST-IN-PLACE CONCRETE (REF. STRUCT. / ARCH.)
 - 05.2 PRECAST CONCRETE FLOOR (AS SCHEDULED)
 - 05.3 PRECAST CONCRETE STAIR TREADS / FLOORS
 - 05.4 BOUNDARY CONCRETE WALL (REF. ARCH.)
 - 05.5 COMPRESSIBLE AS SPEC'D
- DIVISION 05 MASONRY**
- 05.1 MASONRY
 - 05.2 MASONRY WALL TIES
 - 05.3 CONTROL JOINT
 - 05.4 CONCRETE W/ PLASTER FINISH
 - 05.5 MASONRY MET
 - 05.6 BRICK VENEER MASONRY - FIELD
 - 05.7 BRICK VENEER MASONRY - ACCENT
 - 05.8 GROUT
 - 05.9 12" CMU WALL (REF. STRUCT.)
 - 05.10 CMU BLOCK WALL W/ STRENGTHEN PLASTER (REF. STRUCT.)
 - 05.11 CAST STONE COPING
 - 05.12 8" CMU WALL (REF. STRUCT.)
 - 05.13 STONE VENEER - FIELD
 - 05.14 STONE VENEER - ACCENT
 - 05.15 CAST STONE CORNER
 - 05.16 CAST STONE STRAP ANCHOR PER MANUF. REC.
 - 05.17 CAST STONE FINISHER
 - 05.18 CAST STONE SILL
 - 05.19 BRICK VENEER MASONRY - SOLIDER COURSE HEADER
 - 05.20 BRICK VENEER MASONRY - ROWLOCK COURSE SILL
 - 05.21 BRICK VENEER MASONRY - HEADER COURSE SILL / CORNER
 - 05.22 BRICK VENEER MASONRY - ROWLOCK COURSE
 - 05.23 CAST STONE BUILDING SIGNAGE
 - 05.24 PAINTED BRICK SIGNAGE BAND
- DIVISION 05 METALS**
- 05.1 PAINTED STEEL RAILING
 - 05.2 PAINTED STEEL BEAM (REF. STRUCT.)
 - 05.3 PAINTED STEEL TUBE (REF. STRUCT.)
 - 05.4 PAINTED STEEL COLUMN (REF. STRUCT.)
 - 05.5 PAINTED STEEL PURLIN (REF. STRUCT.)
 - 05.6 STEEL (REF. STRUCT.)
 - 05.7 STEEL ANGLE (REF. STRUCT.)
 - 05.8 COLD FORMED METAL FRAMING
 - 05.9 PAINTED METAL DECK (REF. STRUCT.)
 - 05.10 PAINTED STEEL PIPE (REF. STRUCT.)
 - 05.11 PAINTED STEEL FINISHING
 - 05.12 PAINTED BRASS METAL (COLOR TO MATCH STOREFRONT FRAME)
 - 05.13 PAINTED STEEL UNIFORM STRUCTURE
 - 05.14 PAINTED 1 1/2" DIA METAL HANDRAIL
 - 05.15 PAINTED STEEL CHANNEL (REF. STRUCT.)
 - 05.16 PAINTED STEEL GATE
 - 05.17 PAINTED STEEL ANGLE (REF. STRUCT.)
 - 05.18 PAINTED FABRICATED METAL FRAME & PANEL SCREEN
 - 05.19 PAINTED METAL LATCH (REF. STRUCT.)
 - 05.20 PAINTED METAL STRAP (REF. STRUCT.)
 - 05.21 PAINTED METAL LATTICE (REF. ARCH.)
 - 05.22 PAINTED LUGS (REF. STRUCT.)
 - 05.23 3" METAL STRIP
 - 05.24 PAINTED STEEL SIM PLATE (REF. STRUCT.)
 - 05.25 PAINTED STEEL ASSEMBLY (REF. STRUCT.)
 - 05.26 PAINTED STEEL PLATE (REF. STRUCT.)
- DIVISION 05 WOOD, PLASTICS AND COMPOSITES**
- 05.1 WOOD SIM
 - 05.2 WOOD BACKING AS REQ'D
 - 05.3 MILLWORK AS SCHEDULED
 - 05.4 WOOD TRIM
 - 05.5 WOOD WALKER PRESSURE TREATED @ BALCONIES
 - 05.6 COMPOSITE WOOD DECK
 - 05.7 HEADER FRAMING (REF. STRUCT.)
 - 05.8 WOOD SILL - PRESURE TREATED @ CONC. (REF. STRUCT.)
 - 05.9 SUBFLOOR UNDERLAMENT AS SPEC'D
 - 05.10 WOOD TRUSS (REF. STRUCT.)
 - 05.11 WOOD FRAMING (REF. STRUCT.)
 - 05.12 PRE-DRILLED WOOD SILL
 - 05.13 WOOD JOIST (REF. STRUCT.)
 - 05.14 HIGH IMPACT PLASTIC SETTING SHIM PER MANUF. REC.
 - 05.15 WOOD JOIST - REF. STRUCT.
- DIVISION 05 THERMAL AND MOISTURE PROTECTION**
- 05.1 2x4 CAT STUDS ON CMU AS SPEC'D, 1" RAINCOVER AT EDGES
 - 05.2 RIGID INSULATION, AS REQ'D @ R-1 INCH
 - 05.3 EXTERIOR BREASTING
 - 05.4 FLUID APPLIED AIR BARBER
 - 05.5 CONT. SEALANT BEHIND WINDOW FLANGE TO FORMBACK DAMBER SEAL
 - 05.6 FLEXIBLE FLASHING LAP OVER WINDOW FLANGES AND/OR LATEL
 - 05.7 STANDING SEAM METAL ROOF SYSTEMS AS SPECIFIED
 - 05.8 PAINTED METAL FLASHING
 - 05.9 METAL COUNTER FLASHING
 - 05.10 MEMBRANE ROOF SYSTEM AS SPECIFIED
 - 05.11 THROUGH-WALL METAL FLASHING
 - 05.12 METAL FLASHING
 - 05.13 SEALANT
 - 05.14 STUCCO CASING BEAC
 - 05.15 METAL INSULATION - MIN. R-21
 - 05.16 METAL TRIM
 - 05.17 PREFINISHED METAL COPING W/ METAL GLEAT
 - 05.18 ACUSTICAL BATT INSULATION
 - 05.19 SEALANT W/ BACKER ROD
 - 05.20 METAL BR BRACING
 - 05.21 AIR AND WATER RESISTIVE BARRIER SYSTEM
 - 05.22 2x4 CAT STUDS ON UNIFORM DRAINAGE MAT
 - 05.23 PARAPET FLASHING TO BE TAKEN UP WALL & OVER TOP OF PARAPET
 - 05.24 PREFINISHED SHEET METAL DOWNPOUT & LEADER BOX
 - 05.25 METUO
 - 05.26 FOAM ROOF
 - 05.27 AIR PROTECTION MAT BY ROOF MANUFACTURER
 - 05.28 DRAINAGE MAT
 - 05.29 PREFINISHED FLASHING SET IN SEALANT
 - 05.30 STAINLESS STEEL HAND CUP
 - 05.31 PREFINISHED SHEET METAL FASCIA
 - 05.32 METAL PANEL GLIP
- DIVISION 05 FINISHES**
- 05.1 OPSIM WALLBOARD (REF. PARTITION TYPES FOR RATING)
 - 05.2 SUPERFLEX OPSIM BOARD CEILING
 - 05.3 SUPERFLEX ACoustICAL CEILING
 - 05.4 PORCELAIN CERAMIC TILE
 - 05.5 Mosaic ACCENT TILE
 - 05.6 PAINT AS SCHEDULED
 - 05.7 BASE AS SCHEDULED
 - 05.8 FINISH/DRIVING SCHEDULED (REF. ID)
 - 05.9 ACCENT WALL PANEL
 - 05.10 ACoustICAL PANEL UNIT
 - 05.11 ELECTROMEC CONTROL SYSTEM
 - 05.12 PTD OPSIM BOARD LIGHT COVE
 - 05.13 COMBUSTION WATER
 - 05.14 SOUND CONTROL MATTING AS SPEC'D
 - 05.15 12" MET. RESILIENT RC 2 SOUND CHANNEL
 - 05.16 STAINLESS STEEL TOILET COMPARTMENTS
 - 05.17 FIRE EXIT CANOPY
 - 05.18 STAINLESS STEEL COUNTERTOP W/ INTEGRATED GRILL
 - 05.19 PORTABLE ADA POOL LIFT, OPCI
- DIVISION 11 EQUIPMENT**
- 11.1 12" TELEVISION DISPLAY MONITOR
 - 11.2 LEVEL 2 ELECTRIC VEHICLE CHARGERS (REF. MECHAN.)
- DIVISION 12 FURNISHINGS**
- 12.1 SEATING
 - 12.2 SIGNAGE
 - 12.3 ADDRESS SIGNAGE
 - 12.4 RAISED & ALUMINUM LETTER SIGNAGE
 - 12.5 BENCH SEATING REF. INTERIOR
- DIVISION 14 CONVEYING EQUIPMENT**
- 14.1 ELEVATOR AS SPECIFIED
- DIVISION 21 FIRE SUPPRESSION**
- 21.1 FIRE DEVIANT CONNECTION (FDC)
- DIVISION 22 PLUMBING**
- 22.01 GULLY CAP FOR VENT THRU ROOF
- DIVISION 23 HVAC**
- 23.01 MECHANICAL EQUIPMENT (REF. MECH)
 - 23.02 MECHANICAL DUCTWORK (REF. MECH)
- DIVISION 24 ELECTRICAL**
- 24.01 LIGHTING (REF. ARCH/MEP)
 - 24.02 ELECTRICAL OCCUPANT (REF. MECH)
 - 24.03 CONDUIT (REF. MECH) PER DIVISION 21 SHARING
 - 24.04 ELECTRICAL DEVICE (REF. ESD)
 - 24.05 TRANSFORMER (REF. MECH / CIVIL)
- DIVISION 25 PARTITION IMPROVEMENTS**
- 25.01 CONCRETE FLOORING - BROOK FURNISH (REF. CIVIL)
 - 25.02 CONCRETE FINISHING STOP (REF. CIVIL)
 - 25.03 CONCRETE CURB (REF. CIVIL)
 - 25.04 CONCRETE CURB (REF. CIVIL)
 - 25.05 RAISED IN PLASTER (REF. LAND)
 - 25.06 RAISED ENTRY PORCH (REF. STRUCT. / CIVIL)
 - 25.07 GREAT INLET W/ SWATCH CURB (REF. CIVIL)
 - 25.08 CURB/ENCLOSURE WITH GATE (REF. ARCH / DETAILS ON A100)
 - 25.09 ROOF FINISHING FROM GATE (REF. LANDSCAPE)
 - 25.10 ACCESSIBLE FINISHING (REF. LANDSCAPE)
 - 25.11 ADA PARKING SIGNAGE INCLUDE VIOLATORS SUBJECT TO FINE AND TOWING PER TAG (REF. CIVIL)
 - 25.12 PARKING SIGNAGE (REF. CIVIL)
 - 25.13 DESIGNATED DROP-OFF / DELIVERY PARKING SIGNAGE (REF. CIVIL)
 - 25.14 PRECAST CONCRETE FINISHING (REF. LANDSCAPE)
 - 25.15 BRICK PAVERS AS SPEC'D (REF. ARCH. / CIVIL)
 - 25.16 1" BEDDING LAYER AS SPEC'D
 - 25.17 JOINTING SAND AS SPEC'D
 - 25.18 NONWOVEN FIBER TATION FABRIC AS SPEC'D
 - 25.19 EXTERIOR FINISHING TO REFINISH (REF. LANDSCAPE)
- DIVISION 26 UTILITIES**
- 26.01 FRESH AIR INTAKE (REF. CIVIL)
 - 26.02 REMOTE FCC CONNECTION (REF. CIVIL)

- GENERAL NOTES:**
- WOOD FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 - ALL INTERIOR & EXTERIOR STRUCTURAL BEARING WALLS TO HAVE MINIMUM 1-HOUR FIRE RATING.
 - MAXIMUM OCCUPANT LOAD SIGNAGE TO BE POSTED AT ALL ASSEMBLY OCCUPANCIES, SUCH AS LOUNGE, MAIL ROOM, FITNESS ACTIVITY ROOM, AND EXTERIOR POOL AREAS.

LEGEND

- CONCRETE FLATWORK (REFERENCE CIVIL / STRUCTURAL)
- PLANTING AREA (REFERENCE LANDSCAPE)
- BRICK PAVERS (REFERENCE ARCHITECTURAL)
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION
- PROPERTY LINE
- DS DOWN SPOUT
- EJ EXPANSION JOINT
- CJ CONTROL JOINT
- FWO FACE OF WALL

1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPERTY LINE



THE NEUE CONDOMINIUMS

699 West San Antonio Street,
New Braunfels, TX 78130

Owner:
THE NEUE, LLC
302 W. 18th Street
New Braunfels, TX 78130
Contact: Gary Seals
E: gseals@furtherholdings.com

Civil
Colliers Engineering
Contact: Denis Avandano
640 N Walnut Ave, Ste 1101
New Braunfels, TX 78130
T: 726.223.4681
E: denis.avandano@collierseng.com

LANDSCAPE
DUNAWAY
Contact: Tara Lindberg
5707 Southwest Pkwy Bldg 2 Suite 250
Austin, Texas 78735
T: 512.306.3252
E: tlindberg@dunaway.com

INTERIOR DESIGN
HPA DESIGN GROUP
Contact: Mallory Howard
5001 LBJ Freeway, Suite 750
Dallas, Texas 75244
T: 972.596.1700
E: mallory@hpadesigngroup.com

Architect of Record
TBA | DOUGLAS
Contact: Andrew Douglas
1320 East Houston, Suite 102
San Antonio, Texas 78205
T: 210.226.5500
E: adouglas@tbastudio.com

Structural
Leap Structures, PLLC
Contact: Erik J. Haden, P.E.
1023 Springdale Rd, Bldg 7E
Austin, Texas 78721
T: 512.426.3999
E: ehaden@leapstructures.com

MEP
MEP Delta Design, LLC
Contact: Laura J. Whitlock, LEED AP
PO Box 81271
Austin, Texas 78708
T: 512.215.9192
E: lwhit@meppedelta.com

Architect's Seal
R.O.W EXHIBIT

TBA | DOUGLAS, All Rights Reserved.
This drawing and its reproductions are the property of TBA and may not be reproduced, printed, or used in any way without the written permission of TBA.

No.	Date	Issue / Revision
1	Aug 06, 2025	100% Construction Documents
2	Mar 06, 2026	Bid / Permit Issuance
3	Apr 22, 2026	Addendum 1
4		
5		

Architect: Timothy Brandon, AIA
Project Manager: Austen Keithly
Drawn By:
Project Number: 2420
Issuance / Date: Addendum 1
April 21, 2026

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER

A104

KEYNOTES

- DIVISION 05 EXISTING CONDITION**
 - 05.1 EXISTING LINE / SITE
 - 05.2 CONCRETE FLOOR FINISH (REF. LANDSCAPE)
 - 05.3 ABOVE GRADE METAL PLANTER (REF. LANDSCAPE)
 - 05.4 EXISTING METAL PLANTER (REF. CIVIL / LANDSCAPE)
- DIVISION 05 CONCRETE**
 - 05.1 CAST-IN-PLACE CONCRETE (REF. STRUCT. / ARCH.)
 - 05.2 PRECAST CONCRETE FLOOR FINISH AS SCHEDULED
 - 05.3 PRECAST CONCRETE STAIR TREADS / FLECKS
 - 05.4 BOUNDARY CONCRETE WALL (REF. ARCH.)
 - 05.5 COMPRESSIBLE AS SPEC'D
- DIVISION 05 MASONRY**
 - 05.1 MASONRY
 - 05.2 MASONRY WALL TIES
 - 05.3 CONTROL JOINT
 - 05.4 CONCRETE W/ PLASTER FINISH
 - 05.5 MASONRY MET
 - 05.6 BRICK VENEER MASONRY - FIELD
 - 05.7 BRICK VENEER MASONRY - ACCENT
 - 05.8 GROUT
 - 05.9 12" CMU WALL (REF. STRUCT.)
 - 05.10 CMU BLOCK WALL W/ STRENGTHENED PLASTER (REF. STRUCT.)
 - 05.11 CAST STONE COPING
 - 05.12 8" CMU WALL (REF. STRUCT.)
 - 05.13 STONE VENEER - FIELD
 - 05.14 STONE VENEER - ACCENT
 - 05.15 CAST STONE CORNER
 - 05.16 CAST STONE STRAP ANCHOR PER MANUF. REC.
 - 05.17 CAST STONE FINISHER
 - 05.18 CAST STONE SILL
 - 05.19 BRICK VENEER MASONRY - SOLIDER COURSE HEADER
 - 05.20 BRICK VENEER MASONRY - ROWLOCK COURSE SILL
 - 05.21 BRICK VENEER MASONRY - HEADER COURSE SILL / CORNER
 - 05.22 BRICK VENEER MASONRY - ROWLOCK COURSE
 - 05.23 CAST STONE BUILDING SIGNAGE
 - 05.24 PAINTED BRICK SIGNAGE BAND
- DIVISION 05 METALS**
 - 05.1 PAINTED STEEL RAILING
 - 05.2 PAINTED STEEL BEAM (REF. STRUCT.)
 - 05.3 PAINTED STEEL TUBE (REF. STRUCT.)
 - 05.4 PAINTED STEEL COLUMN (REF. STRUCT.)
 - 05.5 PAINTED STEEL PURLIN (REF. STRUCT.)
 - 05.6 STEEL (REF. STRUCT.)
 - 05.7 STEEL ANGLE (REF. STRUCT.)
 - 05.8 COLD FORMED METAL FRAMING
 - 05.9 PAINTED METAL DECK (REF. STRUCT.)
 - 05.10 PAINTED STEEL PIPE (REF. STRUCT.)
 - 05.11 PAINTED STEEL FINISHING
 - 05.12 PAINTED STEEL BRACKET (COLOR TO MATCH STOREFRONT FRAME)
 - 05.13 PAINTED STEEL UNIFORM STRUCTURE
 - 05.14 PAINTED 1 1/2" DIA METAL HANDRAIL
 - 05.15 PAINTED STEEL CHANNEL (REF. STRUCT.)
 - 05.16 PAINTED STEEL GATE
 - 05.17 PAINTED STEEL ANGLE (REF. STRUCT.)
 - 05.18 PAINTED FABRICATED METAL FRAME & PANEL SCREEN
 - 05.19 PAINTED METAL LATCH (REF. STRUCT.)
 - 05.20 PAINTED METAL STRAP (REF. STRUCT.)
 - 05.21 PAINTED METAL LATTICE (REF. ARCH.)
 - 05.22 PAINTED LOOSE LINTEL (REF. STRUCT.)
 - 05.23 3" METAL STRIP
 - 05.24 PAINTED STEEL SIM PLATE (REF. STRUCT.)
 - 05.25 PAINTED TIE ROD ASSEMBLY (REF. STRUCT.)
 - 05.26 PAINTED STEEL PLATE (REF. STRUCT.)
- DIVISION 05 WOOD, PLASTICS AND COMPOSITES**
 - 05.1 WOOD SIM
 - 05.2 WOOD BACKING AS REQ'D
 - 05.3 MILLWORK AS SCHEDULED
 - 05.4 WOOD TRIM
 - 05.5 WOOD WALKER PRESSURE TREATED @ BALCONIES
 - 05.6 COMPOSITE WOOD DECK
 - 05.7 HEADER FRAMING (REF. STRUCT.)
 - 05.8 WOOD SILL - PRESSURE TREATED @ CONC. (REF. STRUCT.)
 - 05.9 SUBFLOOR UNDERLAMENT AS SPEC'D
 - 05.10 WOOD TRUSS (REF. STRUCT.)
 - 05.11 WOOD FRAMING (REF. STRUCT.)
 - 05.12 PRE-DRILLED WOOD SILL
 - 05.13 WOOD JOIST (REF. STRUCT.)
 - 05.14 HIGH IMPACT PLASTIC SETTING SHAVER MANUF. REC.
 - 05.15 WOOD JOIST - REF. STRUCT.
 - 05.16 WOOD JOIST - REF. STRUCT.
 - 05.17 2x4 CAT STUCCO ON CMU AS SPEC'D, 1" ROUNDOVER AT EDGES
 - 05.18 RIGID INSULATION, AS REQ'D @ R-8 INCH
 - 05.19 EXTERIOR SHEATHING
 - 05.20 FLUID APPLIED AIR BARBER
 - 05.21 CONT. ISOLANT BENEATH WINDOW FLANGE TO FORMBACK DAMBER SEAL
 - 05.22 FLEXIBLE FLASHING LAP OVER WINDOW FLANGES AND/OR LINTEL
 - 05.23 STANDING SEAM METAL ROOF SYSTEMS AS SPECIFIED
 - 05.24 PAINTED METAL FLASHING
 - 05.25 METAL COUNTERFLASHING
 - 05.26 MEMBRANE ROOF SYSTEM AS SPECIFIED
 - 05.27 THROUGH-WALL METAL FLASHING
 - 05.28 METAL SLOPE
 - 05.29 SEALANT
 - 05.30 STUCCO GABING BEAC
 - 05.31 1/2" METAL INSULATION - MIN. R-21
 - 05.32 METAL TRIM
 - 05.33 PREFINISHED METAL COPING W/ METAL GLEAT
 - 05.34 ACoustical BATT INSULATION
 - 05.35 SEALANT W/ BACKER ROD
 - 05.36 METAL BR BRACING
 - 05.37 AIR AND WATER RESISTIVE BARRIER SYSTEM
 - 05.38 2x4 CAT STUCCO ON UNIFORM DIMENSIONAL MAT
 - 05.39 PARAPET FLASHING TO BE TAKEN UP WALL & OVER TOP OF PARAPET
 - 05.40 PREFINISHED SHEET METAL DOWNPOUT & LEADER BOX
 - 05.41 METUDED
 - 05.42 FOAM ROD
 - 05.43 AIR PROTECTION MAT BY ROOF MANUFACTURER
 - 05.44 DRAINAGE MAT
 - 05.45 PREFINISHED FLASHING SET IN SEALANT
 - 05.46 STAINLESS STEEL HAND CUP
 - 05.47 PREFINISHED SHEET METAL FASCIA
 - 05.48 METAL PANEL GLEAT
- DIVISION 05 FINISHES**
 - 05.1 OPSYS WALLBOARD (REF. PARTITION TYPES FOR RATING)
 - 05.2 SUPERFLOOR SYSTEM BOARD CEILING
 - 05.3 SUPERFLOOR ACCENTUAL CEILING
 - 05.4 PORCELAIN CERAMIC TILE
 - 05.5 Mosaic ACCENT TILE
 - 05.6 PAINT AS SCHEDULED
 - 05.7 BASE AS SCHEDULED
 - 05.8 FINISH/COATING (SCHEDULED) (REF. ID)
 - 05.9 ACCENT WALL PANEL
 - 05.10 ACoustical PANEL UNIT
 - 05.11 ELECTROMEC. COATING SYSTEM
 - 05.12 PTD OPSYS BOARD LIGHT COVE
 - 05.13 COMB. WATER
 - 05.14 SOUND CONTROL MATTING AS SPEC'D
 - 05.15 12" MET. RESILIENT RC 2 SOUND CHANNEL
 - 05.16 12" MET. RESILIENT RC 2 SOUND CHANNEL
 - 05.17 STAINLESS STEEL TOILET COMPARTMENTS
 - 05.18 FRET EAT CABINET
 - 05.19 PREFINISHED CANTON SYSTEM BY SOKOFF BY "WALKER" OR EQUAL
 - 05.20 STAINLESS STEEL COUNTERTOP W/ INTEGRATED GRILL
 - 05.21 PORTABLE ADA POOL LIFT, OPCI
- DIVISION 05 SPECIALTIES**
 - 05.1 12" ROLLER SHUTTER
 - 05.2 LEVEL ELECTRIC VEHICLE CHARGERS (REF. MECHAN.)
- DIVISION 05 FURNISHINGS**
 - 05.1 ROLLER SHADE
 - 05.2 SIGNAGE
 - 05.3 ADDRESS SIGNAGE
 - 05.4 RAISED & ALUMINUM LETTER SIGNAGE
 - 05.5 BENCH SEATING REF. INTERIOR
 - 05.6 BENCH SEATING REF. INTERIOR
- DIVISION 05 CONVEYING EQUIPMENT**
 - 05.1 ELEVATOR AS SPECIFIED
- DIVISION 05 FIRE SUPPRESSION**
 - 05.1 FIRE DEVIANT CONNECTION (FDC)
- DIVISION 05 PLUMBING**
 - 05.1 GULLY CAP FOR VENT THRU ROOF
- DIVISION 05 HVAC**
 - 05.1 MECHANICAL EQUIPMENT (REF. MECH)
 - 05.2 MECHANICAL DUCTWORK (REF. MECH)
- DIVISION 05 ELECTRICAL**
 - 05.1 LIGHTING (REF. ARCH/MEP)
 - 05.2 ELECTRICAL OCCUPANT (REF. MECH)
 - 05.3 CONDUIT (REF. MECH) FOR USE BY E.V. SHARING
 - 05.4 ELECTRICAL DEVICE (REF. ESD)
 - 05.5 TRANSFORMER (REF. MECH / CIVIL)
- DIVISION 05 PARTITION IMPROVEMENTS**
 - 05.1 CONCRETE FLATWORK (BROOK FRESH (REF. CIVIL))
 - 05.2 CONCRETE FINISHING STOP (REF. CIVIL)
 - 05.3 CONCRETE CURB (REF. CIVIL)
 - 05.4 CONCRETE CURB (REF. CIVIL)
 - 05.5 RAISED IN PLASTER (REF. LAND)
 - 05.6 RAISED ENTRY PORCH (REF. STRUCT. / CIVIL)
 - 05.7 GROUT INLET W/ SWATCH CURB (REF. CIVIL)
 - 05.8 RAISED IN PLASTER (REF. LAND) (DETAILS ON A101)
 - 05.9 ROOF FINISHING FROM GATE (REF. LANDSCAPE)
 - 05.10 ACCESSIBLE FINISHING (REF. LANDSCAPE)
 - 05.11 ADA PARKING SIGNAGE INCLUDE VIOLATORS SUBJECT TO FINE AND TOWING PER TAG (REF. CIVIL)
 - 05.12 PARKING SIGNAGE (REF. CIVIL)
 - 05.13 DESIGNATED DROP-OFF / DELIVERY PARKING SIGNAGE (REF. CIVIL)
 - 05.14 PRECAST CONCRETE FINISHING (REF. LANDSCAPE)
 - 05.15 BRICK PAVERS AS SPEC'D (REF. ARCH. / CIVIL)
 - 05.16 1" BEDDING LAYER AS SPEC'D
 - 05.17 JOINT PROTECTION AS SPEC'D
 - 05.18 NONWOVEN FIBER TREATMENT FABRIC AS SPEC'D
 - 05.19 EXTERIOR SIGN FLASHING TO REBAR (REF. LANDSCAPE)
- DIVISION 05 UTILITIES**
 - 05.1 PRE-HYDRANT (REF. CIVIL)
 - 05.2 REMOTE FCC CONNECTION (REF. CIVIL)

GENERAL NOTES:

- 1. WOOD FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- 2. ALL INTERIOR & EXTERIOR STRUCTURAL BEARING WALLS TO HAVE MINIMUM 1 HOUR FIRE RATING.
- 3. MAXIMUM OCCUPANT LOAD SIGNAGE TO BE POSTED AT ALL ASSEMBLY OCCUPANCIES, SUCH AS LOUNGE, MAIL ROOM, FITNESS ACTIVITY ROOM, AND EXTERIOR POOL, AREAS.

LEGEND

- CONCRETE FLATWORK (REFERENCE CIVIL / STRUCTURAL)
- PLANTING AREA (REFERENCE LANDSCAPE)
- BRICK PAVERS (REFERENCE ARCHITECTURAL)
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION
- PROPERTY LINE
- DS DOWN SPOUT
- EJ EXPANSION JOINT
- CJ CONTROL JOINT
- FOW FACE OF WALL

1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPERTY LINE



SMACNA Downspout & Gutter Sizing Reports

Project Name: Neue Condos

Rainfall Intensity (in/hr): 10.5
Based on rainfall averages in San Antonio, TEXAS (100 years)

Roof Rainfall Design Area (A_r): 17,314.00
*Area of Largest Roof Serving a Single Gutter System
Dimensions based on design area without cantilevers

Gutter in Lineal Ft: 197
*Length at Largest Roof Serving a Single Gutter System

Gutter Length Serving Single DS (ft.): 40
*Assumption: downspouts are equally spaced
**Maximum gutter length to be served by a downspout is 50ft per SMACNA ASRM

M (depth to width ratio): 0.75

Min. Gutter Width (in.): 10 [Rectangular]

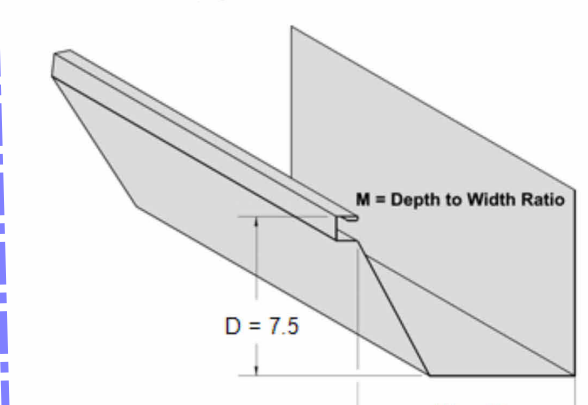
Min. Gutter Depth (in.): 7.5

of Downspouts: 5

Additional Downspouts: 1
*Reduce size of gutter and downspout additional downspouts can be added

Min. Area per DS (in²): 31.48 6" x 6" RECTANGULAR DOWNSPOUTS USED = 36.0 SQ. IN. EACH = PASS

Min. DS Size (in): 8 [Plain Round]
*See Table 1.1 on page 1.4 of SMACNA ASRM



SMACNA Downspout & Gutter Sizing Reports
Calculations are derived using the 7th Edition of SMACNA's Architectural Sheet Metal Manual

KEYNOTES

- DIVISION 01 EXISTING CONDITION**
 - 01.1 CONCRETE FLOOR
 - 01.2 ABOVE GRADE METAL PLASTER (REF. LANDSCAPE)
 - 01.3 CONCRETE FLOOR FINISH (REF. CIVIL / LANDSCAPE)
- DIVISION 02 CONCRETE**
 - 02.1 CAST IN PLACE CONCRETE (REF. STRUCT. / ARCH.)
 - 02.2 PRECAST CONCRETE (REF. ARCH.)
 - 02.3 PRECAST CONCRETE EXTERIOR FRAMES
 - 02.4 BOND-BEAM CONCRETE WALL (REF. ARCH.)
 - 02.5 CONCRETE AS SPEC'D
- DIVISION 03 MASONRY**
 - 03.1 MASONRY WALL TIES
 - 03.2 CONTROL JOINT
 - 03.3 CONCRETE IN PLASTER FINISH
 - 03.4 MASONRY TIE
 - 03.5 BRICK VENEER MASONRY - FIELD
 - 03.6 BRICK VENEER MASONRY - ACCENT
 - 03.7 GROUT
 - 03.8 12" CMU WALL (REF. STRUCT.)
 - 03.9 8" CMU WALL WITH STRENGTHENED PLASTER (REF. STRUCT.)
 - 03.10 CAST STONE COPING
 - 03.11 8" CMU WALL (REF. STRUCT.)
 - 03.12 STONE VENEER - FIELD
 - 03.13 STONE VENEER - ACCENT
 - 03.14 CAST STONE CORNER
 - 03.15 CAST STONE STRAP ANCHOR PER MANUF. REC.
 - 03.16 CAST STONE SILL
 - 03.17 BRICK VENEER MASONRY - SOLIDER COURSE HEADER
 - 03.18 BRICK VENEER MASONRY - ROMAN COURSE SILL
 - 03.19 BRICK VENEER MASONRY - HEADER COURSE SILL CORNER
 - 03.20 BRICK VENEER MASONRY - HOLLOW COURSE
 - 03.21 CAST STONE BUILDING SIGNAGE
 - 03.22 PAINTED BRICK SIGNAGE BAND
- DIVISION 04 METALS**
 - 04.1 PAINTED STEEL RAILING
 - 04.2 PAINTED STEEL BEAM (REF. STRUCT.)
 - 04.3 PAINTED STEEL TUBE (REF. STRUCT.)
 - 04.4 PAINTED STEEL COLUMN (REF. STRUCT.)
 - 04.5 PAINTED STEEL PURLIN (REF. STRUCT.)
 - 04.6 STEEL (REF. STRUCT.)
 - 04.7 STEEL ANGLE (REF. STRUCT.)
 - 04.8 8" COLD FORMED METAL FRAMING
 - 04.9 PAINTED METAL DECK (REF. STRUCT.)
 - 04.10 PAINTED STEEL PILE (REF. STRUCT.)
 - 04.11 PAINTED STEEL FENCING
 - 04.12 PAINTED STEEL BRACKET (COLOR TO MATCH STOREFRONT FRAME)
 - 04.13 PAINTED STEEL UNIFORM STRUCTURE
 - 04.14 PAINTED 1 1/2" DIA METAL HANDRAIL
 - 04.15 PAINTED STEEL CHIMNEY (REF. STRUCT.)
 - 04.16 PAINTED STEEL GATE
 - 04.17 PAINTED STEEL ANGLE (REF. STRUCT.)
 - 04.18 PAINTED FABRICATED METAL FRAMES & PANEL SCREENS
 - 04.19 PAINTED METAL LANTERN (REF. STRUCT.)
 - 04.20 PAINTED METAL STAIRS (REF. STRUCT.)
 - 04.21 PAINTED METAL LATTICE (REF. ARCH.)
 - 04.22 PAINTED LOOSE LINTEL (REF. STRUCT.)
 - 04.23 12" METAL STRIP
 - 04.24 PAINTED STEEL SIM PLATE (REF. STRUCT.)
 - 04.25 PAINTED TIE ROD ASSEMBLY (REF. STRUCT.)
 - 04.26 PAINTED STEEL PLATE (REF. STRUCT.)
- DIVISION 05 WOOD, PLASTICS AND COMPOSITES**
 - 05.1 WOOD SHIM
 - 05.2 WOOD BLOCKING AS REQ'D
 - 05.3 MILLWORK AS SCHEDULED
 - 05.4 WOOD TRIM
 - 05.5 WOOD WALKER PRESSURE TREATED @ 30% MOISTURE
 - 05.6 COMPOSITE WOOD DECK
 - 05.7 HEADER FRAMING (REF. STRUCT.)
 - 05.8 WOOD SILL PRESSURE TREATED @ CONC. (REF. STRUCT.)
 - 05.9 SUBFLOOR UNDERLAMENT AS SPEC'D
 - 05.10 WOOD TRUSS (REF. STRUCT.)
 - 05.11 PRE-SLOPED WOOD SILL
 - 05.12 WOOD TRUSS (REF. STRUCT.)
 - 05.13 HIGH IMPACT PLASTIC SETTING SHIM PER MANUF. REC.
 - 05.14 WOOD JOIST (REF. STRUCT.)
 - 05.15 12" METAL STRIP
 - 05.16 2" CAT STUCCO ON CMU AS SPEC'D, 1" ROUND OVER AT EDGES
- DIVISION 06 FINISH AND RESTROOM PROTECTION**
 - 06.1 ROUGH INSULATION, AS REQ'D @ 8 1/2" INCH
 - 06.2 EXTERIOR BRICKING
 - 06.3 FLUID APPLIED AIR BARBER
 - 06.4 CONT. ISOLANT BONDING WINDOW FLANGE TO DORMER CHIMNEY SEAL
 - 06.5 FLEXIBLE FLASHING LAP OVER WINDOW FLANGES AND/OR LANTERN
 - 06.6 STANDING SEAM METAL ROOF SYSTEMS AS SPECIFIED
 - 06.7 PAINTED METAL FLASHING
 - 06.8 METAL COUNTER FLASHING
 - 06.9 MEMBRANE ROOF SYSTEMS AS SPECIFIED
 - 06.10 THROUGH-WALL METAL FLASHING
 - 06.11 METAL FLASHING
 - 06.12 SEALANT
 - 06.13 STUCCO CASING BEAD
 - 06.14 1/2" METAL STRIP
 - 06.15 1/2" METAL TRIM
 - 06.16 PAINTED METAL COPING WITH GATE (REF. ARCH. DETAILS A100)
 - 06.17 ROOF FLASHING FROM GATE (REF. LANDSCAPE)
 - 06.18 ACCESSIBLE PARKING AREA (REF. CIVIL)
 - 06.19 PRECAST CONCRETE FINISH (REF. LANDSCAPE)
 - 06.20 BRICK PAVERS AS SPEC'D (REF. ARCH. / CIVIL)
 - 06.21 1" BEDDING LAYER AS SPEC'D
 - 06.22 JOINT PROTECTION AS SPEC'D
 - 06.23 NONWOVEN FILTRATION FABRIC AS SPEC'D
 - 06.24 EXTERIOR FINISHING TO REFINISH (REF. LANDSCAPE)
- DIVISION 07 UTILITIES**
 - 07.1 PRE-HYDRANT (REF. CIVIL)
 - 07.2 REMOTE FCC CONNECTION (REF. CIVIL)
- DIVISION 08 INSULATION**
 - 08.1 2" RIGID INSULATION
 - 08.2 STARTER STRIP
 - 08.3 1/2" AIR BARRIER MEMBRANE
 - 08.4 PREFINISHED SILL FLASHING SET IN SEALANT
 - 08.5 STPP IN METAL FLASHING
 - 08.6 CONTINUOUS AIR BARRIER BELOW GRADE
 - 08.7 SELF-ADHERED FLASHING LAPPED OVER WALL AIR BARBER & ROOF
 - 08.8 METAL TERMINATION BAR
 - 08.9 ALUMINUM METAL RETURN
 - 08.10 WEEP SCREED
 - 08.11 COMPRESSIBLE CALLES AT EXPANSION JOINT AS NOTED
 - 08.12 OVERFLOW SCUPPER
 - 08.13 WELEDED WIRE MESH
 - 08.14 PROTECTIVE GROUND TO PROTECT ROOF MEMBRANE
 - 08.15 TAPE SEALER AND CLOSURE PER MANUF.
 - 08.16 2" ROOF WALKWAY PAD
 - 08.17 PEDESTRIAN TRAFFIC COATING
 - 08.18 WALL MOUNTED CHAIN DOWN FROM DOWNSPOUT WITH S. STL. SCREEN
 - 08.19 WOOD ROOF GATE
- DIVISION 09 OPENINGS**
 - 09.1 PTD HOLLOW METAL DOORS AND FRAMES
 - 09.2 SUREL
 - 09.3 NOT USED
 - 09.4 WOOD ROOF GATE
 - 09.5 PTD GATE WITH STEEL TUBE FRAME & FRY PANEL WITH LOCK
 - 09.6 FIBERGLASS WINDOW AS INDICATED (REF. ARCH.)
 - 09.7 SILL FLASHING
 - 09.8 PTD GATE WITH STEEL TUBE FRAME & FRY PANEL WITH LOCK
 - 09.9 FIBERGLASS WINDOW AS INDICATED (REF. ARCH.)
 - 09.10 OVERHEAD COILING SMOKE CURTAINS FOR ELEVATOR DOORS
 - 09.11 FIBERGLASS SOLID CORE WOOD DOOR AS SCHEDULED
 - 09.12 ALUMINUM STOREFRONT
 - 09.13 FIBERGLASS CASHEMENT WINDOW
 - 09.14 FIBERGLASS MILD CURVE CASHEMENT WINDOW
 - 09.15 FIBERGLASS BRIGS/ST/ST FIBRO WINDOW
 - 09.16 FIBERGLASS SLIDING DOOR
 - 09.17 PTD HOLLOW METAL FRAME, REINFORCED AS REQ'D
- DIVISION 10 FINISHES**
 - 10.1 OPSIM WALLBOARD (REF. PARTITION TYPES FOR RATING)
 - 10.2 SUPERFLOOR SYSTEM BOARD CEILING
 - 10.3 SUPERFLOOR ACoustical CEILING
 - 10.4 PORTLAND CEMENT TILE
 - 10.5 Mosaic ACCENT TILE
 - 10.6 PAINT AS SCHEDULED
 - 10.7 BASE AS SCHEDULED
 - 10.8 FINISHING (SCHEDULED) (REF. CIVIL)
 - 10.9 ACCENT PANEL
 - 10.10 ACoustical PANEL UNIT
 - 10.11 ACoustical PANEL UNIT
 - 10.12 ELECTRIC CONDUIT SYSTEM
 - 10.13 PTD OVERHEAD BOARD LIGHT COVE
 - 10.14 COMB. WATER
 - 10.15 SOUND CONTROL MATTING AS SPEC'D
 - 10.16 12" METAL REINFORCING 2 SOUND CHANNEL
- DIVISION 11 SPECIALTIES**
 - 11.1 ROLLER SHUTTER
 - 11.2 LEVEL ELECTRIC VEHICLE CHARGERS (REF. MEP/PLN)
- DIVISION 12 FURNISHINGS**
 - 12.1 SIGNAGE
 - 12.2 SIGNAGE
 - 12.3 RAISED ALUMINUM LETTERS SIGNAGE
 - 12.4 BENCH SEATING (REF. INTERIOR)
- DIVISION 13 CONVEYING EQUIPMENT**
 - 13.1 ELEVATOR AS SPECIFIED
- DIVISION 14 FIRE SUPPRESSION**
 - 14.1 FIRE SUPPRESSION CONNECTION (FCC)
- DIVISION 15 PLUMBING**
 - 15.1 GULLY CAP FOR VENT THRU ROOF
- DIVISION 16 HVAC**
 - 16.1 MECHANICAL EQUIPMENT (REF. MEP)
 - 16.2 MECHANICAL DUCTWORK (REF. MEP)
- DIVISION 17 ELECTRICAL**
 - 17.1 LIGHTING (REF. ARCH/MEP)
 - 17.2 ELECTRICAL OCCUPANT (REF. MEP)
 - 17.3 CONDUIT RUN UP FROM UNDER ELY SHIRING
 - 17.4 ELECTRICAL DEVICE (REF. E300)
 - 17.5 TRANSFORMER (REF. MEP / CIVIL)
- DIVISION 18 PARTITION IMPROVEMENTS**
 - 18.1 CONCRETE FLATWORK - BROOK FINISH (REF. CIVIL)
 - 18.2 CONCRETE FINISHING STRIP (REF. CIVIL)
 - 18.3 CONCRETE CURB (REF. CIVIL)
 - 18.4 CONCRETE CURB (REF. CIVIL)
 - 18.5 RAISED METAL PLASTER (REF. LAND)
 - 18.6 RAISED ENTRY PORCH (REF. STRUCT. / CIVIL)
 - 18.7 GROUT INLET IN SWATCHOUT CURB (REF. CIVIL)
 - 18.8 CONCRETE CURB (REF. CIVIL)
 - 18.9 ROOF FLASHING FROM GATE (REF. LANDSCAPE)
 - 18.10 ACCESSIBLE PARKING AREA (REF. CIVIL)
 - 18.11 ADA PARKING SIGNAGE INCLUDE VIOLATORS SUBJECT TO FINE AND TOWING PER TAG (REF. CIVIL)
 - 18.12 CONCRETE CURB (REF. CIVIL)
 - 18.13 DEGRADED DROP-OFF (DELIVERY PARKING SIGNAGE (REF. CIVIL)
 - 18.14 PRECAST CONCRETE FINISH (REF. LANDSCAPE)
 - 18.15 BRICK PAVERS AS SPEC'D (REF. ARCH. / CIVIL)
 - 18.16 1" BEDDING LAYER AS SPEC'D
 - 18.17 JOINT PROTECTION AS SPEC'D
 - 18.18 NONWOVEN FILTRATION FABRIC AS SPEC'D
 - 18.19 EXTERIOR FINISHING TO REFINISH (REF. LANDSCAPE)
- DIVISION 19 UTILITIES**
 - 19.1 PRE-HYDRANT (REF. CIVIL)
 - 19.2 REMOTE FCC CONNECTION (REF. CIVIL)

GENERAL NOTES:

- 1. WOOD FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- 2. ALL INTERIOR & EXTERIOR STRUCTURAL BEARING WALLS TO HAVE MINIMUM 1 HOUR FIRE RATING.
- 3. MAXIMUM OCCUPANT LOAD SIGNAGE TO BE PORTED AT ALL ASSEMBLY OCCUPANCIES SUCH AS LOUNGE, MAIL ROOM, FITNESS ACTIVITY ROOM, AND EXTERIOR POOL AREAS.

LEGEND

- UNIT AREA (REF. TO UNIT PLANS)
- WALK OFF PAD
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION
- PROPERTY LINE
- DS DOWN SPOUT (REF. 9/A510)
- EJ EXPANSION JOINT
- CJ CONTROL JOINT
- OFS OVERFLOW SCUPPER (REF. A505)
- OFD OVERFLOW ROOF DRAIN (REF. A505)
- RD ROOF DRAIN (REF. A505)
- FW FACE OF WALL

R.O.W. ENCROACHMENT EXHIBIT LEGEND

- CANOPIES
- BALCONIES
- RAISED PLANTER
- RAISED TERRACE / PORCHES
- RAILINGS
- PROPERTY LINE

THE NEUE CONDOMINIUMS

699 West San Antonio Street,
New Braunfels, TX 78130

Owner:
THE NEUE, LLC
302 W. Hill Street
New Braunfels, TX 78130
Contact: Gary Seals
E: gseals@furtherholdings.com

Civil:
Colliers Engineering
Contact: Denis Avandano
640 N Walnut Ave, Ste 1101
New Braunfels, TX 78130
E: denis.avandano@collierseng.com

LANDSCAPE:
DUNAWAY
Contact: Tara Lindberg
5707 Southwest Pkwy Bldg 2 Suite 250
Austin, Texas 78735
T: 512.306.3252
E: taralindberg@dunaway.com

INTERIOR DESIGN:
HPA DESIGN GROUP
Contact: Mallory Howard
5001 LBJ Freeway, Suite 750
Dallas, Texas 75244
T: 972.596.1700
E: mallory@hpadesigngroup.com

Architect of Record:
TBA | DOUGLAS
Contact: Andrew Douglas
1320 East Houston, Suite 102
San Antonio, Texas 78205
T: 210.226.5500
E: adouglas@tbastudio.com

Structural:
Leap Structures, PLLC
Contact: Erik J. Haden, P.E.
1022 Springdale Rd, Bldg 7E
Austin, Texas 78721
T: 512.286.3999
E: ehaden@leapstructures.com

MEP:
MEP Delta Design, LLC
Contact: Laura J. Whitlock, LEED AP
PO Box 81271
Austin, Texas 78708
T: 512.215.9192
E: laura@mepdeltadesign.com

Architect's Seal
R.O.W. EXHIBIT

TBA | DOUGLAS, All Rights Reserved.
This drawing and its reproductions are the property of TBAAD and may not be reproduced, published, or used in any way without the written permission of TBAAD.

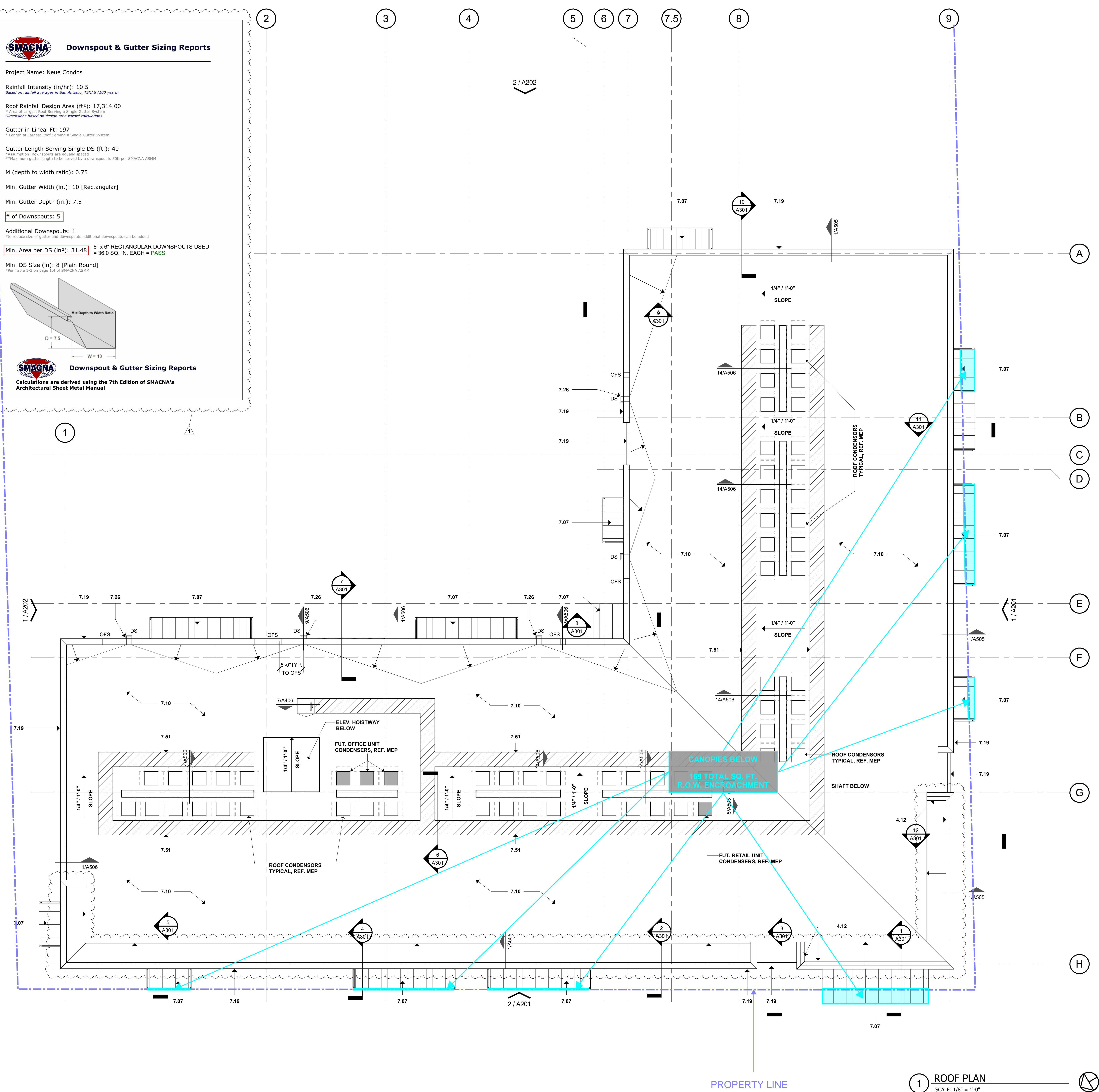
No.	Date	Issue / Revision:
1	Aug 06, 2025	100% Construction Documents
2	Mar 06, 2026	Bld / Permit Issuance
3	Apr 22, 2026	Addendum 1
4		
5		

Architect: Timothy Brandon, AIA
Project Manager: Austen Keithly
Drawn By:
Project Number: 2420
Issuance / Date: Addendum 1 April 21, 2026

ROOF PLAN

SHEET NUMBER

A105



1 ROOF PLAN
SCALE: 1/8" = 1'-0"