

MARCO POLO - 101 W 33RD STREET

CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY



68 SITE PLAN
G000
1" = 20'-0"

CODE INFORMATION	
APPLICABLE CODES:	<p>GENERAL:</p> <ul style="list-style-type: none"> BUILDING/DWELLING CODE IBC 2015 & AHJ AMENDMENTS EXISTING ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE 2015 & AHJ AMENDMENTS PLUMBING: MECHANICAL CODE IMC 2015 & AHJ AMENDMENTS ELECTRICAL: ELECTRICAL CODE NEC 2017 & AHJ AMENDMENTS FIRE: FIRE/LIFE SAFETY CODE 2009 NFPA-1 & AHJ AMENDMENTS ACCESSIBILITY: ANSI STANDARD A117.1-2009- FOR ACCESSIBILITY FUEL: INTERNATIONAL FUEL GAS CODE 2015 & AHJ AMENDMENTS <p>CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION: SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4</p> <p>CHAPTER 5 CLASSIFICATION OF WORK: NEW</p> <p>504.3 HEIGHT IN FEET R-2 - TYPE VB (SPRINKLERED): <ul style="list-style-type: none"> ACTUAL: 35FT ALLOWED: 40FT </p> <p>504.4 NUMBER OF STORIES R-2 - TYPE VB (SPRINKLERED): <ul style="list-style-type: none"> ACTUAL: 3 ALLOWED: 4 </p> <p>504.2 ALLOWABLE AREA DETERMINATION <ul style="list-style-type: none"> TABULAR PER FLOOR AREA LIMIT PER CHAPTER 5 = 7000 SQ.FT. ALLOW HEIGHT = 40 FT; ALLOW STORIES = 3 NFPA 13 SPRINKLERS COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, IF 0.589 <ul style="list-style-type: none"> PERIMETER: P 354 FT FRONTAGE PERIMETER, F 304 FT WEIGHTED AVERAGE DISTANCE FROM "F" = 228.75 FT COMPUTE ALLOWABLE PER STORY AREA, AA = AT + (NS X IF) = 25120.94 SQ.FT. MAXIMUM ALLOWABLE AREA = AA X G = 75362.83 SQ.FT. MAXIMUM NUMBER OF STORIES FOR GROUP R WITH NFPA 13R SPRINKLERS, PER SEC. 903.3.1.2 THIS CRITERIA IS MET, SO STORY LIMIT = 3 THE REVISED ALLOWABLE HEIGHT IS 40 FT. </p> <p>504.3 FRONTAGE INCREASE: <ul style="list-style-type: none"> FRONTAGE PERIMETER, F 304 FT WEIGHTED AVERAGE DISTANCE FROM "F" = 228.75 FT COMPUTE ALLOWABLE PER STORY AREA, AA = AT + (NS X IF) = 25120.94 SQ.FT. MAXIMUM ALLOWABLE AREA = AA X G = 75362.83 SQ.FT. MAXIMUM NUMBER OF STORIES FOR GROUP R WITH NFPA 13R SPRINKLERS, PER SEC. 903.3.1.2 THIS CRITERIA IS MET, SO STORY LIMIT = 3 THE REVISED ALLOWABLE HEIGHT IS 40 FT. </p> <p>508.3 NONSEPARATED OCCUPANCIES: N/A</p> <p>508.4 SEPARATED OCCUPANCIES N/A</p> <p>TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) <ul style="list-style-type: none"> FOR TYPE VB STRUCTURAL FRAME: 0 HR BEARING WALLS- EXTERIOR; 0 HR BEARING WALLS- INTERIOR; 0 HR NON-BEARING WALLS- EXTERIOR (SEE TABLE 602) NON-BEARING WALLS- INTERIOR; 0 HR FLOOR CONSTRUCTION; 0 HR ROOF CONSTRUCTION; 0 HR </p> <p>TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE <ul style="list-style-type: none"> TYPE-VB FIRE SEPARATION DISTANCE <ul style="list-style-type: none"> X < 5C = 1 HR 5 ≤ X ≤ 10 = 1 HR 10 ≤ X ≤ 30 = 0 HR X ≥ 30 = 0 HR </p> <p>708.3 FIRE-RESISTANCE RATING CORRIDORS: 1/2HR RATED DWELLING UNIT AND SLEEPING UNIT SEPARATIONS: 1/2HR RATED BETWEEN DWELLING UNITS: 1/2HR RATED</p> <p>711.2.4.3 DWELLING UNITS AND SLEEPING UNITS FOR SPRINKLERED R-2: INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGeways: CLASS C CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS; CLASS C ROOMS AND ENCLOSURE: CLASS C</p> <p>803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP NFPA13 SPRINKLER THROUGHOUT PROJECT (R-2)</p> <p>SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS): SECTION 1020 CORRIDORS CORRIDORS: 1/2HR RATED</p> <p>SECTION 1004 OCCUPANT LOAD SEE SECTION 1021 EGRESS BALCONIES FOR CORRIDOR RATING AT EXTERIOR WALL</p> <p>TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT RESIDENTIAL: 200 GROSS</p> <p>1004.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE: SECTION 1017 EXIT ACCESS TRAVEL DISTANCE: SOFT (WITH NFPA13 SPRINKLERS)</p> <p>SECTION 1021 EGRESS BALCONIES EXTERIOR EGRESS BALCONIES SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY WALLS AND OPENING PROTECTIVES AS REQUIRED FOR CORRIDORS.</p> <p>SECTION 1020 CORRIDORS 1020.1 CONSTRUCTION CORRIDORS SHALL BE FIRE-RESISTANCE-RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.</p> <p>EXCEPTIONS: CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.</p> <p>2902.1 MINIMUM NUMBER OF FIXTURES CLASSIFICATION & OCCUPANCY: ... R-2 <ul style="list-style-type: none"> WATER CLOSETS: 1 PER DWELLING LAVATORIES: 1 PER DWELLING BATHTUBS/ SHOWERS: 1 PER DWELLING </p>

- ### GENERAL NOTES
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, APPLICATIONS, TAXES, AND CERTIFICATES OF INSPECTIONS.
 - ANY CONSTRUCTION THAT DEVIATES FROM THE DRAWING IS UNAUTHORIZED, IF NOT AUTHORIZED BY THE ARCHITECT. IN SUCH AN EVENT, CONTRACTOR IS RESPONSIBLE FOR ANY REWORK THAT MIGHT BE REQUIRED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL THE RULES/REGULATIONS OF THE AUTHORITY HAVING JURISDICTION, INCLUDED, BUT NOT LIMITED TO ALL CITY, TOWNSHIP, COUNTY, STATE, AND FEDERAL CODES, STATUTES, AND ORDINANCES.
 - CONTRACTORS SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO DETERMINE HOW NEW CONSTRUCTION IS COMPATIBLE WITH EXISTING CONDITIONS.
 - CONTRACTOR TO NOTIFY ARCHITECT IF THERE ARE ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES IN THE DRAWINGS BEFORE ANY CONSTRUCTION TAKES PLACE. A FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR RESPONSIBLE FOR ANY REWORK.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND TAKEOFFS BEFORE BIDDING AND/OR ORDERING MATERIALS. CONTRACTOR WILL NOTIFY ARCHITECT IF THERE ARE DRAWING CONFLICTS AND AWAIT DIRECTION BEFORE COMMENCING.
 - DO NOT SCALE THE DRAWINGS.
 - ALL THROUGH AND MEMBRANE PENETRATIONS AT ALL FIRE/SMOKE RATED PARTITIONS/CEILING/FLOORS TO BE SEALED WITH A CODE COMPLIANT, U.L. APPROVED FIRE STOP.
 - GENERAL CONTRACTOR TO COORDINATE THE SIZE/LOCATION OF ANY ACCESS PANELS AND/OR CLEAN OUTS WITH THE M/E/P CONTRACTOR AND ARCHITECT.
 - ALL CONTRACTORS AND VENDORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING SET, AS REQUIRED INFORMATION MAY BE ON MULTIPLE SHEETS AND ALTERNATE DISCIPLINES.
 - ANY FURNITURE SHOWN IS FOR REFERENCE AND IS NOT IN THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRING ANY PROPERTY DAMAGE THAT MAY HAVE RESULTED FROM THEIR WORK.
 - OWNER RESPONSIBLE FOR ANY WORK NOT SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ANY CHANGE THAT RESULTS IN ADDITIONAL COST/TIME MUST BE APPROVED BY THE OWNER/ARCHITECT PRIOR TO CONSTRUCTION.
 - DETAILS ARE TO BE INTERPRETED AS TYPICAL, THAT IS, UNLESS SPECIFICALLY CALLED OUT OTHERWISE, THE DETAIL IS TO BE APPLIED TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
 - ALL EXTERIOR FLATWORK AROUND THE BUILDING TO SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
 - ANY PENETRATIONS IN THE EXTERIOR ENVELOPE TO BE SEALED TO PREVENT ANY AIR/WATER LEAKAGE PER IBC CODE REQUIREMENTS.
 - ALL FINISH AND COLOR SELECTIONS TO BE VERIFIED WITH ARCHITECT UNLESS OTHERWISE NOTED, SLOPE FLOOR 2% TOWARD ANY DRAINS INDICATED ON THE DRAWINGS.
 - CONTRACTOR SHALL KEEP THE CONSTRUCTION CLEAN-REMOVING ANY ACCUMULATION OF DEBRIS AND/OR UNUSED EQUIPMENT.
 - CONTRACTOR TO BE RESPONSIBLE FOR THE COLLECTION, TRANSPORT AND DISPOSAL OF ALL CONSTRUCTION WASTE.
 - CONTRACTORS RESPONSIBLE FOR ANY TEMPORARY SHORING THAT MIGHT BE NECESSARY DURING CONSTRUCTION, ALL SHORING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR.
 - GENERAL CONTRACTOR TO VERIFY WITH THE M/E/P CONTRACTORS ALL PIPE/DUCT LOCATION PRIOR TO FRAMING.
 - MANUFACTURED MATERIAL/EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
 - CONTRACTOR TO PROTECT ANY EXPOSED CONCRETE THAT IS MEANT TO BE A FINISHED SURFACE.
 - GENERAL CONTRACTOR TO PROVIDE ARCHITECT AT LEAST (2) WEEKS WHEN REVIEWING ANY SHOP DRAWINGS AND/OR SUBSTITUTION REQUESTS.
 - REVIEW OF SHOP DRAWINGS DOES NOT CONSTITUTE THE APPROVAL OF SAFETY REQUIREMENTS AND/OR CONSTRUCTION MEAN AND METHODS.
 - THE PRESENCE OF THE ARCHITECT ON SITE DOES NOT CONSTITUTE APPROVAL OF THE WORK. THE CONTRACTOR SHALL CALL THE ARCHITECT'S ATTENTION TO ANYTHING SPECIFICALLY NEEDS THE ARCHITECT'S APPROVAL.
 - ONLY ARCHITECTURAL AND STRUCTURAL DRAWINGS HAVE BEEN COORDINATED WITH THE ARCHITECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY WORK OUTSIDE THESE SCOPES (M/E/P, FOR EXAMPLE) THAT INTERFERES WITH THIS ARCHITECT DRAWING SET.
 - GENERAL CONTRACTOR TO EDUCATE THE OWNER ON THE OPERATION AND MAINTENANCE OF ALL INSTALLED PRODUCT AND/OR EQUIPMENT.
 - PRIOR TO SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN SITE AND DELIVER ALL REQUIRED GUARANTEES, LIEN WAIVERS AND MAINTENANCE MANUALS.
 - ARCHITECT NOT RESPONSIBLE FOR THE EXPLORATION, PRESENCE, HANDLING, AND/OR ADVERSE EXPOSURE OF ANY HAZARDOUS MATERIALS, IN ANY FORM, INCLUDING, BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
 - ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED, ALL NOTICING, DRILLING, WELDING AND BENDING DONE PRIOR TO DIPPING.
 - ANY PRODUCT OR MATERIALS THAT ARE NOT CALLED OUT IN THE DRAWINGS, BUT REQUIRED FOR PROPER INSTALLATION AND PERFORMANCE OF THE WORK, SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR TO PROVIDE ALL THE NECESSARY BLOCKING AND/OR STRUCTURAL SUPPORT REQUIRE TO PROPERLY INSTALL MOUNTED ASSEMBLIES, INCLUDED BY NOT LIMITED TO GRAB BARS, PLUMBING FIXTURES, MILLWORK AND CASEWORK.
 - MAINTAIN INGRESS AND EGRESS TO THE PROJECT SITE.

SHEET INDEX		
Sheet Number	Sheet Name	Sheet Last Issue Date
G000	COVER	06/10/22 - Issued for Permit
G001	CODE & LIFE SAFETY	06/10/22 - Issued for Permit
S0.0	TYPICAL GENERAL NOTES	06/10/22 - Issued for Permit
S0.01	STATEMENT OF SPECIAL INSPECTIONS	06/10/22 - Issued for Permit
S0.1	FOUNDATION PLAN	06/10/22 - Issued for Permit
S0.1A	FOUNDATION NOTES AND 3D	06/10/22 - Issued for Permit
S0.2	FRAMING PLAN - 2ND FLOOR	06/10/22 - Issued for Permit
S0.3	FRAMING PLAN - 3RD FLOOR	06/10/22 - Issued for Permit
S0.4	FRAMING PLAN - ROOF	06/10/22 - Issued for Permit
S3.0	FOUNDATION DETAILS	06/10/22 - Issued for Permit
S3.1	FOUNDATION DETAILS	06/10/22 - Issued for Permit
S4.0	TYPICAL WOOD FRAMING DETAILS	06/10/22 - Issued for Permit
S4.1	TYPICAL WOOD FRAMING WALL DETAILS	06/10/22 - Issued for Permit
S4.2	TYPICAL WOOD FLOOR TRUSS DETAILS	06/10/22 - Issued for Permit
S4.3	TYPICAL WOOD FRAMING LATERAL DETAILS	06/10/22 - Issued for Permit
S4.4	TYPICAL WOOD ROOF TRUSS DETAILS	06/10/22 - Issued for Permit
S4.5	TYPICAL STEEL DETAILS	06/10/22 - Issued for Permit
A101	FLOOR PLAN - 1ST	06/10/22 - Issued for Permit
A102	FLOOR PLAN - 2ND	06/10/22 - Issued for Permit
A103	FLOOR PLAN - 3RD	06/10/22 - Issued for Permit
A104	FLOOR PLAN - ROOF	06/10/22 - Issued for Permit
A150	REFLECTED CEILING PLANS	06/10/22 - Issued for Permit
A200	BUILDING ELEVATION - NORTH/WEST	06/10/22 - Issued for Permit
A201	BUILDING ELEVATION - SOUTH/EAST	06/10/22 - Issued for Permit
A300	BUILDING SECTIONS	06/10/22 - Issued for Permit
A301	BUILDING SECTIONS	06/10/22 - Issued for Permit
A302	BUILDING SECTIONS	06/10/22 - Issued for Permit
A303	BUILDING SECTIONS	06/10/22 - Issued for Permit
A400	WALL SECTIONS	06/10/22 - Issued for Permit
A401	WALL SECTIONS	06/10/22 - Issued for Permit
A402	WALL SECTIONS	06/10/22 - Issued for Permit
A403	WALL SECTIONS	06/10/22 - Issued for Permit
A411	STAIR SECTIONS	06/10/22 - Issued for Permit
A412	STAIR SECTIONS	06/10/22 - Issued for Permit
A470	UNIT PLANS - STUDIOS - LONG AND SHORT - (TYPE B ADA UNIT - 1ST FLOOR ONLY)	06/10/22 - Issued for Permit
A471	UNIT PLANS - (TYPE A ADA UNIT - 1ST FLOOR ONLY)	06/10/22 - Issued for Permit
A472	UNIT PLANS - 1BD - END UNITS	06/10/22 - Issued for Permit
A500	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A501	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A502	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A503	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A504	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A505	LARGE SCALE DETAILS	06/10/22 - Issued for Permit
A600	SCHEDULES	06/10/22 - Issued for Permit
A610	WALL - FIRE RATED ASSEMBLY DETAIL - U341	06/10/22 - Issued for Permit
A611	WALL - FIRE RATED ASSEMBLY DETAIL - U305	06/10/22 - Issued for Permit
A612	FLOOR - FIRE RATED ASSEMBLY DETAIL - L521	06/10/22 - Issued for Permit
A613	FLOOR - FIRE RATED ASSEMBLY DETAIL - L521 CONT.	06/10/22 - Issued for Permit
A614	FIRE STOP DETAILS - FLOOR	06/10/22 - Issued for Permit
A615	FIRE STOP DETAILS - FLOOR	06/10/22 - Issued for Permit
A616	FIRE STOP DETAILS - FLOOR	06/10/22 - Issued for Permit
A617	FIRE STOP DETAILS - WALLS	06/10/22 - Issued for Permit
A751	ADA - TYPE A AND B	06/10/22 - Issued for Permit
A800	PARTITION DETAILS - WOOD STUDS	06/10/22 - Issued for Permit
P100	PLUMBING PLAN TYPICAL UNIT	06/10/22 - Issued for Permit
P101	PLUMBING PLAN 1ST FLOOR	06/10/22 - Issued for Permit
P102	PLUMBING PLAN 2ND FLOOR	06/10/22 - Issued for Permit
P103	PLUMBING PLAN 3RD FLOOR	06/10/22 - Issued for Permit
P104	PLUMBING PLAN ROOF	06/10/22 - Issued for Permit
P200	PLUMBING RISERS	06/10/22 - Issued for Permit
P201	PLUMBING DETAILS	06/10/22 - Issued for Permit
P300	PLUMBING NOTES & SCHEDULES	06/10/22 - Issued for Permit
MEP100	MEP SITE PLAN	06/10/22 - Issued for Permit
MEP101	SITE LIGHTING LEVELS	06/10/22 - Issued for Permit
M100	MECHANICAL PLAN TYPICAL UNIT	06/10/22 - Issued for Permit
M101	MECHANICAL PLAN 1ST FLOOR	06/10/22 - Issued for Permit
M102	MECHANICAL PLAN 2ND FLOOR	06/10/22 - Issued for Permit
M103	MECHANICAL PLAN 3RD FLOOR	06/10/22 - Issued for Permit
M104	MECHANICAL PLAN ROOF	06/10/22 - Issued for Permit
M200	MECHANICAL DETAILS	06/10/22 - Issued for Permit
M300	MECHANICAL NOTES & SCHEDULES	06/10/22 - Issued for Permit
E100	ELECTRICAL POWER PLAN TYPICAL UNIT	06/10/22 - Issued for Permit
E101	ELECTRICAL POWER PLAN 1ST FLOOR	06/10/22 - Issued for Permit
E102	ELECTRICAL POWER PLAN 2ND FLOOR	06/10/22 - Issued for Permit
E103	ELECTRICAL POWER PLAN 3RD FLOOR	06/10/22 - Issued for Permit
E104	ELECTRICAL POWER PLAN ROOF	06/10/22 - Issued for Permit
E120	ELECTRICAL LIGHTING PLAN TYPICAL UNIT	06/10/22 - Issued for Permit
E121	ELECTRICAL LIGHTING PLAN 1ST FLOOR	06/10/22 - Issued for Permit
E122	ELECTRICAL LIGHTING PLAN 2ND & 3RD FLOOR	06/10/22 - Issued for Permit
E200	ELECTRICAL RISER & DETAILS	06/10/22 - Issued for Permit
E201	ELECTRICAL PANEL SCHEDULES	06/10/22 - Issued for Permit
E300	ELECTRICAL NOTES AND SCHEDULES	06/10/22 - Issued for Permit



2A VICINITY MAP
G000
1" = 200'-0"

Owner: Renovation Wranglers
102 E 26th St
Bryan, TX 77803
kate@renovationwranglers.com | 979.450.9969

ARCHITECTURE
Architect of Record: LKB Architecture
2929 Allen Pkwy Suite 200
Houston, TX 77019
lisa@lkbarchitecture.com | 713.425.3076

STRUCTURAL: DUDLEY
6102 Imperial Loop Drive
College Station, TX 77845
(979) 777-0720

MEP: AMC ENGINEERS
508 E Jackson St # 552
Bumet, TX 78611
info@amcengineers.com

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openingdesign
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

Date	Description
06/10/2022	Issued for Permit

COVER

G000