PRELIMINARY - NOT FOR CONSTRUCTION

MARCO POLO -
101 W 33RD STREET

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A503	LARGE SCALE DETAILS	101_W_33rd_St_Details.rte	xxx
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A751	ADA SECTIONS/ELEVATIONS	101_W_33rd_St_Units.rvt	xxx
A800	PARTITION DETAILS - WOOD STUDS	101_W_33rd_St_Units.rvt	xxx
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S0.01	STATEMENT OF SPECIAL INSPECTIONS		xxx
S0.1	FOUNDATION PLAN	101_W_33rd_St_Structure.rvt	xxx
S1.1A	FOUNDATION NOTES AND 3D	101_W_33rd_St_Structure.rvt	xxx
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S2.0	TYPICAL WOOD FRAMING DETAILS		xxx
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S2.3	TYPICAL WOOD FRAMING LATERAL DETAILS		xxx
S2.4	TYPICAL WOOD ROOF TRUSS DETAILS		xxx
S2.5	TYPICAL STEEL DETAILS		xxx

CODE INFORMATION	
APPLICABLE CODES:	GENERAL: • BUILDING/DWELLING CODE IBC 2015 & AHJ AMENDMENTS EXISTING: • INTERNATIONAL EXISTING BUILDING CODE 2015 & AHJ AMENDMENTS ENERGY CONSERVATION: • INTERNATIONAL ENERGY CONSERVATION CODE 2015 & AHJ AMENDMENTS PLUMBING: MECHANICAL: • 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
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:	310.4 RESIDENTIAL GROUP R-2
SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4	SECTION 420 GROUPS R-2 • FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 • HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
CHAPTER 5 CLASSIFICATION OF WORK:	NEW
504.3 HEIGHT IN FEET	R-2 – TYPE V (SPRINKLERED): • ACTUAL: 35FT • ALLOWED: 60FT
504.4 NUMBER OF STORIES	R-2 – TYPE V (SPRINKLERED): • ACTUAL: 3 • ALLOWED: 4
506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE:	• TABULAR PER FLOOR AREA LIMIT PER CHAPTER 5 = 7000 SQ.FT. • ALLOW HEIGHT = 60 FT; ALLOW STORIES = 3 • GROUP R AND NFPA 13R? YES • NFPA 13 SPRINKLERS? NO • COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, IF 0.499 • PERIMETER, P 364 FT • 'FRONTAGE' PERIMETER, F 316 FT • WEIGHTED AVERAGE DISTANCE FROM 'F' = 24.24 FT • COMPUTE ALLOWABLE PER STORY AREA, AA = AT +(NS X IF) = 10496.23 SQ.FT. • MAXIMUM ALLOWABLE AREA = AA X 3 = 31488.68 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 = 4 • THE REVISED ALLOWABLE HEIGHT IS 60 FT. ACTUAL • (ALL FLOORS): 16,826SF • FLOORS: 3
508.3 NONSEPARATED OCCUPANCIES:	N/A
508.4 SEPARATED OCCUPANCIES	N/A
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	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
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	TYPE-VB FIRE SEPARATION DISTANCE • X < 5C = 1 HR • 5 ≤ X ≤ 10 = 1 HR • 10 ≤ X ≤ 30 = 0 HR • X ≥ 30 = 0 HR
708.3 FIRE-RESISTANCE RATING	CORRIDORS: 1/2HR RATED
711.2.4.3 DWELLING UNITS AND SLEEPING UNITS	BETWEEN DWELLING UNITS: 1HR RATED
SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS):	NFPA13R SPRINKLER THROUGHOUT PROJECT (R-2)
SECTION 1020 CORRIDORS	CORRIDORS: 1/2HR RATED SEE SECTION 1021 EGRESS BALCONIES FOR CORRIDOR RATING AT EXTERIOR WALL
SECTION 1004 OCCUPANT LOAD	TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT RESIDENTIAL: 200 GROSS
1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE:	FOR R-2 MAXIMUM COMMON PATH WITH SPRINKLER SYSTEM: 125FT MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT: 49
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE:	FOR R-2: 250 (W/SPRINKLER)
1020.4 DEAD ENDS:	50FT (WITH SPRINKLERS)
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. 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. 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.
2902.1 MINIMUM NUMBER OF FIXTURES	CLASSIFICATION & OCCUPANCY: --- R-2 • WATER CLOSETS: 1 PER DWELLING • LAVATORIES: 1 PER DWELLING • BATHTUBS/ SHOWERS: 1 PER DWELLING

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Date	Description
05.19.2022	Progress Set

COVER

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A000

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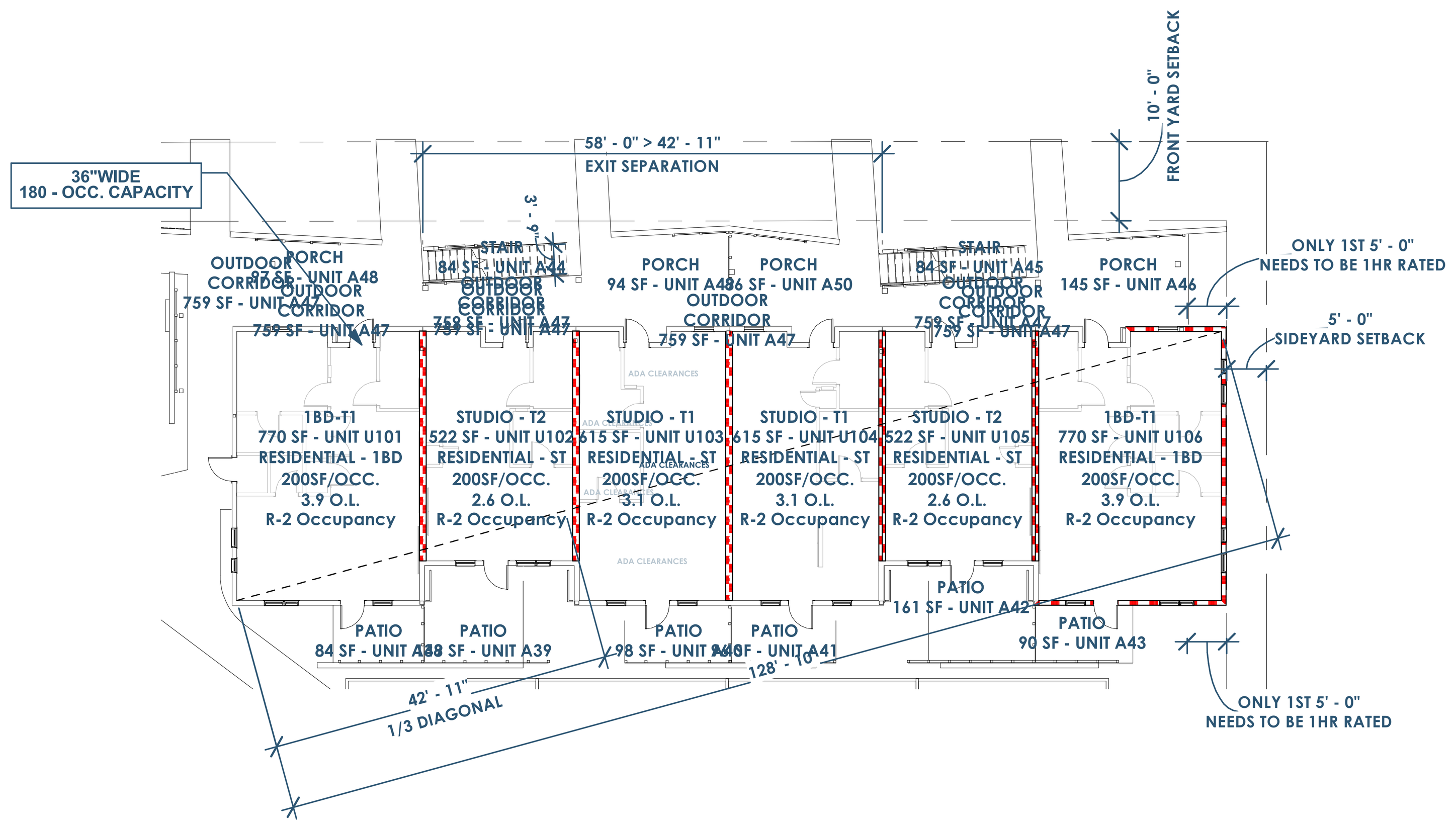
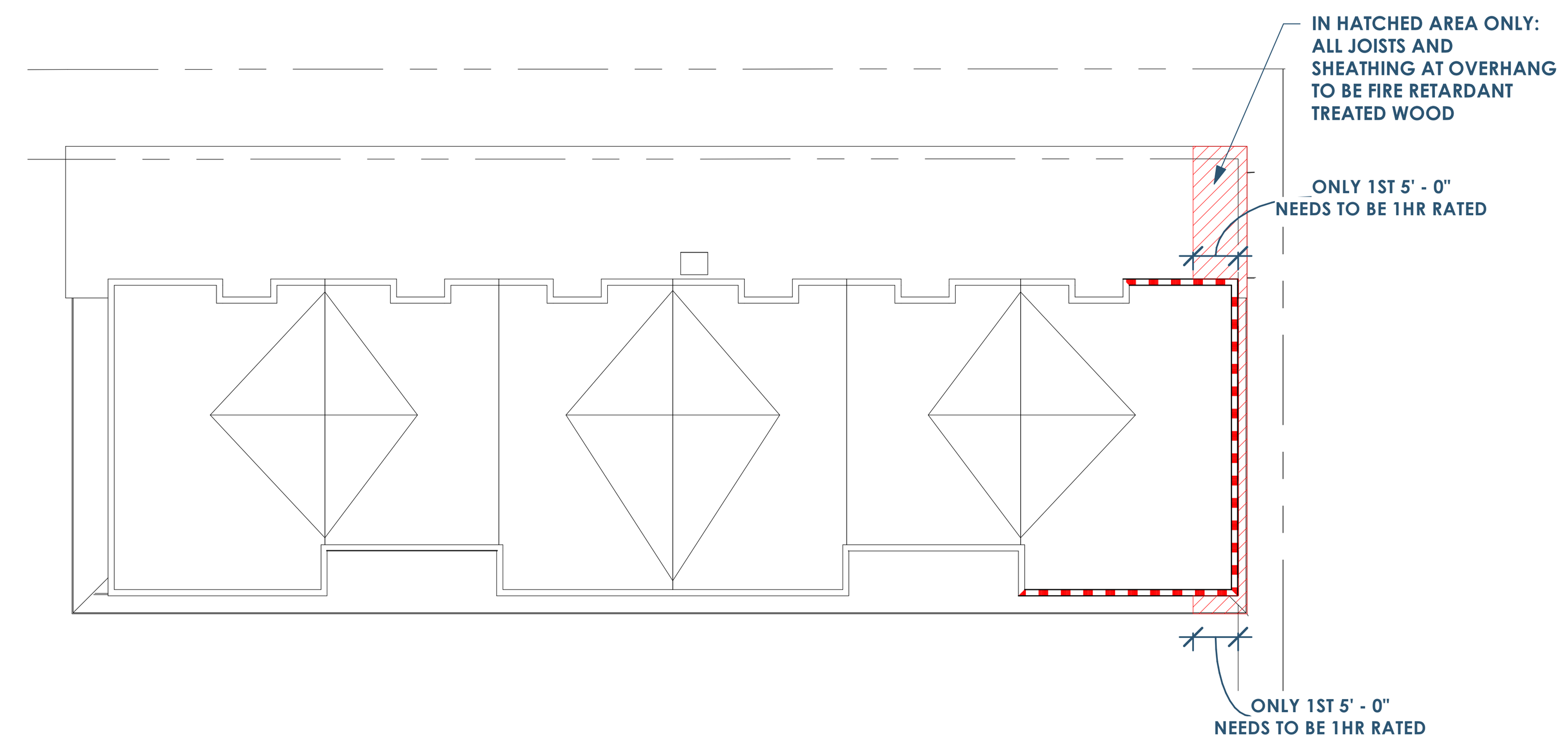
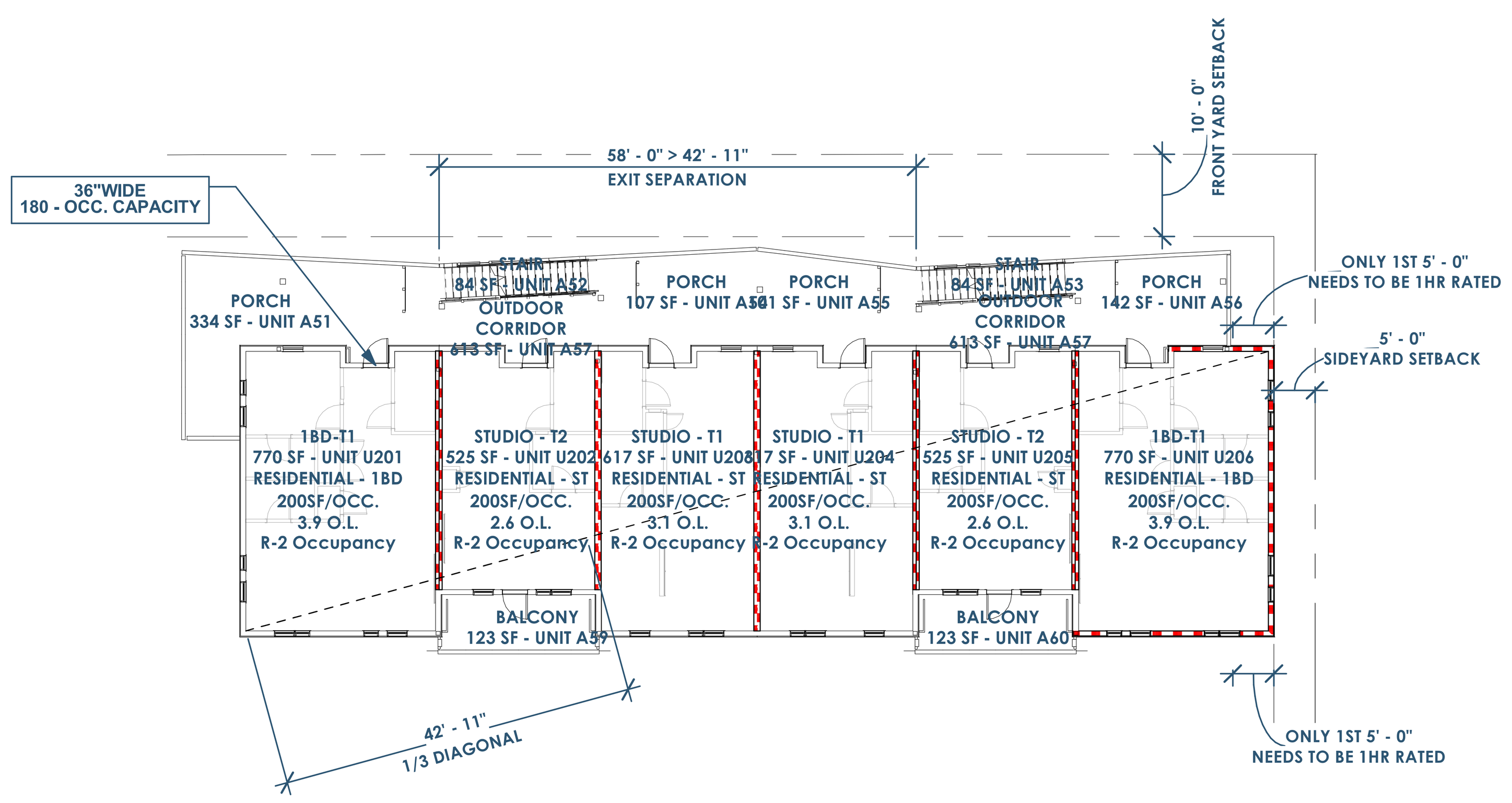


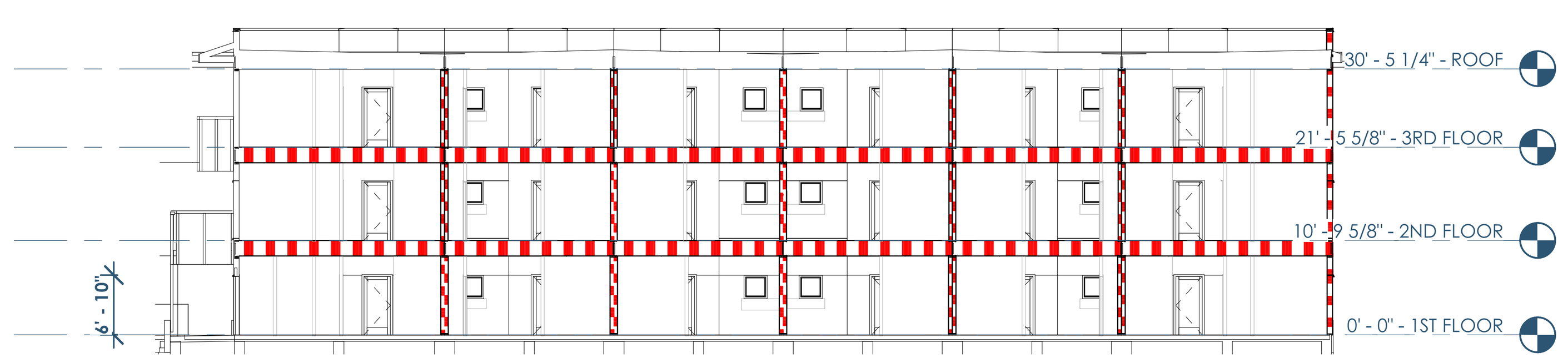
6D A001 **LIFE SAFETY - 1ST FLOOR**
1/16" = 1'-0"



5 A001 **LIFE SAFETY - ROOF**
1/16" = 1'-0"



6C A001 **LIFE SAFETY - 2ND FLOOR**
1/16" = 1'-0"



1 A001 **LIFE SAFETY SECTION - EAST/WEST**
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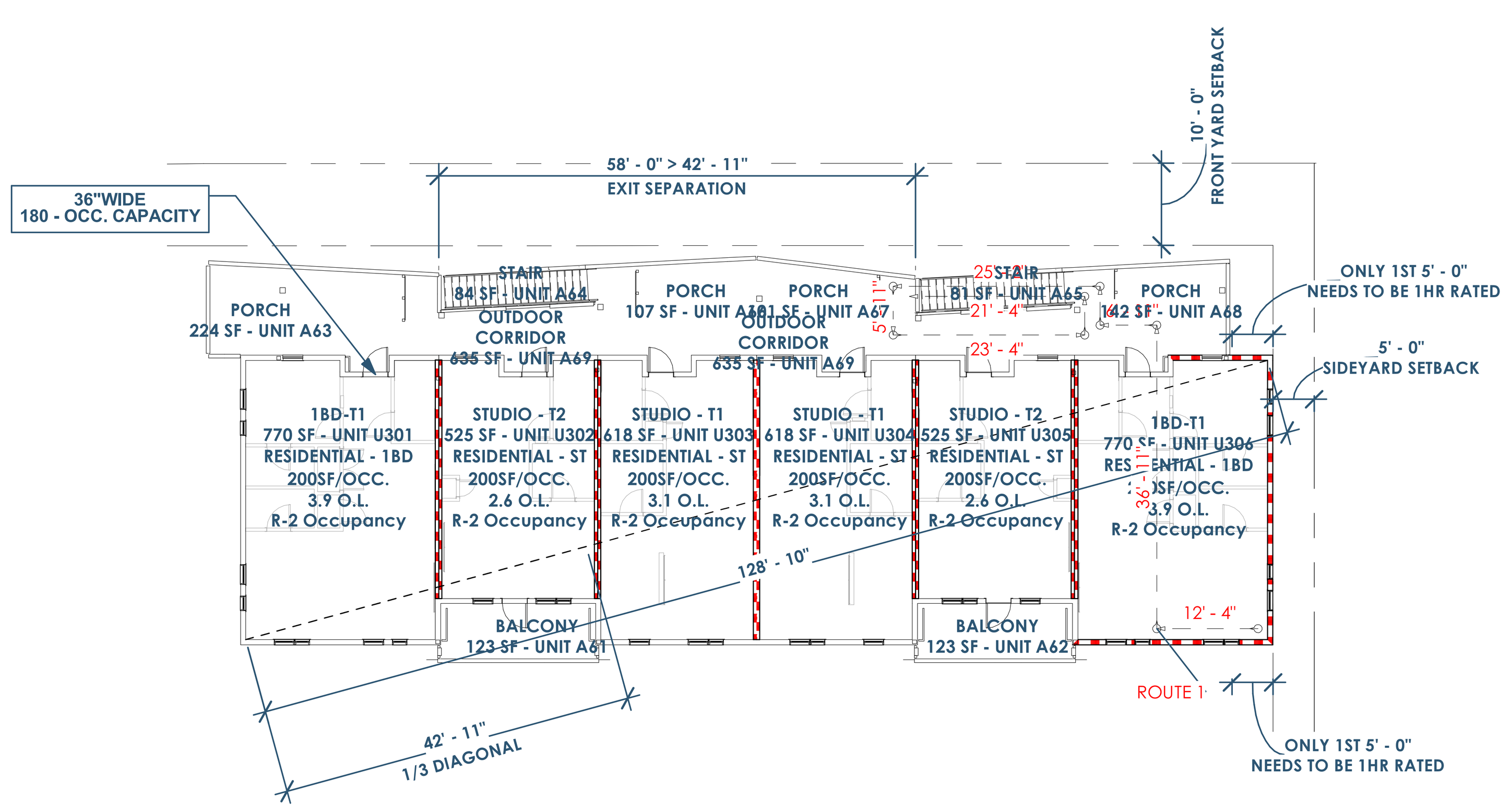
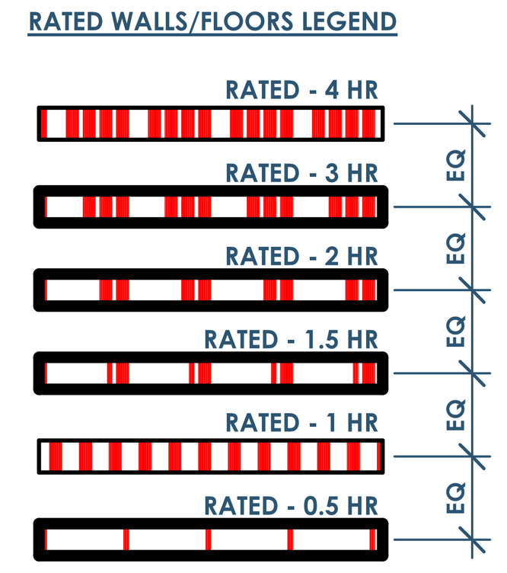


6A A001 **LIFE SAFETY - 3RD FLOOR**
1/16" = 1'-0"

RATED WALLS/FLOORS LEGEND



EGRESS DATA	
EXIT ROUTE	DISTANCE
ROUTE 1	141' - 4"

OCCUPANT LOAD (BASED ON TABLE 1004.1.2)						
Level	Name	Occupancy	Area	Function of Space	Area Allowance Per Occupant	Occupant Load
3RD FLOOR	OUTDOOR CORRIDOR	R-2	635 SF	CIRCULATION	200	3.2
3RD FLOOR	STAIR	R-2	84 SF	CIRCULATION	200	0.4
3RD FLOOR	STAIR	R-2	81 SF	CIRCULATION	200	0.4
3RD FLOOR	BALCONY	R-2	123 SF	RESIDENTIAL	200	0.6
3RD FLOOR	BALCONY	R-2	123 SF	RESIDENTIAL	200	0.6
3RD FLOOR	PORCH	R-2	224 SF	RESIDENTIAL	200	1.1
3RD FLOOR	PORCH	R-2	107 SF	RESIDENTIAL	200	0.5
3RD FLOOR	PORCH	R-2	101 SF	RESIDENTIAL	200	0.5
3RD FLOOR	PORCH	R-2	142 SF	RESIDENTIAL	200	0.7
3RD FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
3RD FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
3RD FLOOR	STUDIO - T1	R-2	618 SF	RESIDENTIAL - ST	200	3.1
3RD FLOOR	STUDIO - T1	R-2	618 SF	RESIDENTIAL - ST	200	3.1
3RD FLOOR	STUDIO - T2	R-2	525 SF	RESIDENTIAL - ST	200	2.6
3RD FLOOR	STUDIO - T2	R-2	525 SF	RESIDENTIAL - ST	200	2.6
3RD FLOOR: 15			5447 SF			27.2
2ND FLOOR	OUTDOOR CORRIDOR	R-2	613 SF	CIRCULATION	200	3.1
2ND FLOOR	STAIR	R-2	84 SF	CIRCULATION	200	0.4
2ND FLOOR	STAIR	R-2	84 SF	CIRCULATION	200	0.4
2ND FLOOR	BALCONY	R-2	123 SF	RESIDENTIAL	200	0.6
2ND FLOOR	BALCONY	R-2	123 SF	RESIDENTIAL	200	0.6
2ND FLOOR	PORCH	R-2	334 SF	RESIDENTIAL	200	1.7
2ND FLOOR	PORCH	R-2	107 SF	RESIDENTIAL	200	0.5
2ND FLOOR	PORCH	R-2	101 SF	RESIDENTIAL	200	0.5
2ND FLOOR	PORCH	R-2	142 SF	RESIDENTIAL	200	0.7
2ND FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
2ND FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
2ND FLOOR	STUDIO - T1	R-2	617 SF	RESIDENTIAL - ST	200	3.1
2ND FLOOR	STUDIO - T1	R-2	617 SF	RESIDENTIAL - ST	200	3.1
2ND FLOOR	STUDIO - T2	R-2	525 SF	RESIDENTIAL - ST	200	2.6
2ND FLOOR	STUDIO - T2	R-2	525 SF	RESIDENTIAL - ST	200	2.6
2ND FLOOR: 15			5537 SF			27.7
1ST FLOOR	OUTDOOR CORRIDOR	R-2	759 SF	CIRCULATION	200	3.8
1ST FLOOR	STAIR	R-2	84 SF	CIRCULATION	200	0.4
1ST FLOOR	STAIR	R-2	84 SF	CIRCULATION	200	0.4
1ST FLOOR	PATIO	R-2	84 SF	RESIDENTIAL	200	0.4
1ST FLOOR	PATIO	R-2	149 SF	RESIDENTIAL	200	0.7
1ST FLOOR	PATIO	R-2	98 SF	RESIDENTIAL	200	0.5
1ST FLOOR	PATIO	R-2	96 SF	RESIDENTIAL	200	0.5
1ST FLOOR	PATIO	R-2	161 SF	RESIDENTIAL	200	0.8
1ST FLOOR	PATIO	R-2	90 SF	RESIDENTIAL	200	0.4
1ST FLOOR	PORCH	R-2	145 SF	RESIDENTIAL	200	0.7
1ST FLOOR	PORCH	R-2	97 SF	RESIDENTIAL	200	0.5
1ST FLOOR	PORCH	R-2	94 SF	RESIDENTIAL	200	0.5
1ST FLOOR	PORCH	R-2	86 SF	RESIDENTIAL	200	0.4
1ST FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
1ST FLOOR	1BD-T1	R-2	770 SF	RESIDENTIAL - 1BD	200	3.9
1ST FLOOR	STUDIO - T1	R-2	615 SF	RESIDENTIAL - ST	200	3.1
1ST FLOOR	STUDIO - T1	R-2	615 SF	RESIDENTIAL - ST	200	3.1
1ST FLOOR	STUDIO - T2	R-2	522 SF	RESIDENTIAL - ST	200	2.6
1ST FLOOR	STUDIO - T2	R-2	522 SF	RESIDENTIAL - ST	200	2.6
1ST FLOOR: 19			5842 SF			29.2
Grand total: 49			16826 SF			84.1

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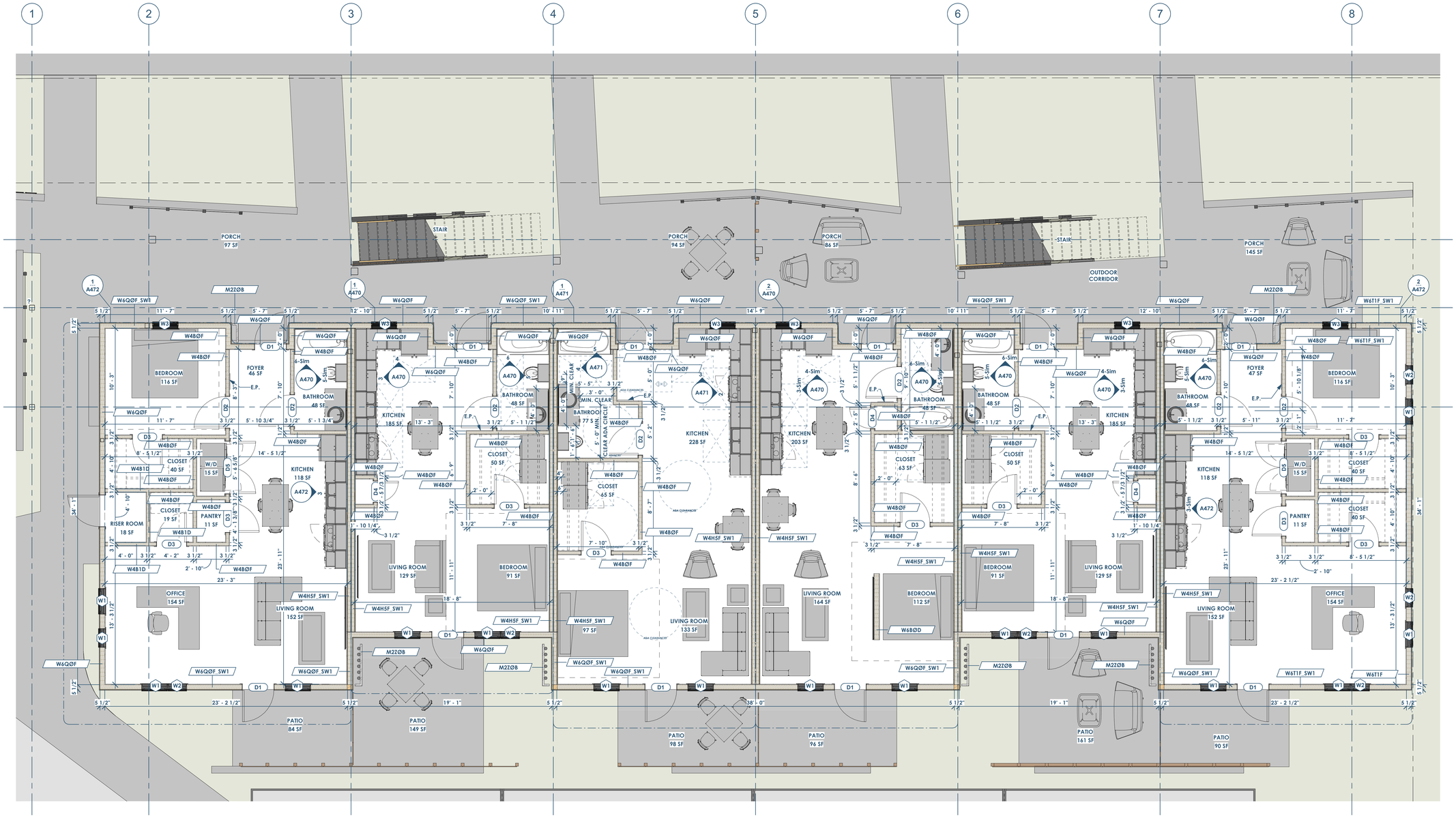
Date	Description
05.19.2022	Progress Set

CODE & LIFE SAFETY

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A001



1 A101 FLOOR PLAN - 1ST FLOOR
1/4" = 1'-0"

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FLOOR PLAN - 1ST
101 W 33RD STREET - BRYAN, TX 77803

A101

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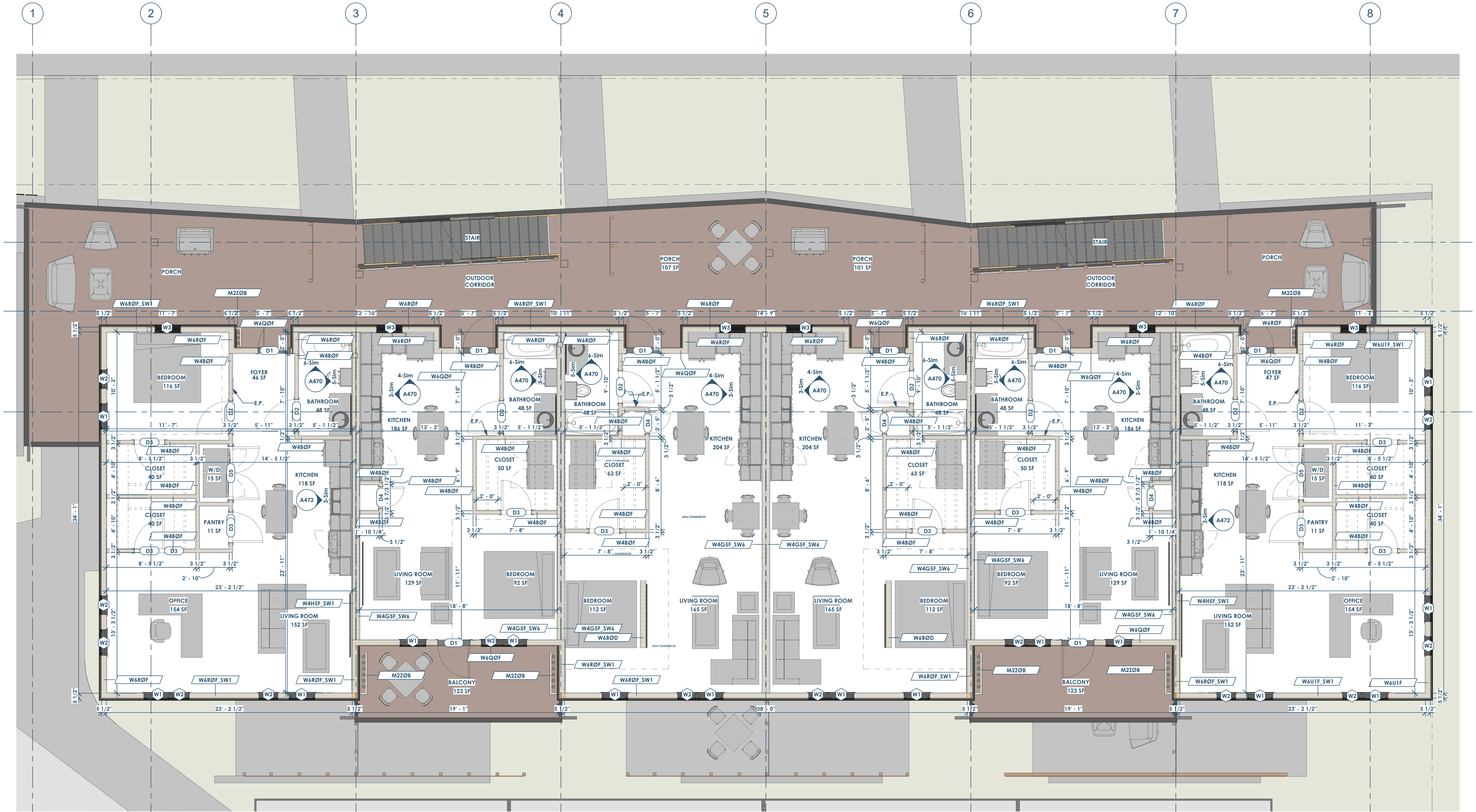

1 / A102 FLOOR PLAN - 2ND FLOOR
1/4" = 1'-0"

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Date	Description
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FLOOR PLAN - 2ND
101 W 33RD STREET - BRYAN, TX 77803

A102

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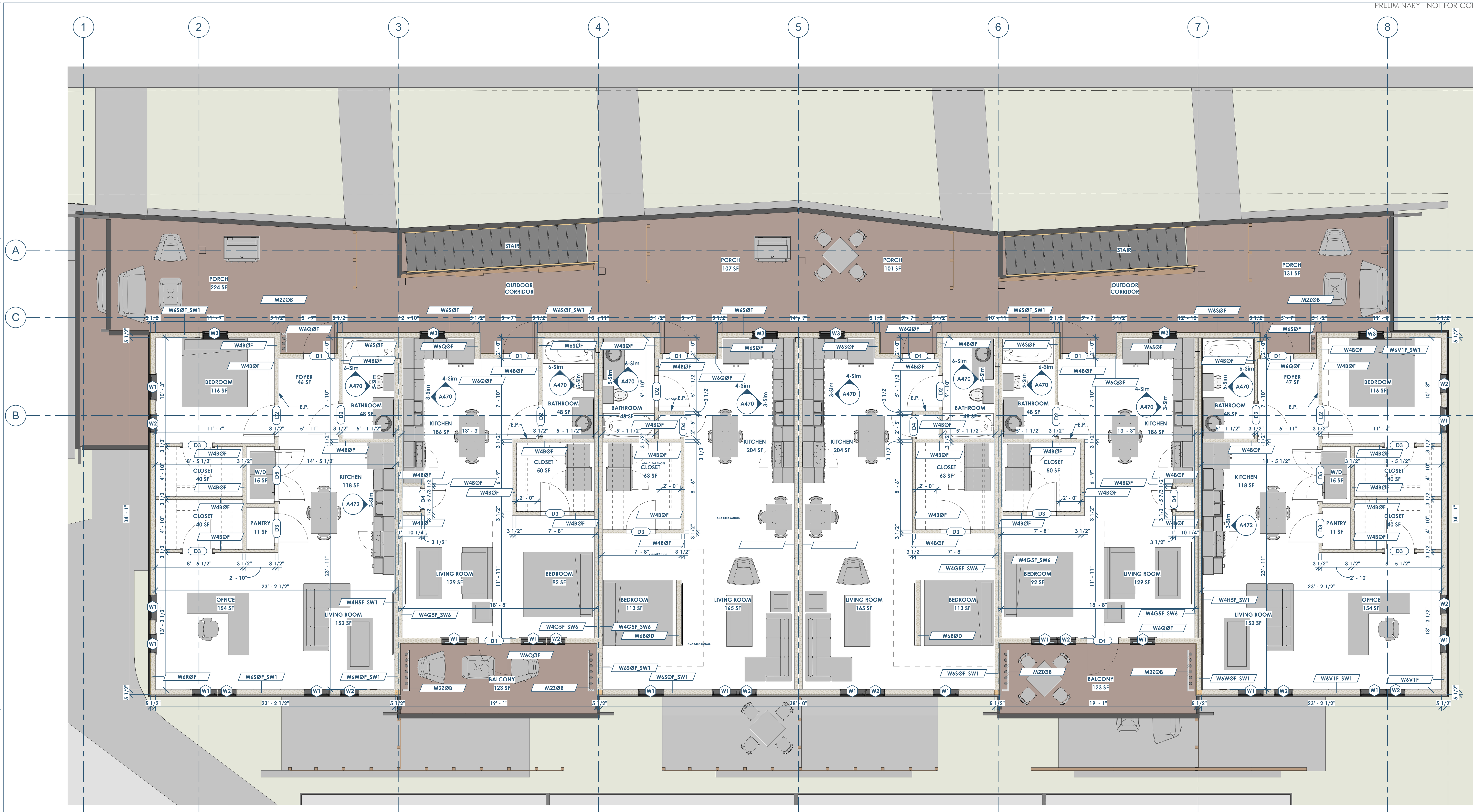

1 FLOOR PLAN - 3RD FLOOR
A103 1/4" = 1'-0"

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Date	Description
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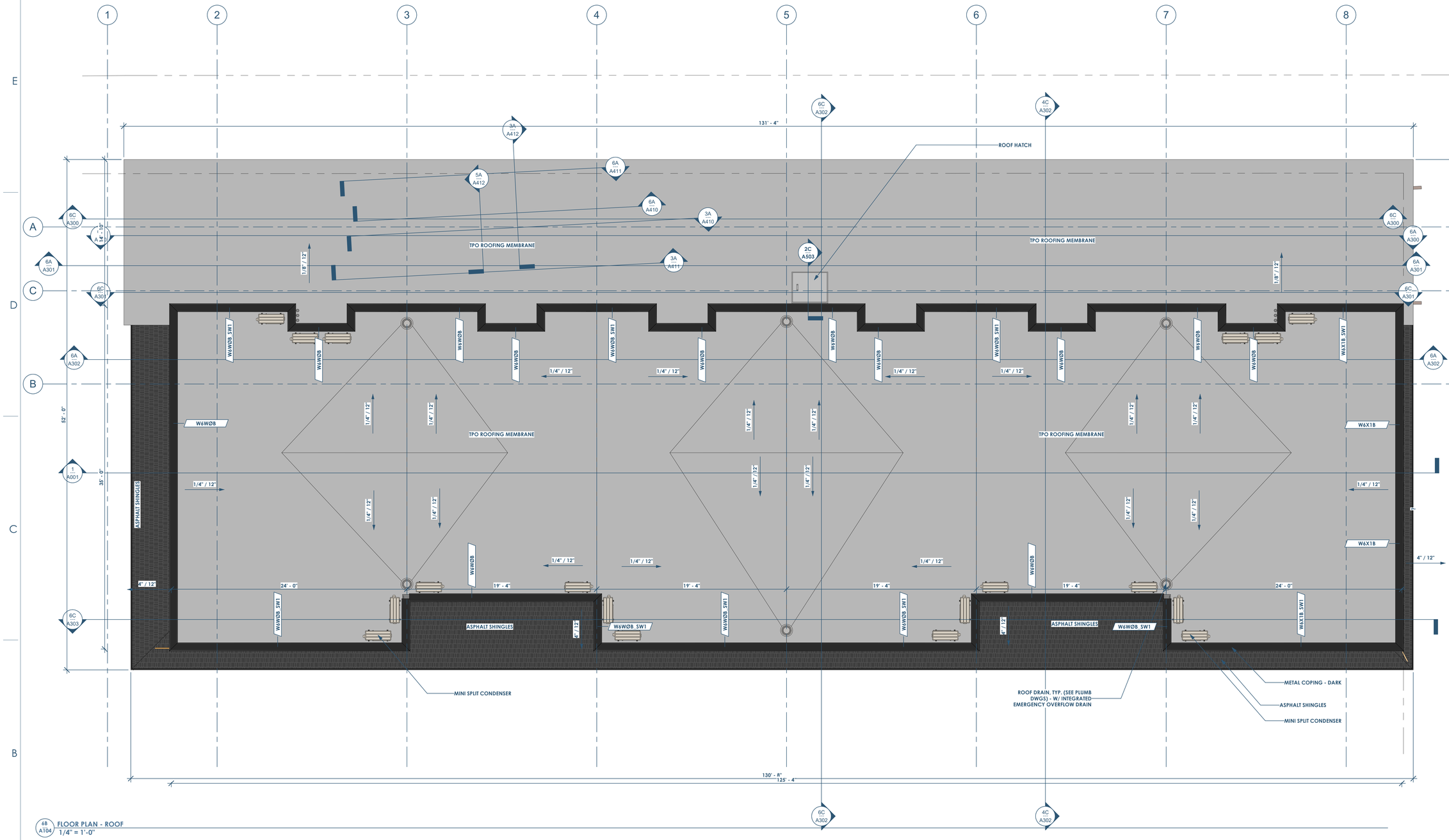
FLOOR PLAN - 3RD
101 W 33RD STREET - BRYAN, TX 77803

A103



6B A104 **FLOOR PLAN - ROOF**
1/4" = 1'-0"

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FLOOR PLAN - ROOF

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A104

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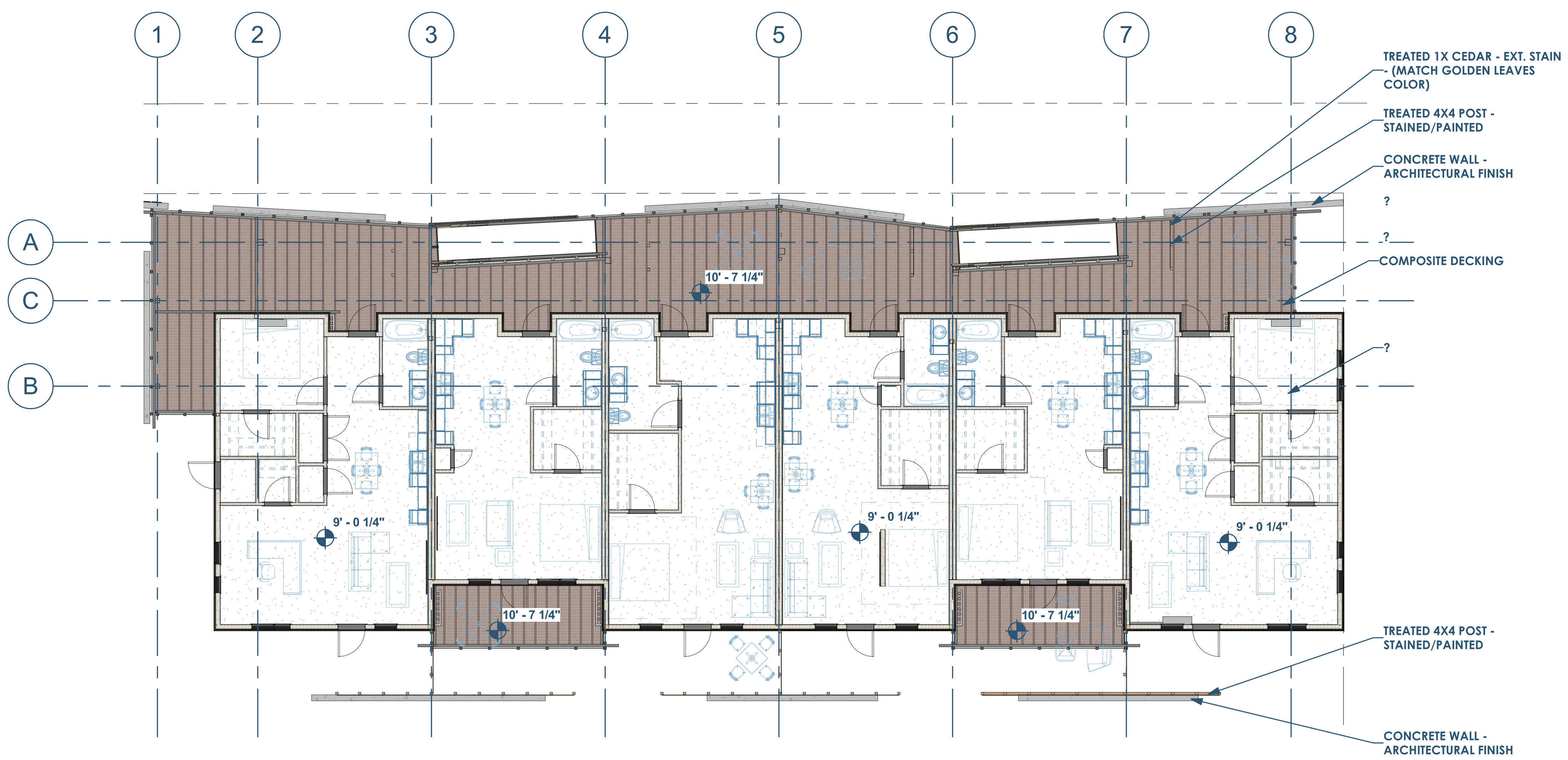
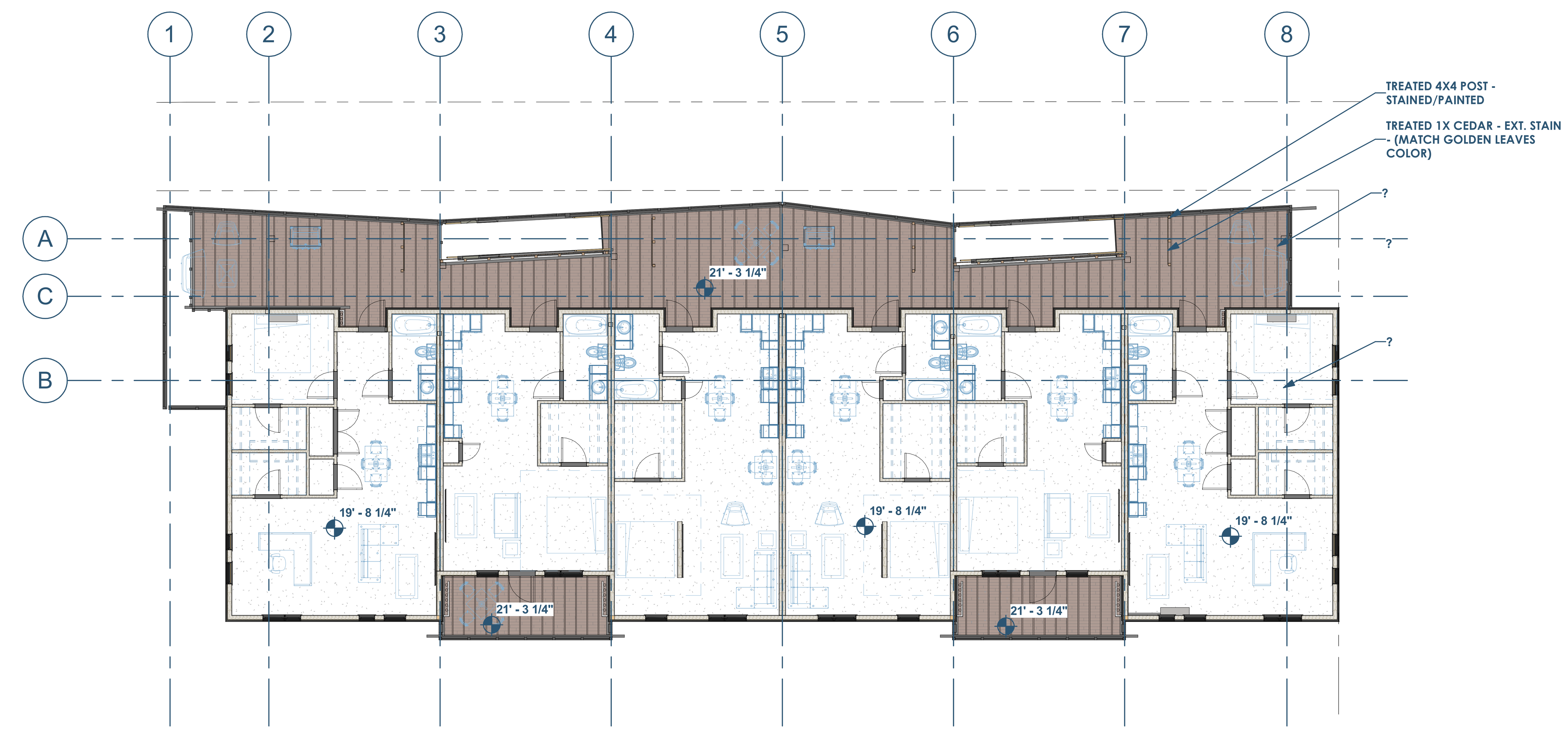
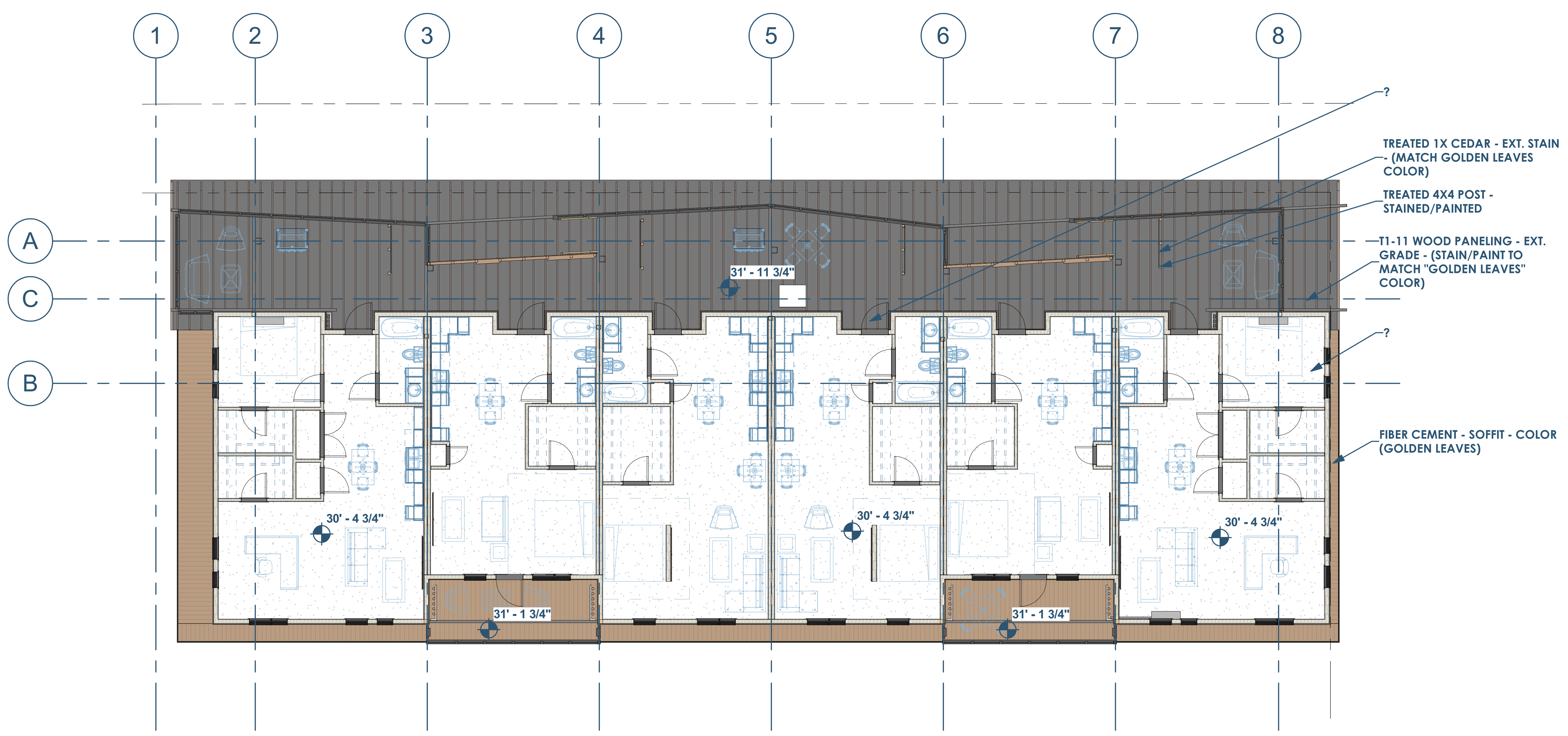


2 A150 **RCP - 1ST FLOOR**
1" = 10'-0"



1 A150 **RCP - 2ND FLOOR**
1" = 10'-0"



3 A150 **RCP - 3RD FLOOR**
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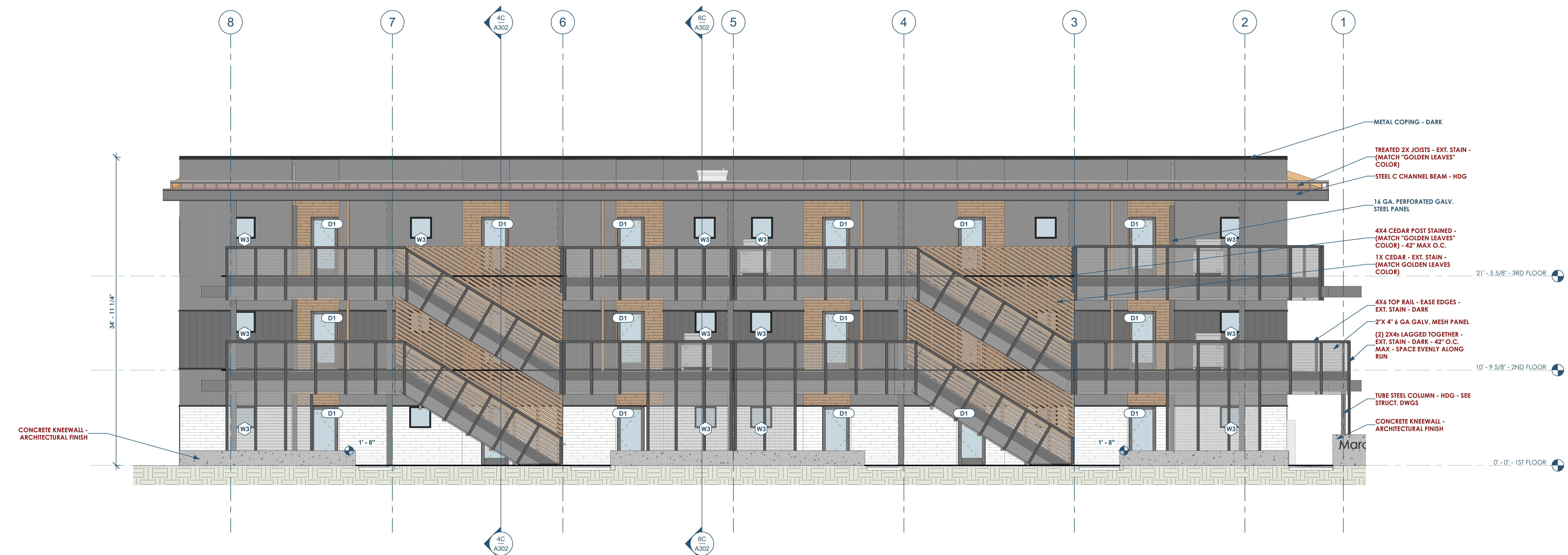
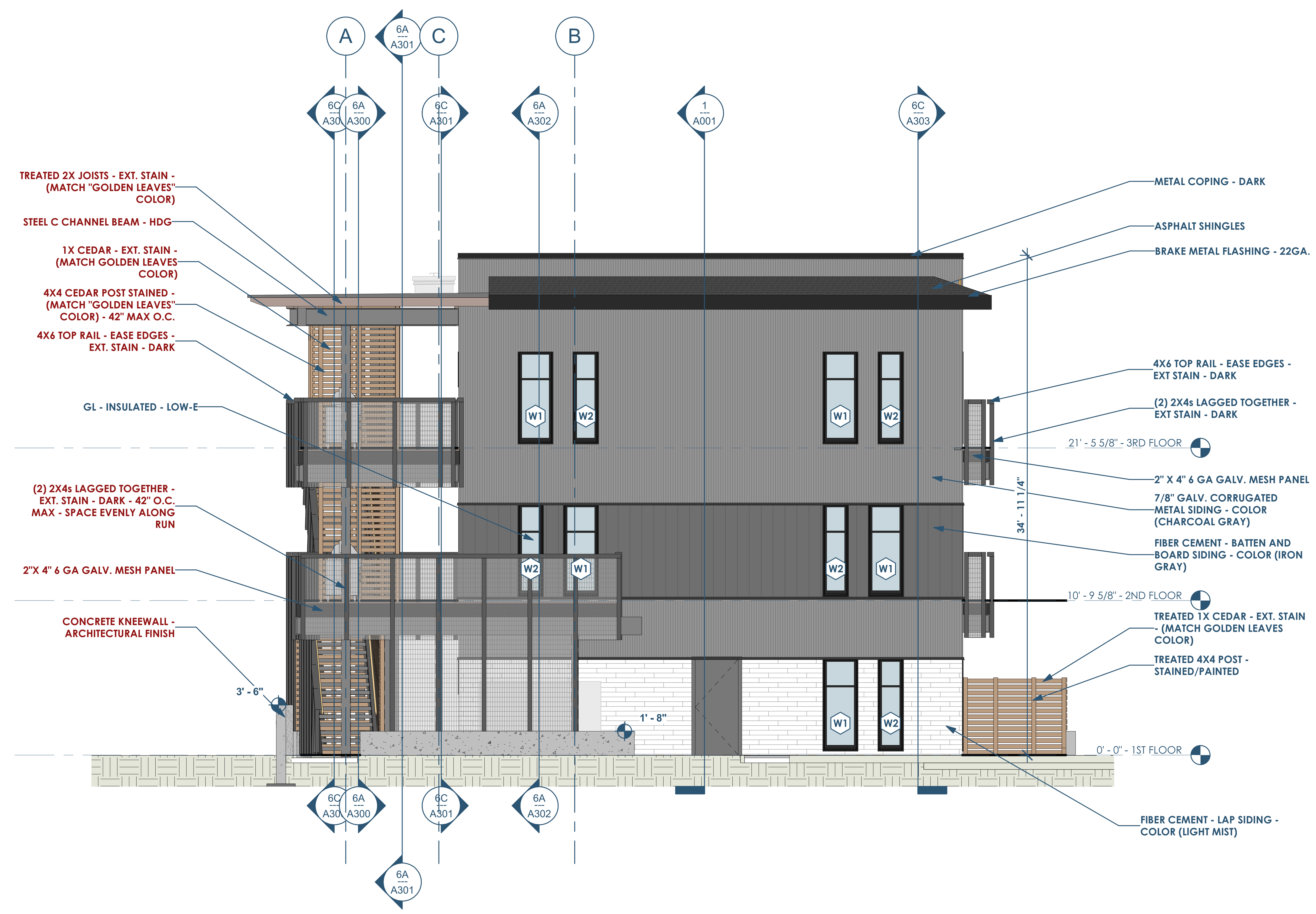
Date	Description
05.19.2022	Progress Set

REFLECTED CEILING PLANS
101 W 33RD STREET - BRYAN, TX 77803

PRELIMINARY - NOT FOR CONSTRUCTION



6C A200 BUILDING ELEVATION - NORTH
3/16" = 1'-0"



5A A200 BUILDING ELEVATION - WEST
3/16" = 1'-0"

Owner: Renovation Wranglers
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Bryan, TX 77803
Katieneason@me.com | 979.450.9969

Architect of Record: LKB Architecture
2929 Allen Pkwy Suite 200
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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
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info@amcengineers.com

Architect: OpeningDesign
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Date	Description
05.19.2022	Progress Set

BUILDING ELEVATION - NORTH/WEST

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

6C A201 **BUILDING ELEVATION - SOUTH**
3/16" = 1'-0"

5A A201 **BUILDING ELEVATION - EAST**
3/16" = 1'-0"

Owner: Renovation Wranglers
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Structural: Dudley
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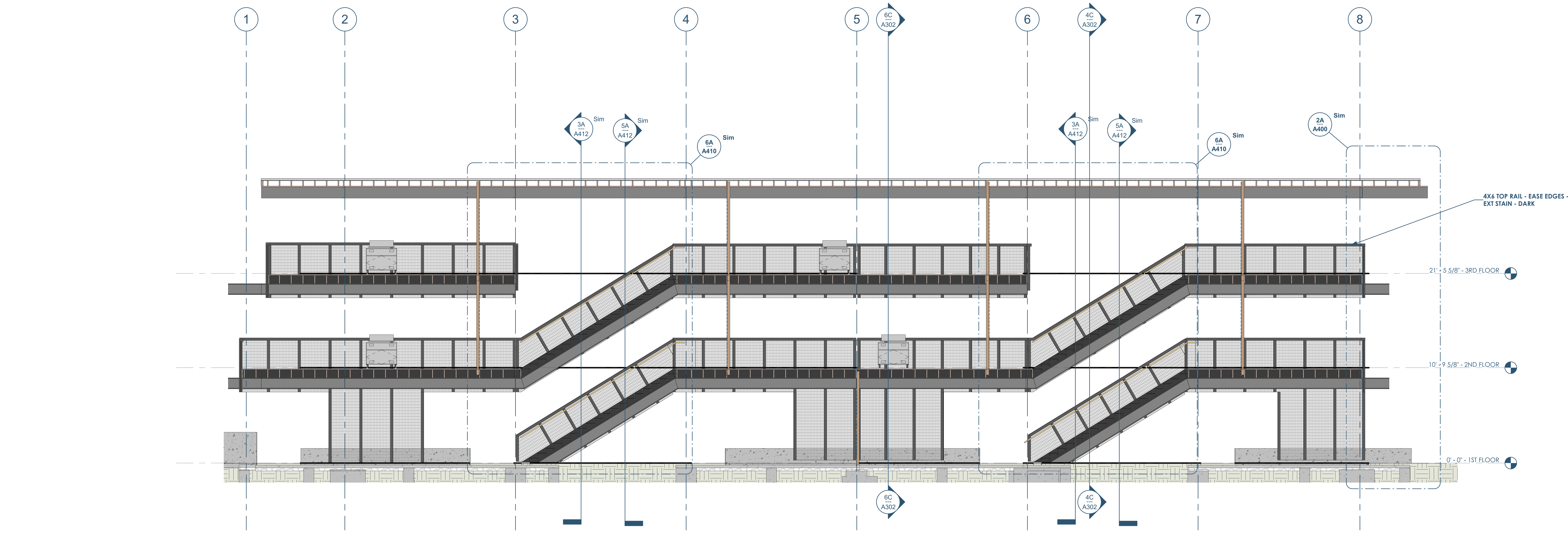
Date	Description
05.19.2022	Progress Set

BUILDING ELEVATION - SOUTH/EAST
MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A201



6C A300 BUILDING SECTION - THROUGH STAIRS - LOOKING NORTH
3/16" = 1'-0"

6A A300 BUILDING SECTION - THROUGH STAIRS - LOOKING SOUTH
3/16" = 1'-0"

Owner: Renovation Wranglers
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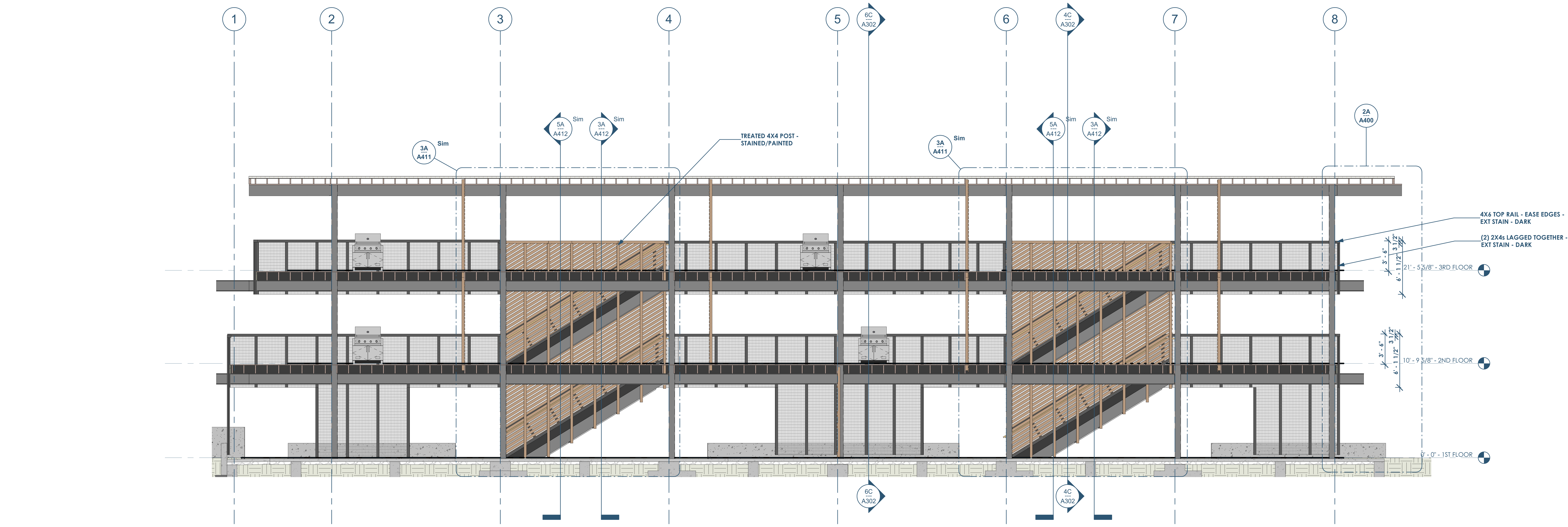
Date	Description
05.19.2022	Progress Set

BUILDING SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

6C A301 BUILDING SECTION - THRU BALCONY - LOOKING SOUTH
3/16" = 1'-0"



6A A301 BUILDING SECTION - THRU BALCONY - LOOKING NORTH
3/16" = 1'-0"

Owner: Renovation Wranglers
102 E 26th St
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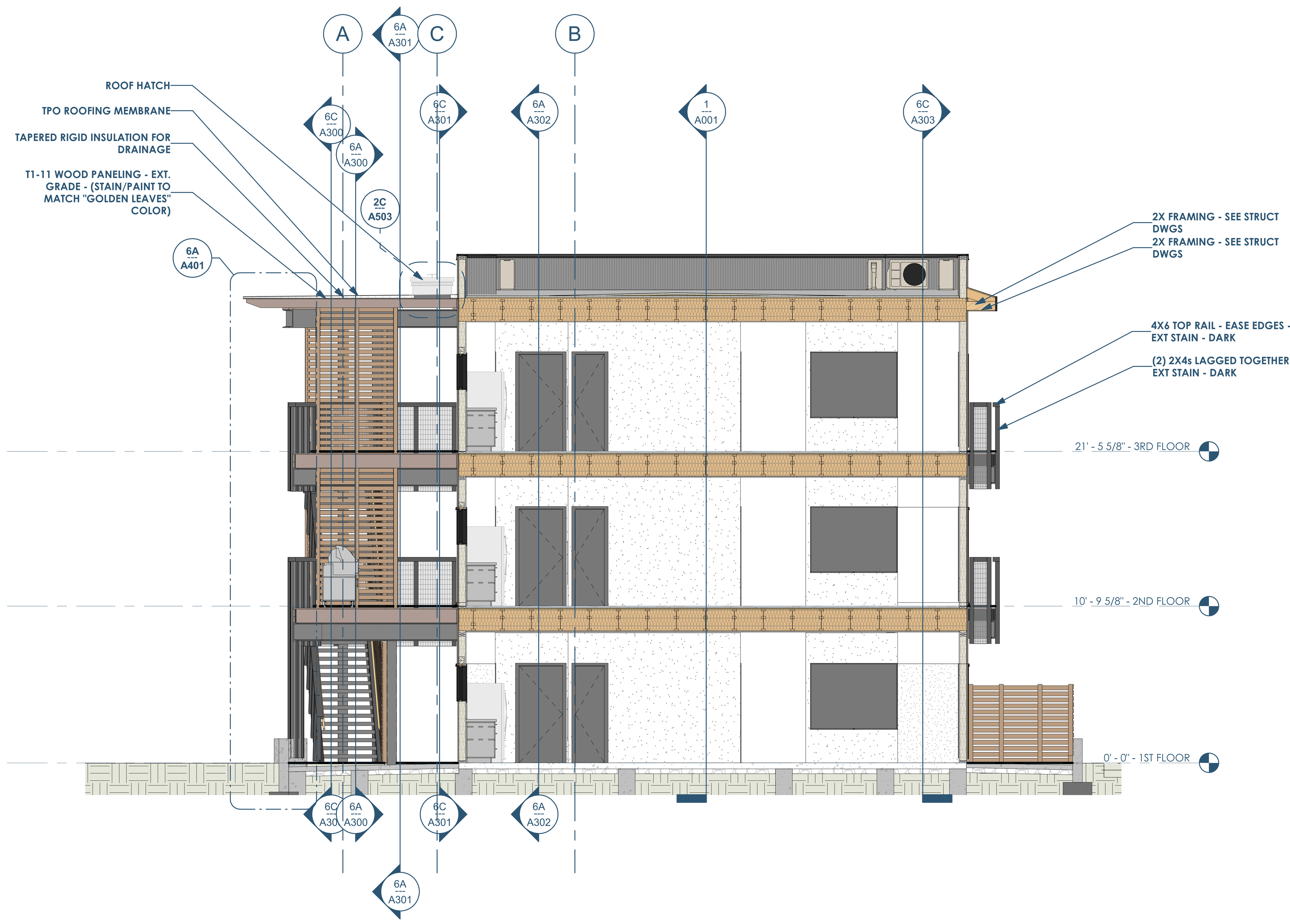
Date	Description
05.19.2022	Progress Set

BUILDING SECTIONS

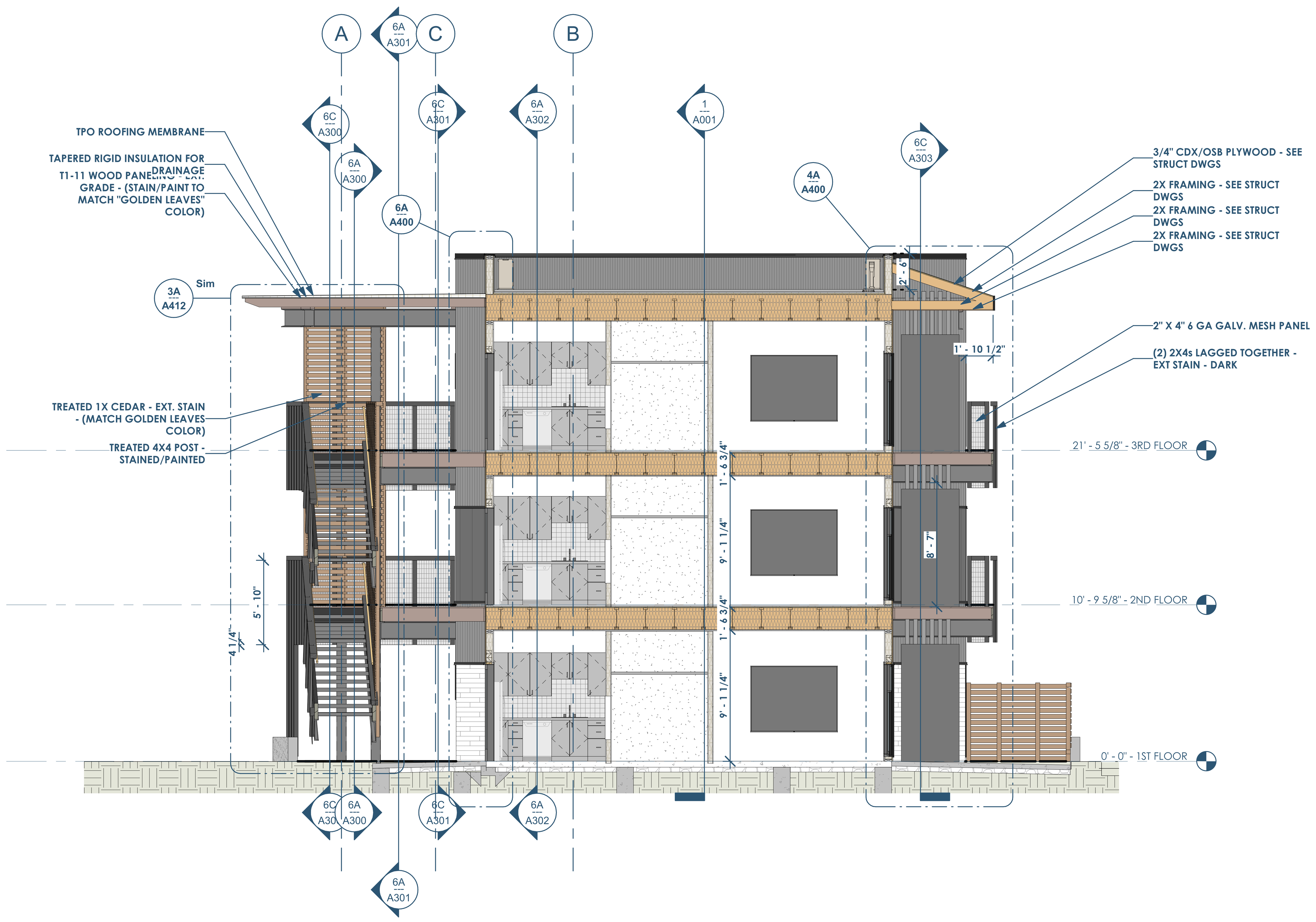
MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A301

PRELIMINARY - NOT FOR CONSTRUCTION



6C A302 BUILDING SECTION - THRU LARGE STUDIO - LOOKING EAST
3/16" = 1'-0"



4C A302 BUILDING SECTION - THRU SMALL STUDIO - LOOKING EAST
3/16" = 1'-0"

6A A302 BUILDING SECTION - EAST/WEST - LOOKING NORTH
3/16" = 1'-0"

Owner: Renovation Wranglers
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Date	Description
05.19.2022	Progress Set

BUILDING SECTIONS
MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A302

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5/18/2022 10:43:48 PM

PRELIMINARY - NOT FOR CONSTRUCTION

6C / A303 BUILDING SECTION - EAST/WEST - AT SOUTH BALCONIES - LOOKING SOUTH
3/16" = 1'-0"

Owner: Renovation Wranglers
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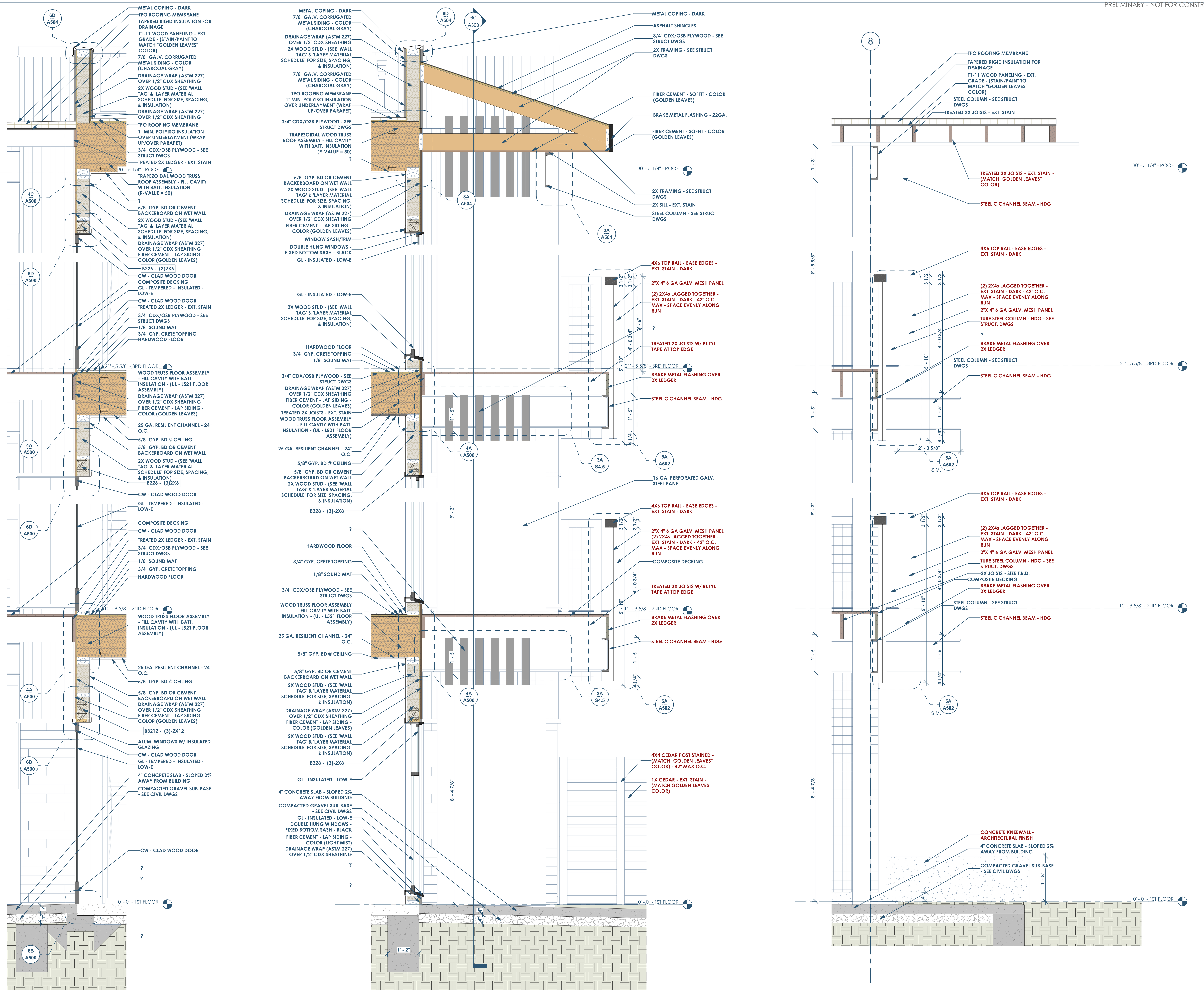
Date	Description
05.19.2022	Progress Set

BUILDING SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A303

PRELIMINARY - NOT FOR CONSTRUCTION



6A A400 BUILDING SECTION - THRU SMALL STUDIO - LOOKING EAST - @ PARAPET WALL
3/4" = 1'-0"

4A A400 WALL SECTION - SOUTH BALCONY
3/4" = 1'-0"

2A A400 WALL SECTION - THRU BALCONY - RAILING
3/4" = 1'-0"

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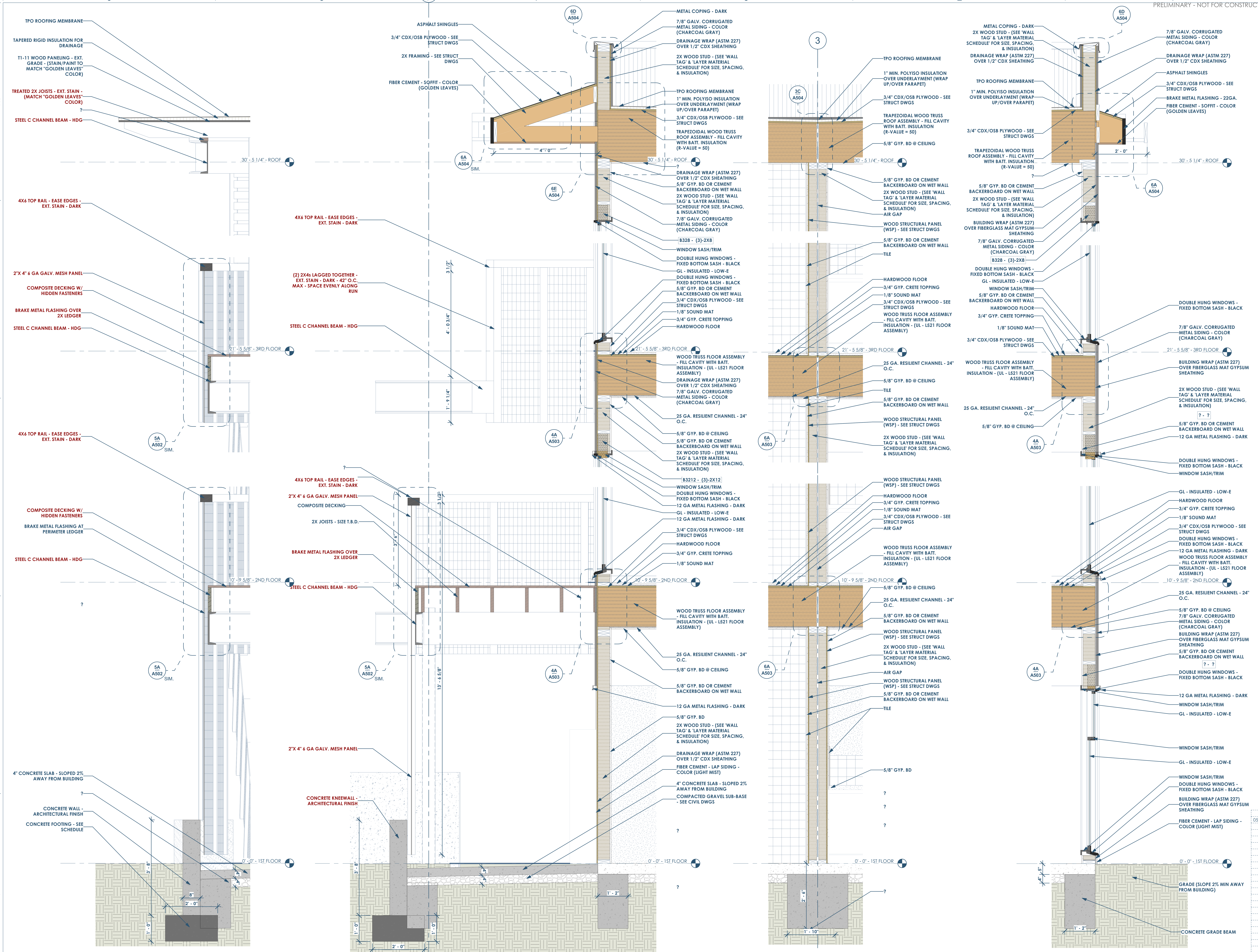
Date	Description
05.19.2022	Progress Set

WALL SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A400



6A A401 BUILDING SECTION - THRU LARGE STUDIO - LOOKING EAST - DECO RAILING
3/4" = 1'-0"

5A A401 WALL SECTION - EAST/WEST - BALCONY DECK
3/4" = 1'-0"

3A A401 WALL SECTION - EAST/WEST2 - @ UNITS PARTITION WALL
3/4" = 1'-0"

2A A401 BUILDING SECTION - EAST/WEST - LOOKING SOUTH - TRU WINDOWS
3/4" = 1'-0"

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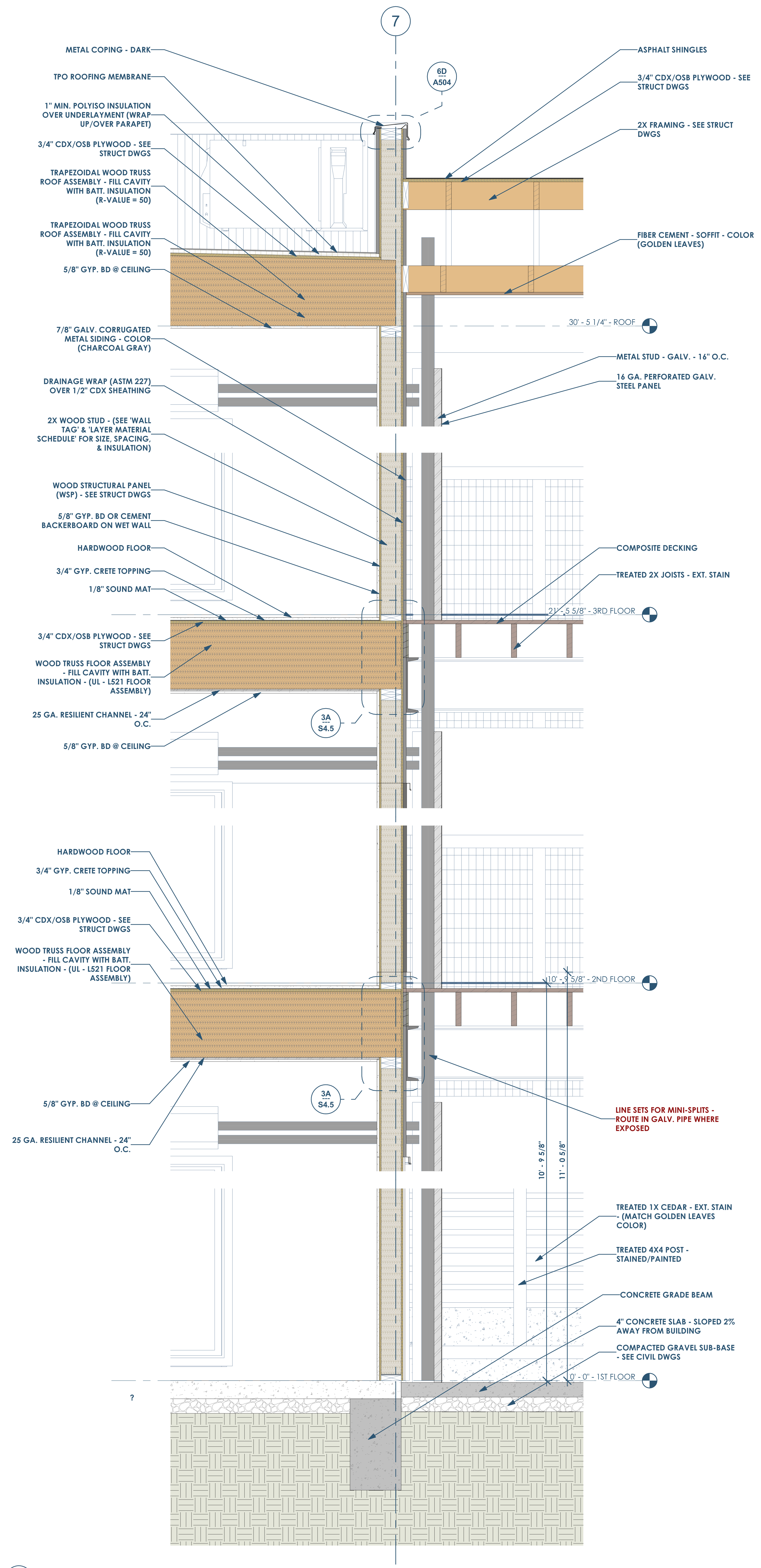
Date	Description
05.19.2022	Progress Set

WALL SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

PRELIMINARY - NOT FOR CONSTRUCTION



6A / A402 — BUILDING SECTION - EAST/WEST - AT SOUTH BALCONIES - LOOKING SOUTH - Callout 1
3/4" = 1'-0"

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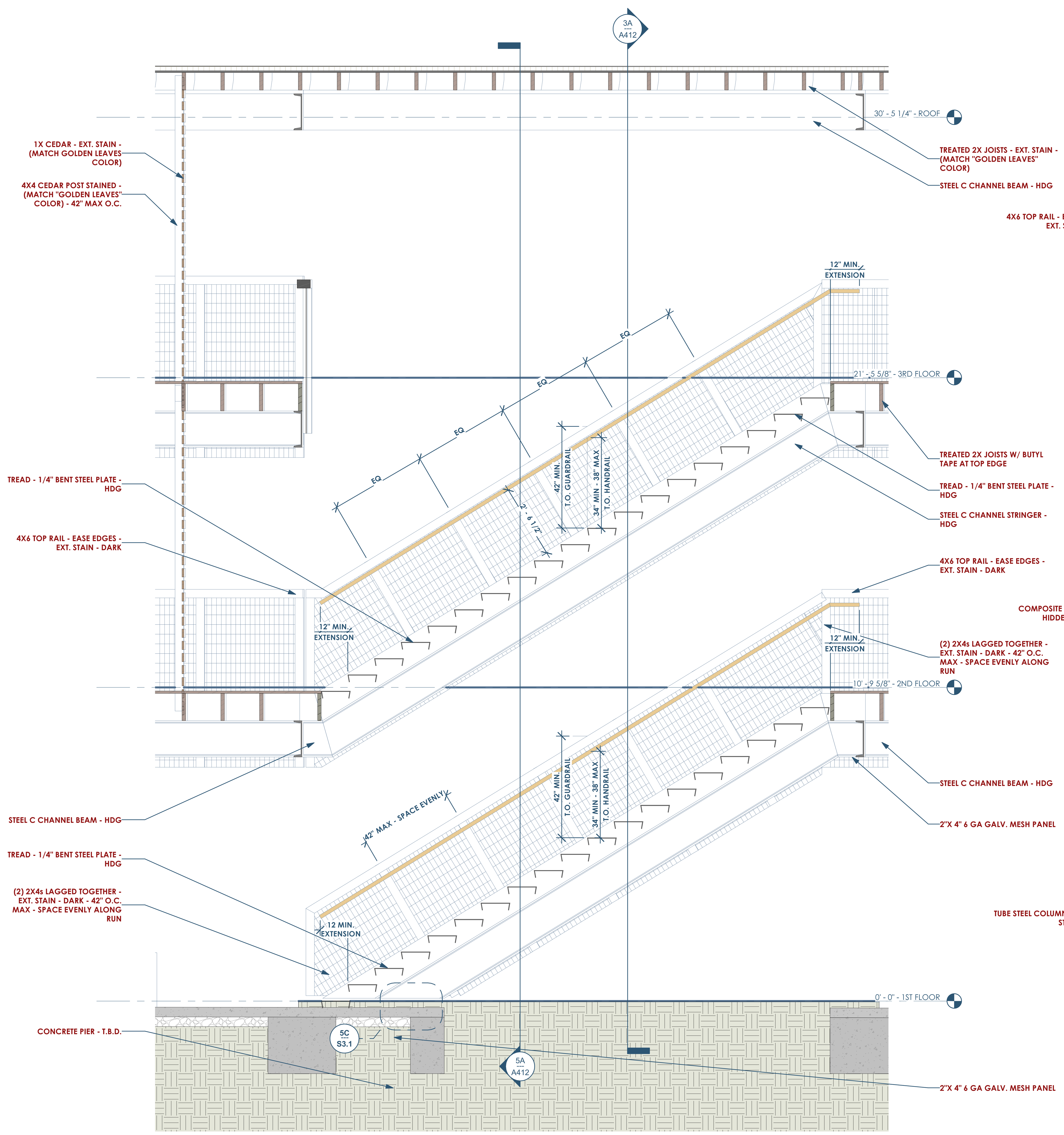
Date	Description
05.19.2022	Progress Set

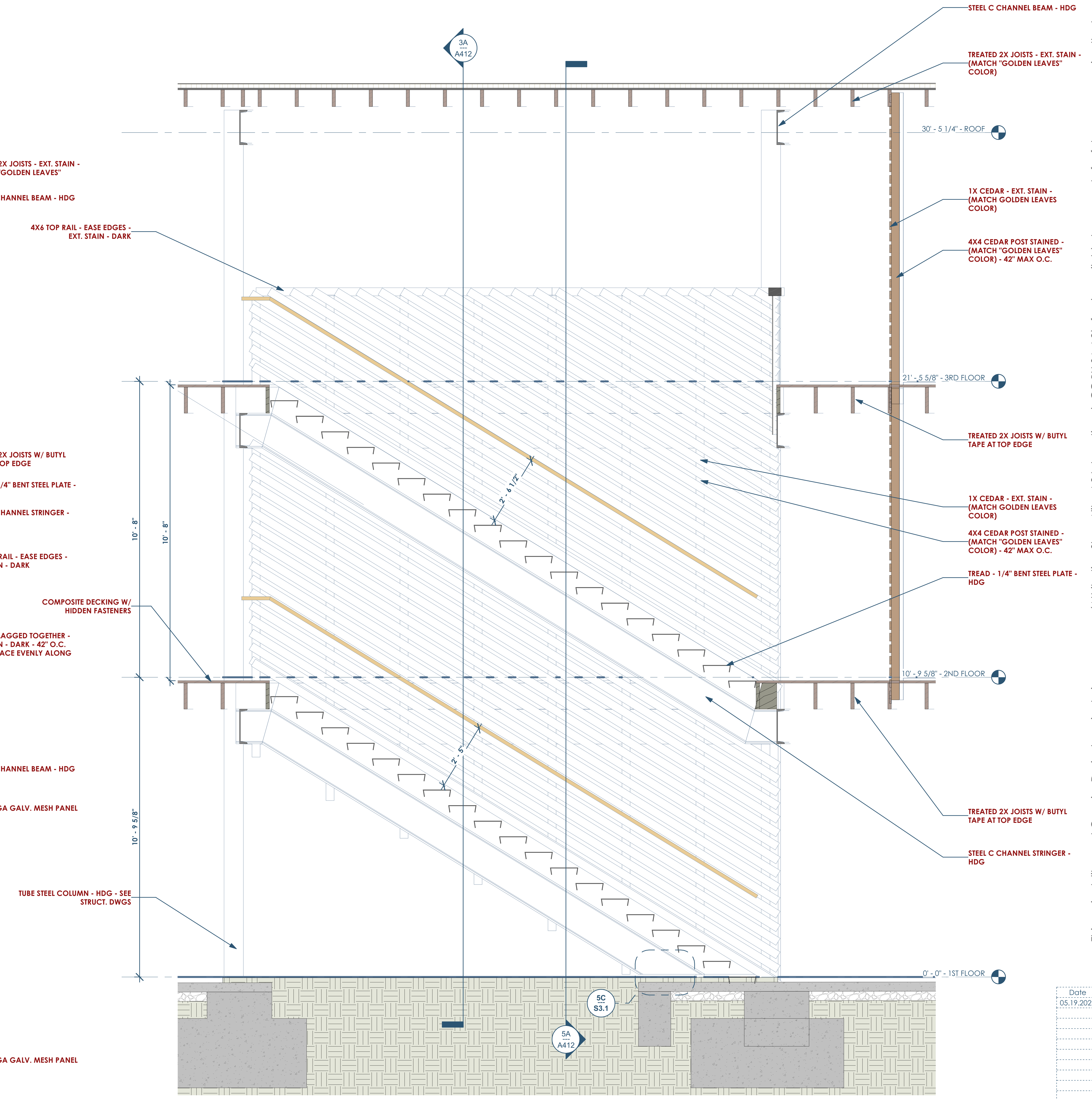
WALL SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A402



6A A410 STAIR SECTION - LOOKING NORTH
1/2" = 1'-0"



3A A410 STAIR SECTION - LOOKING SOUTH
1/2" = 1'-0"

Owner: Renovation Wranglers
102 E 26th St
Bryan, TX 77803
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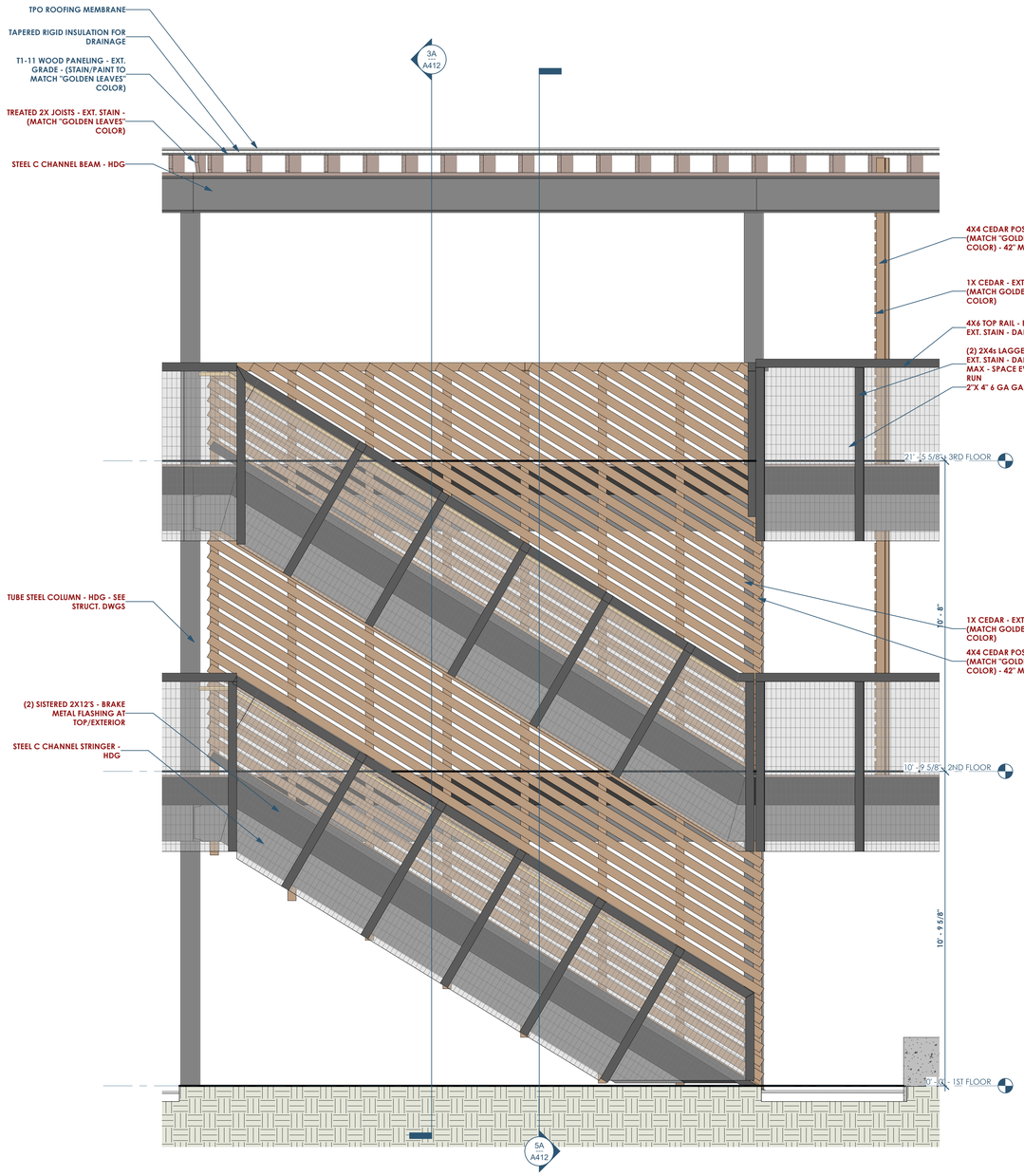
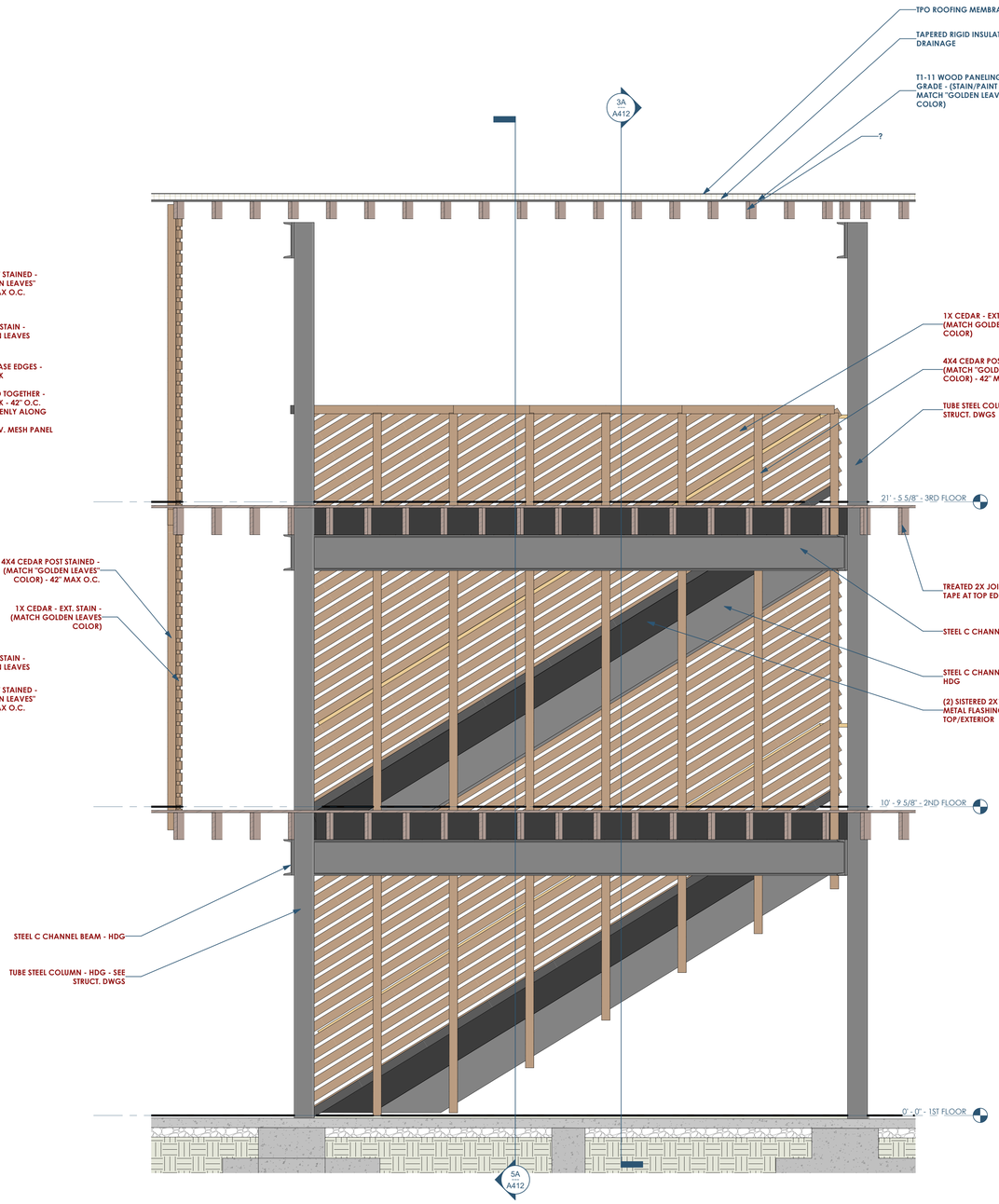
Date	Description
05.19.2022	Progress Set

STAIR SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803



6A A411 **Section 64**
1/2" = 1'-0"



3A A411 **Section 68**
1/2" = 1'-0"

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Date	Description
05.19.2022	Progress Set

STAIR SECTIONS

MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A411

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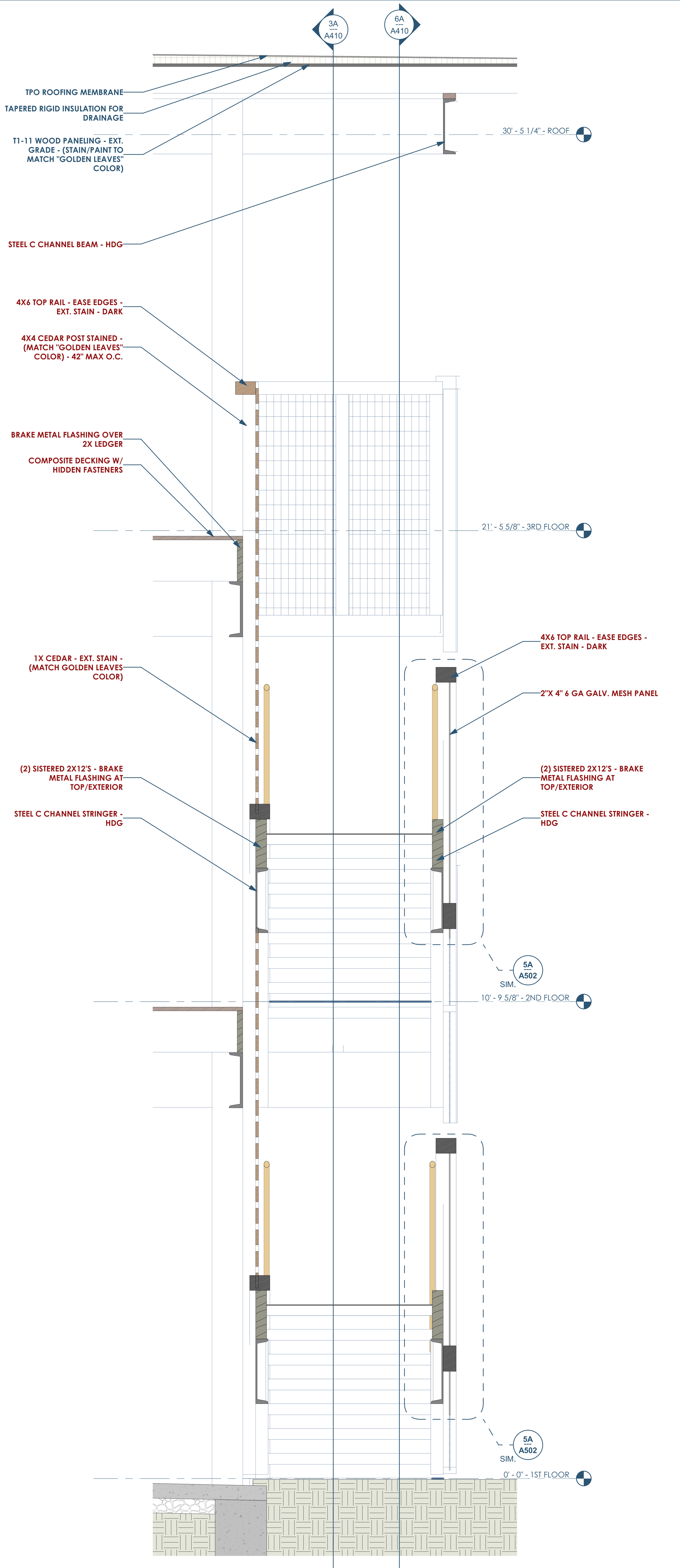
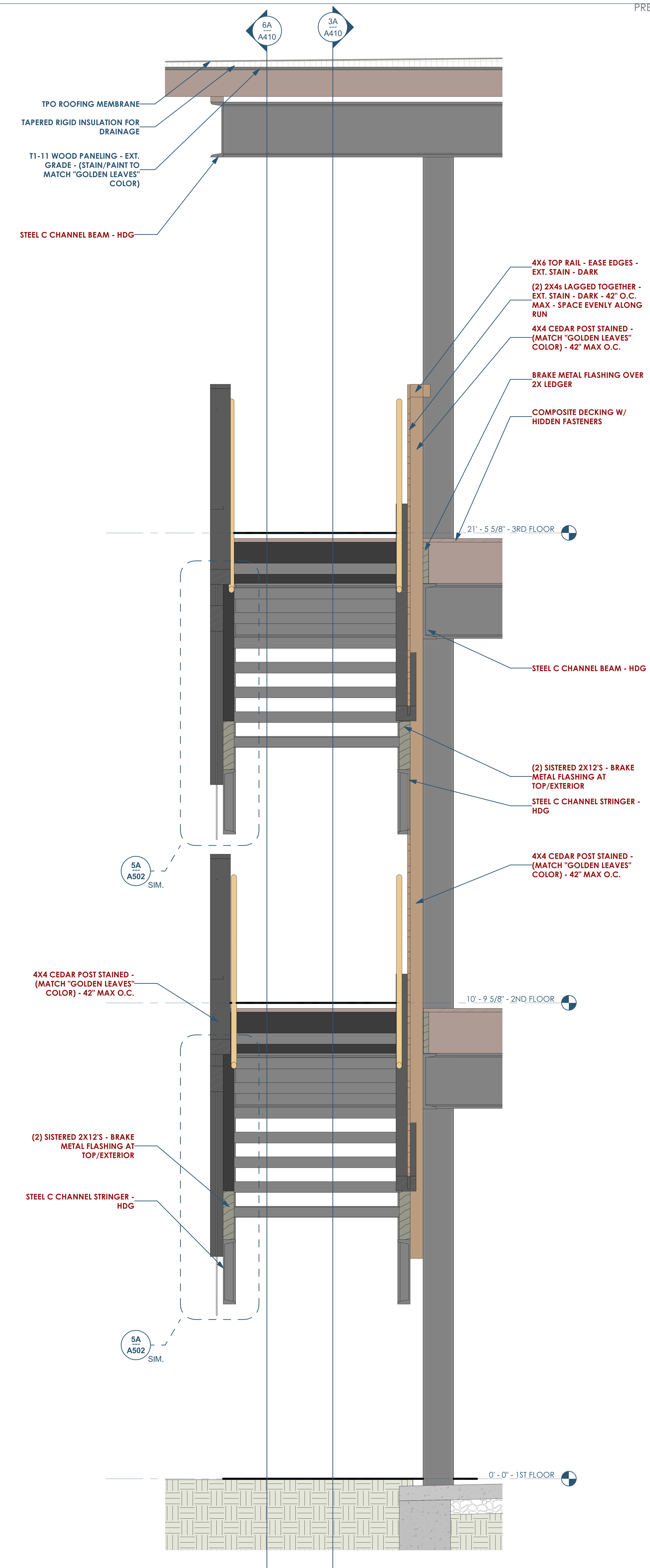
PRELIMINARY - NOT FOR CONSTRUCTION



5A A412 STAIR SECTION - LOOKING WEST
3/4" = 1'-0"



3A A412 STAIR SECTION - LOOKING EAST
3/4" = 1'-0"

Owner: Renovation Wranglers
102 E 26th St
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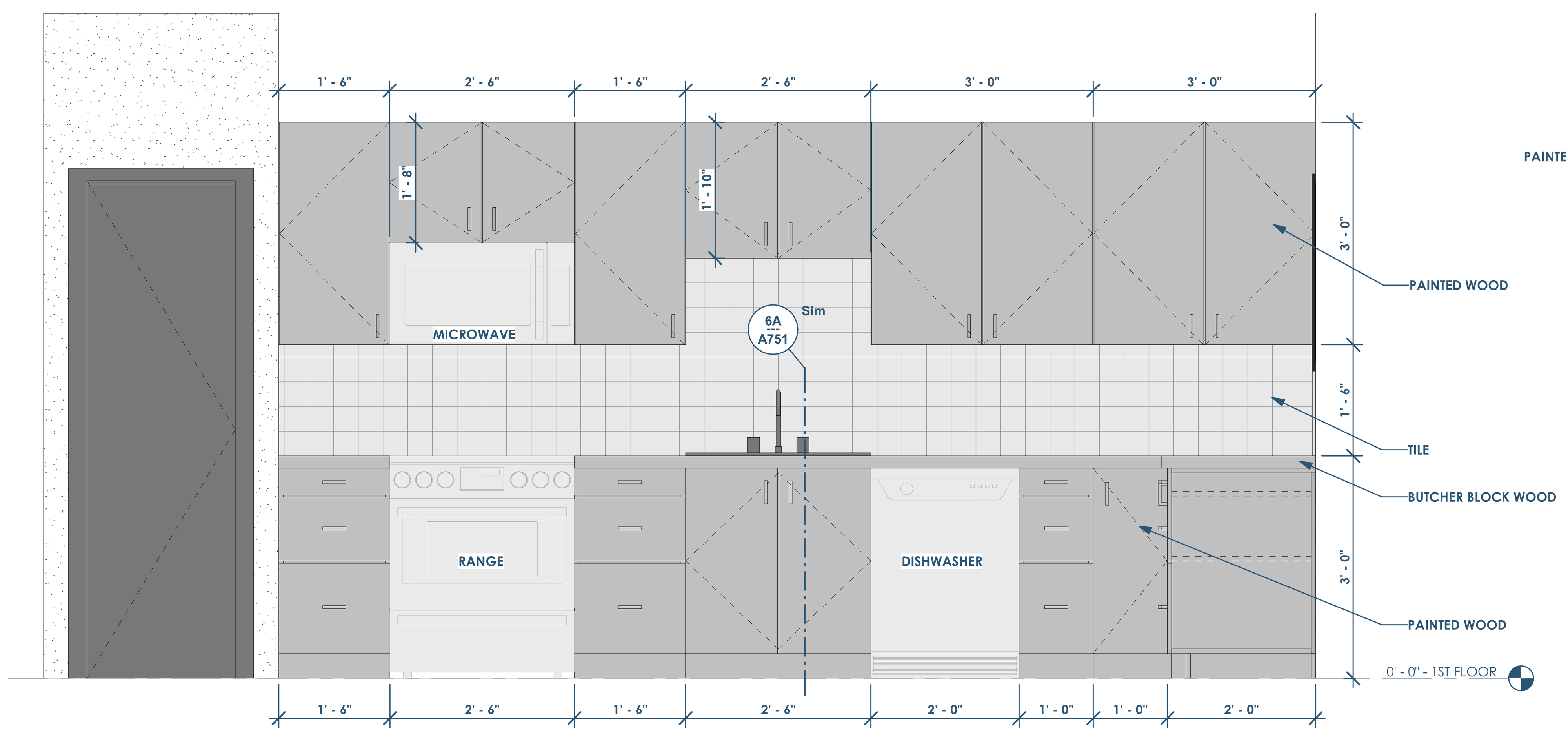
Date	Description
05.19.2022	Progress Set

STAIR SECTIONS

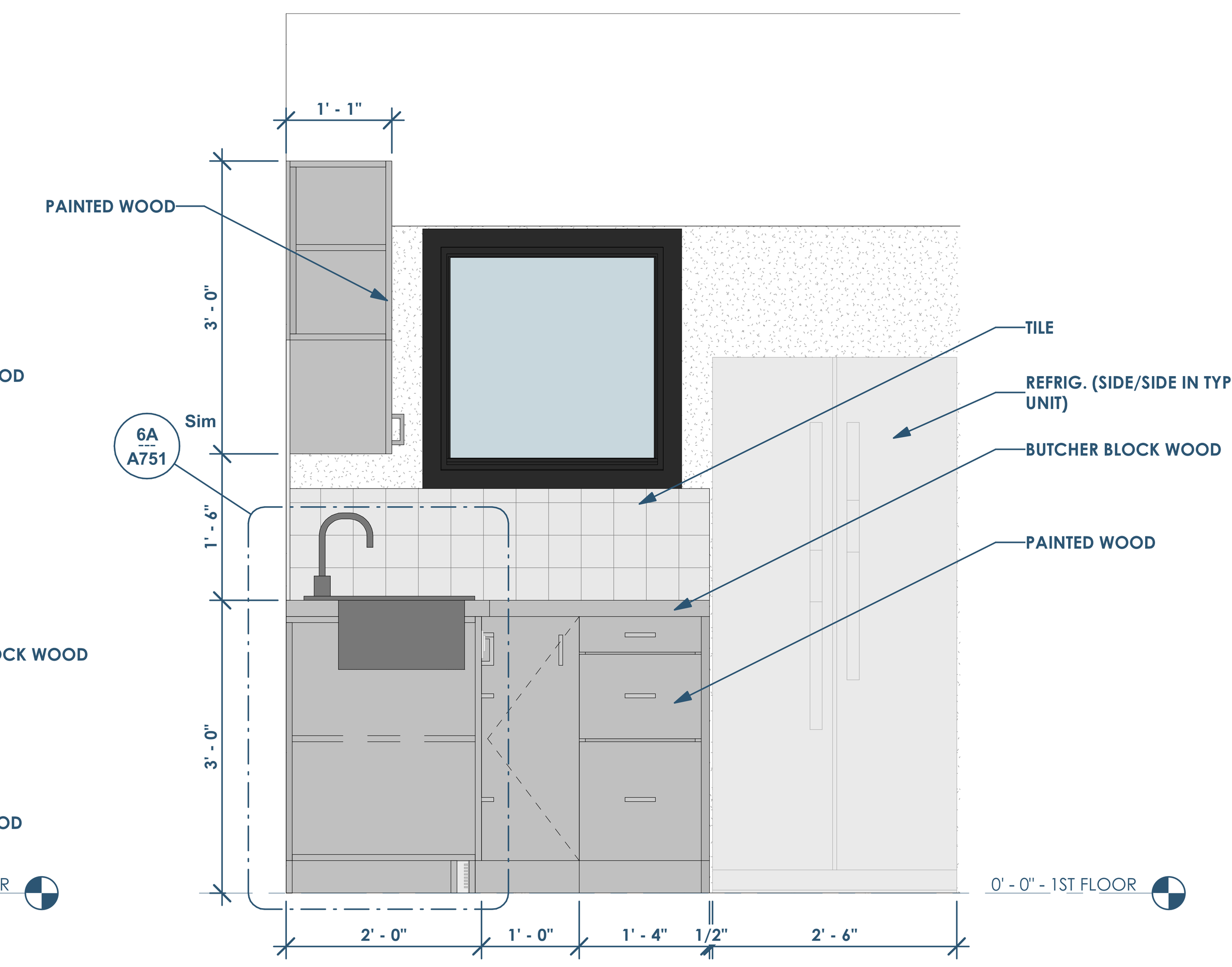
MARCO POLO - 101 W 33RD STREET - CITY OF BRYAN TOWNSITE, BLOCK 96, LOT 3-5 & PT OF 6 & PT OF ALLEY - BRYAN, TX 77803

A412

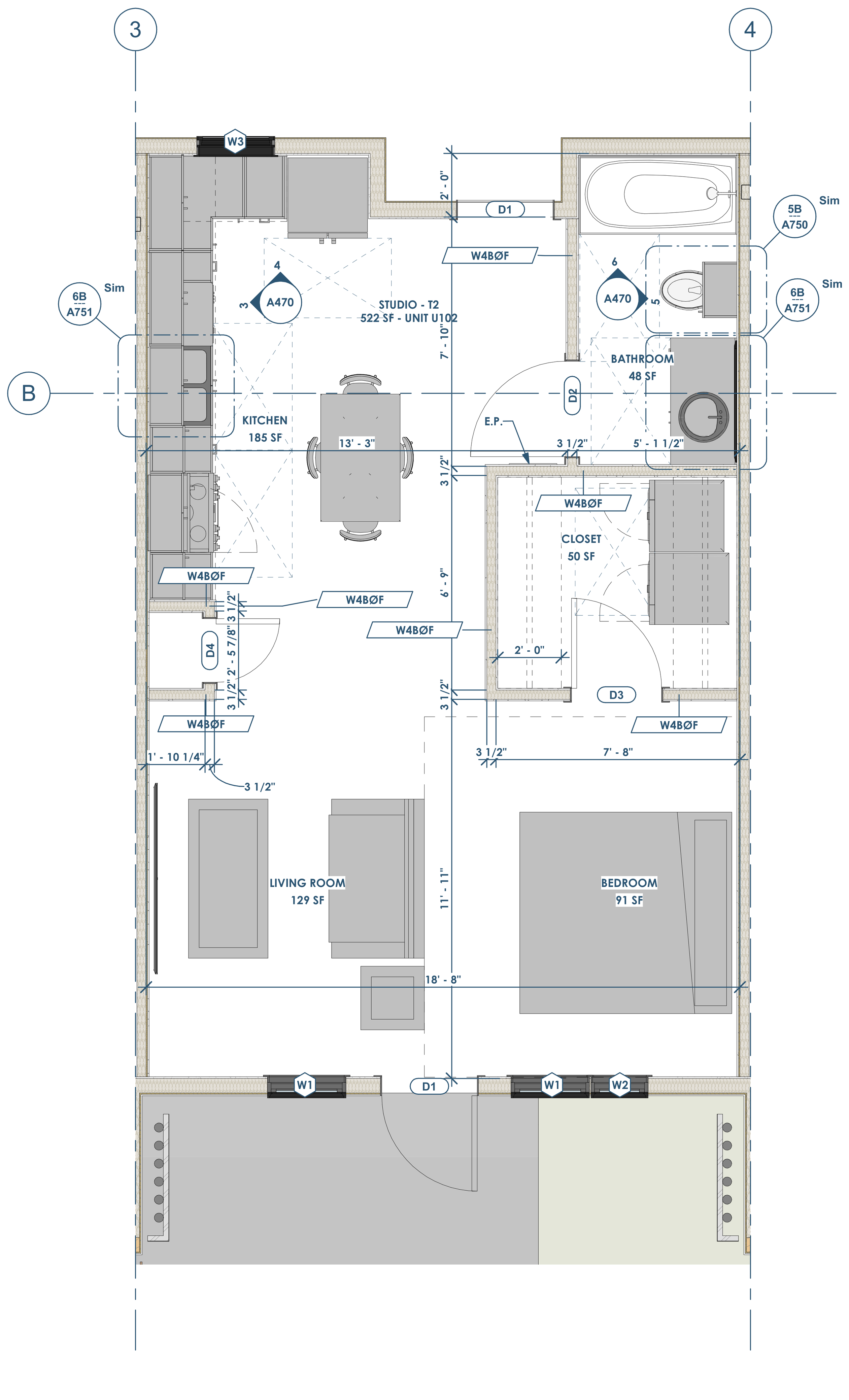
PRELIMINARY - NOT FOR CONSTRUCTION



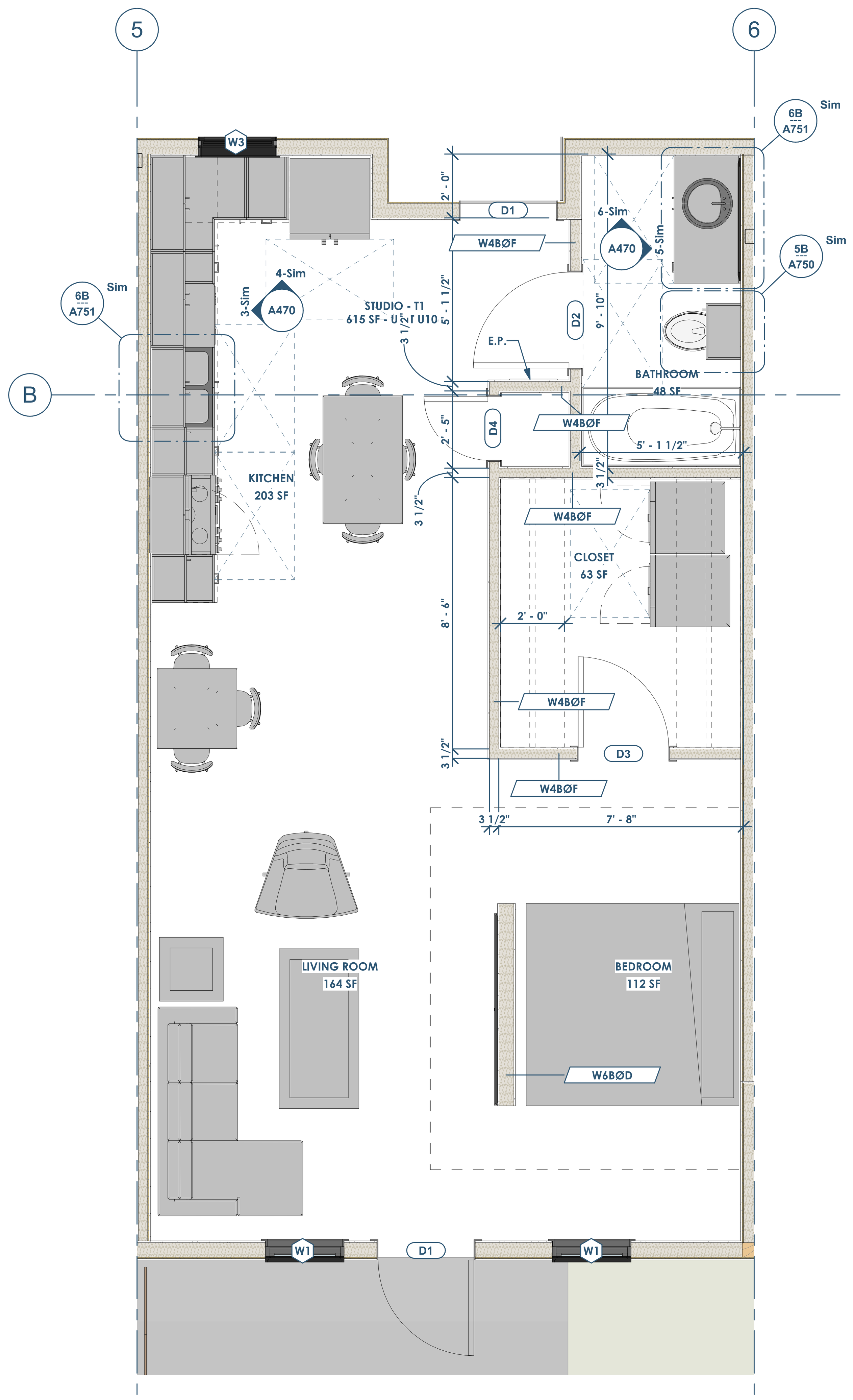
3 A470 ELEVATION - 1 BD - KITCHEN
3/4" = 1'-0"



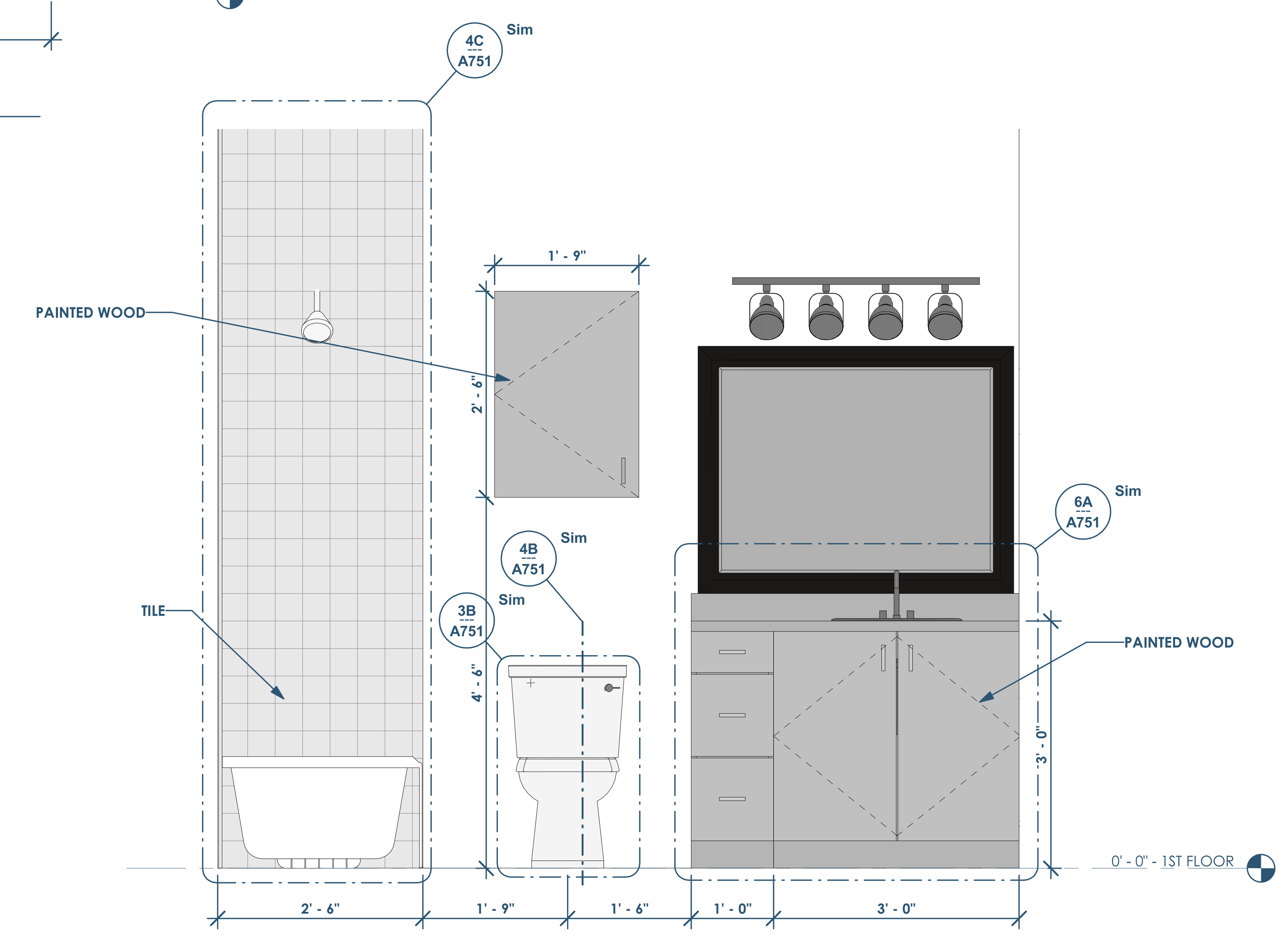
4 A470 ELEVATION - 1 BD - KITCHEN - FRIDGE
3/4" = 1'-0"



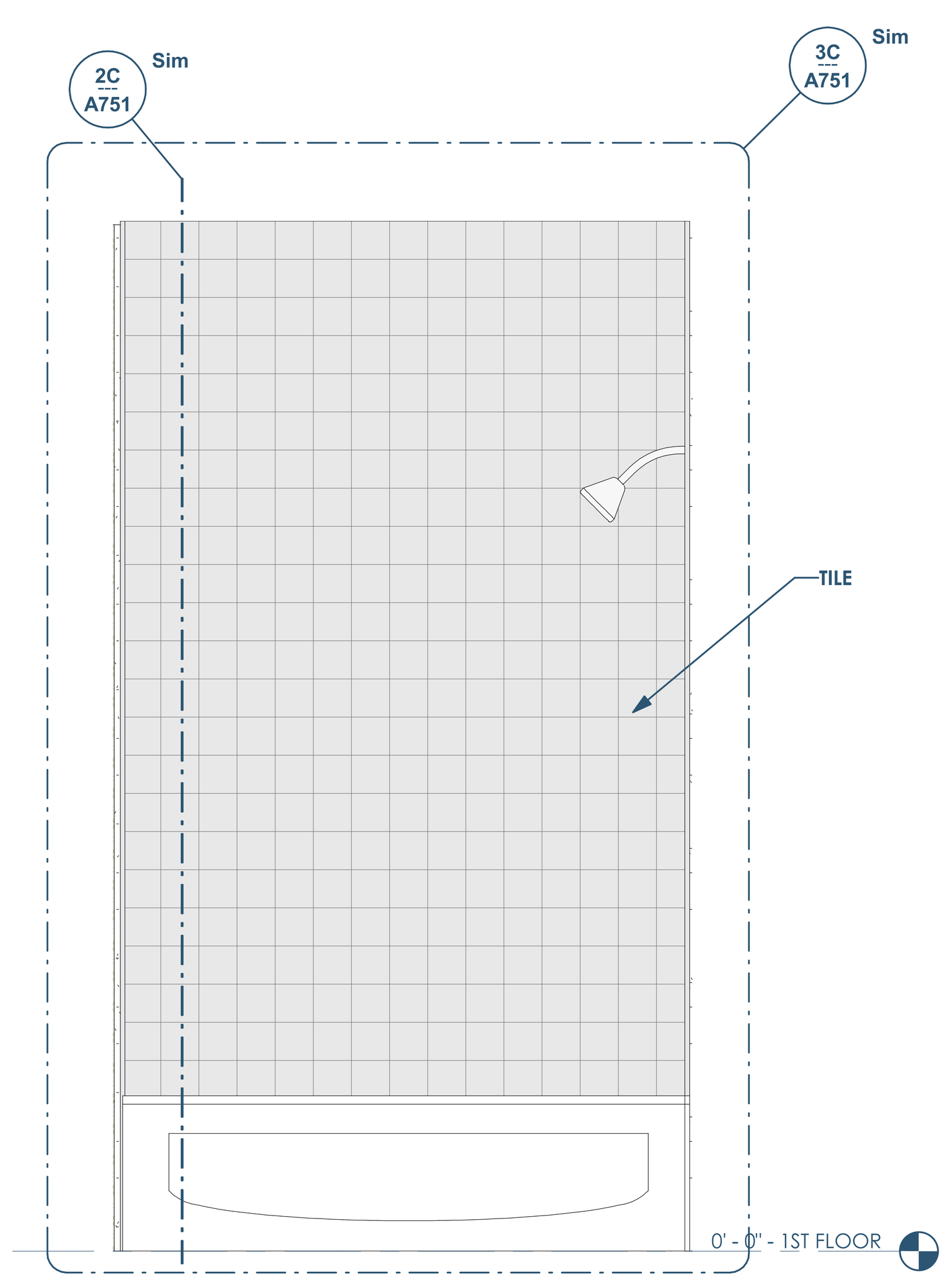
1 A470 UNIT PLAN - 1BD SHORT (TYPE B ADA UNIT - 1ST FLOOR ONLY)
3/8" = 1'-0"



2 A470 UNIT PLAN - 1BD LONG (TYPE B ADA UNIT - 1ST FLOOR ONLY)
3/8" = 1'-0"



5 A470 ELEVATION - BATH - LAV
3/4" = 1'-0"



6 A470 ELEVATION - BATH - SHOWER
3/4" = 1'-0"

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Date	Description
05.19.2022	Progress Set

UNIT PLANS - STUDIOS - LONG AND SHORT - (TYPE B ADA UNIT - 1ST FLOOR ONLY)
101 W 33RD STREET - BRYAN, TX 77803

A470

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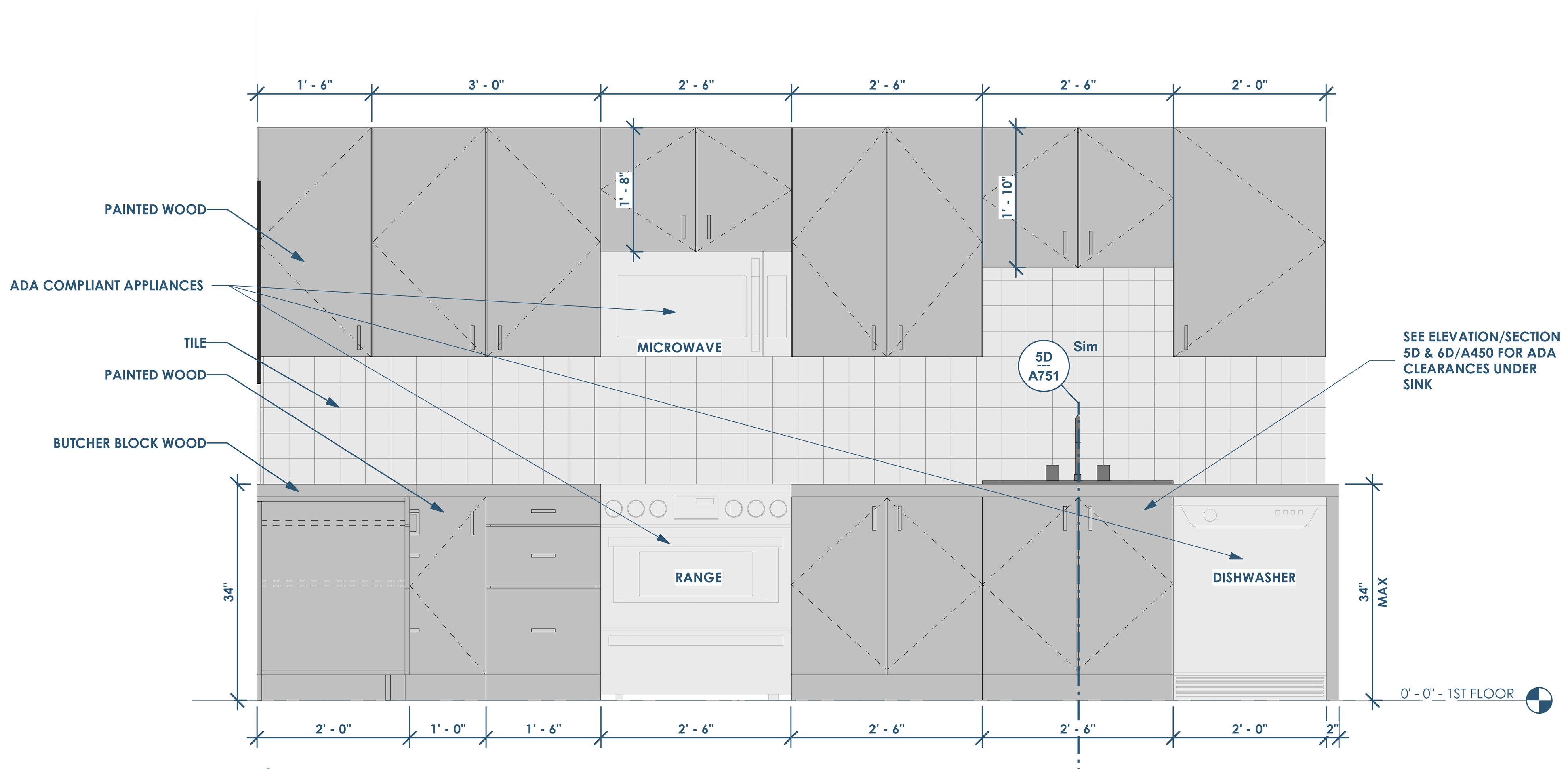
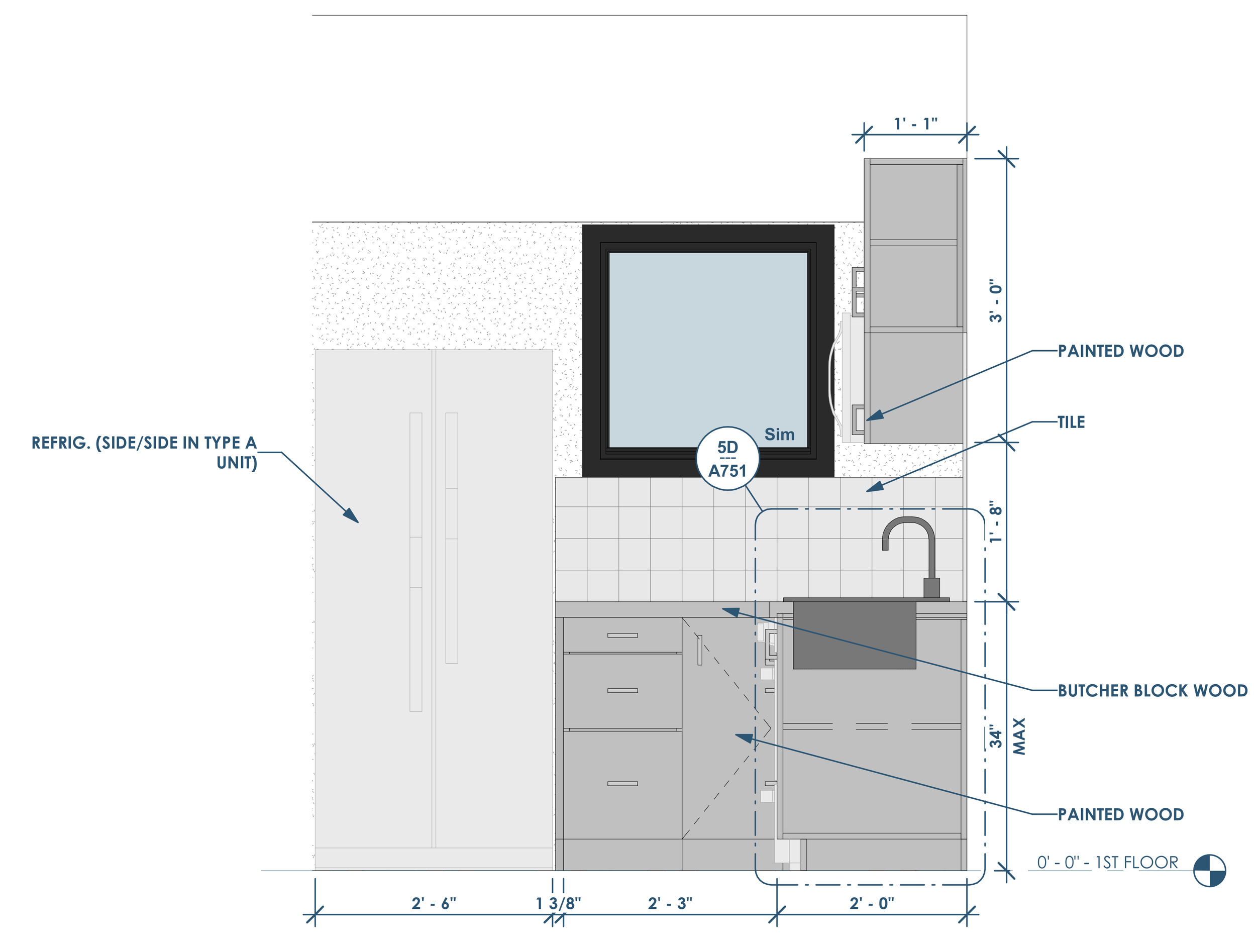
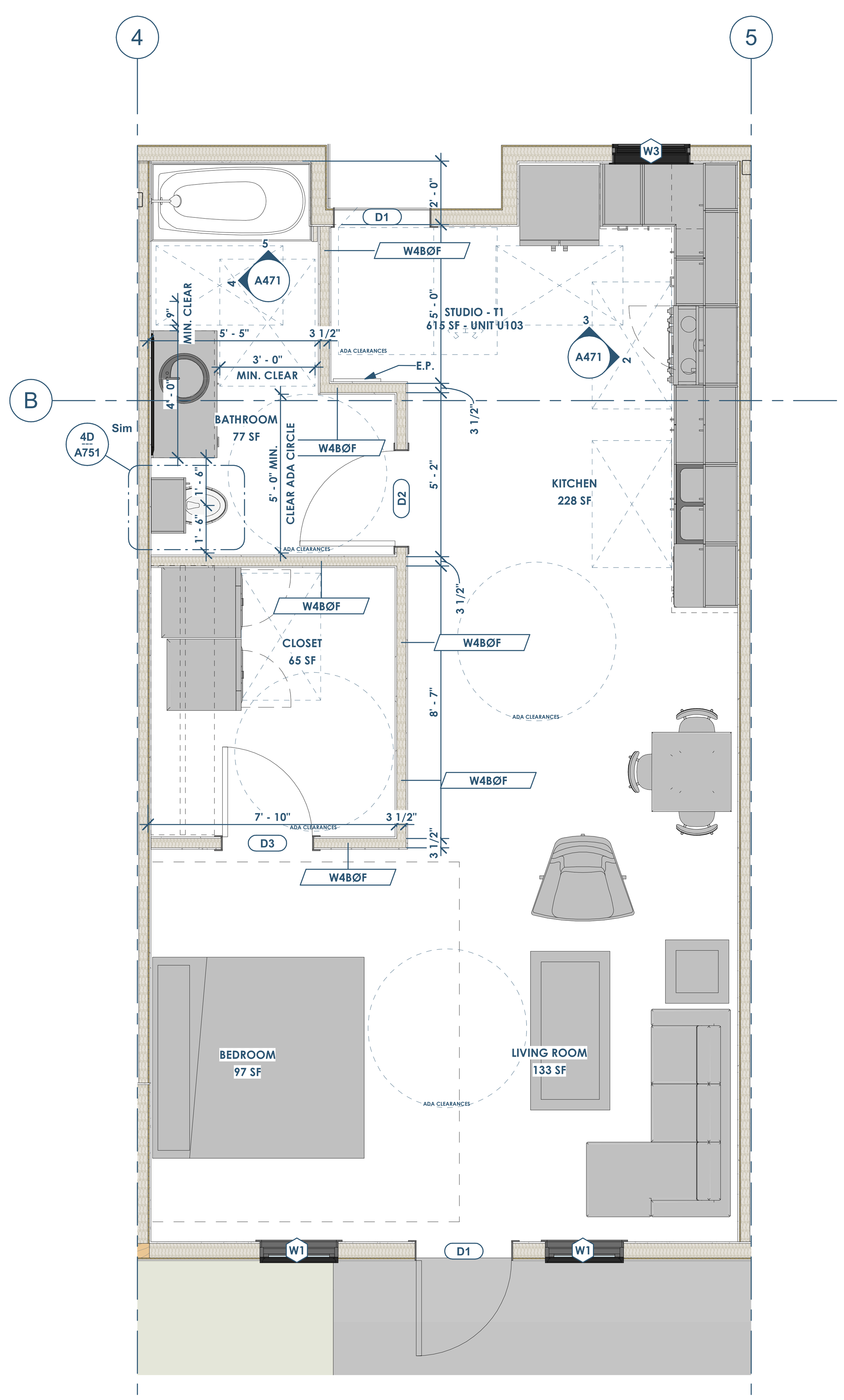


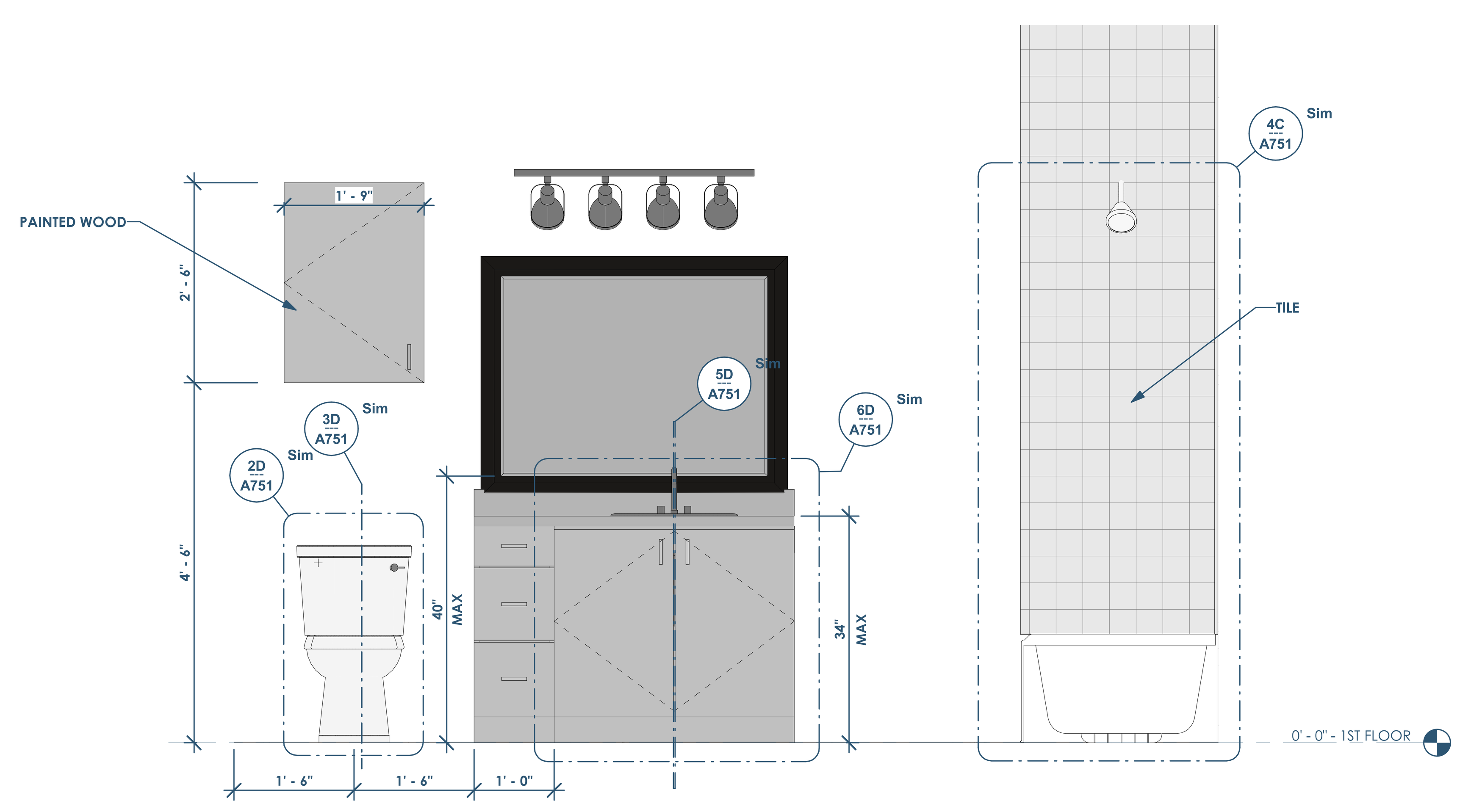
2 A471 ELEVATION - 1 BD ADA TYPE A - KITCHEN
3/4" = 1'-0"



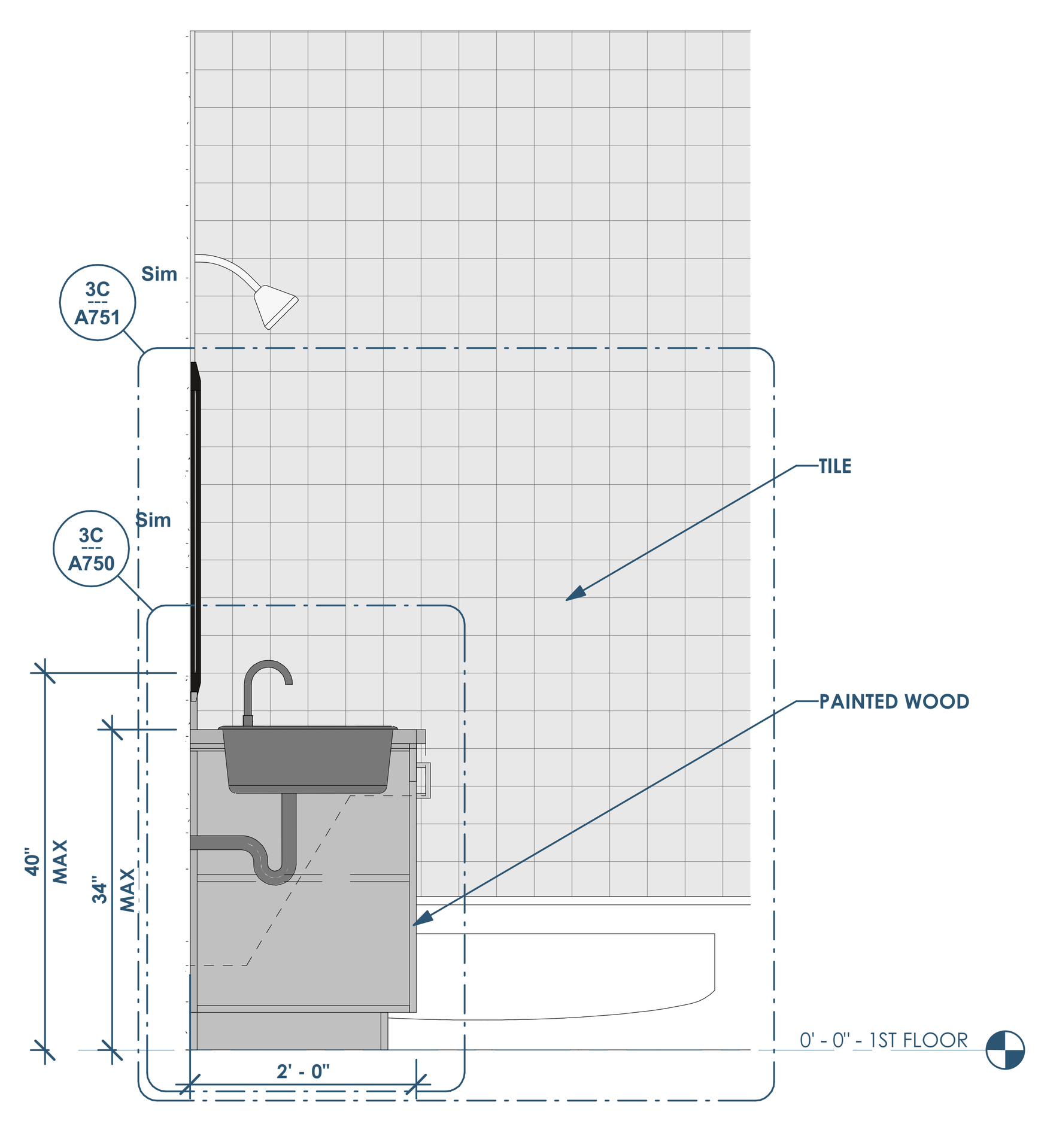
3 A471 ELEVATION - 1 BD ADA TYPE A - FRIDGE
3/4" = 1'-0"



1 A471 UNIT PLAN - 1BD - ADA TYPE A
3/8" = 1'-0"



4 A471 ELEVATION - 1BD ADA TYPE A BATH - LAV
3/4" = 1'-0"



5 A471 ELEVATION - 1BD ADA TYPE A BATH - SHOWER
3/4" = 1'-0"

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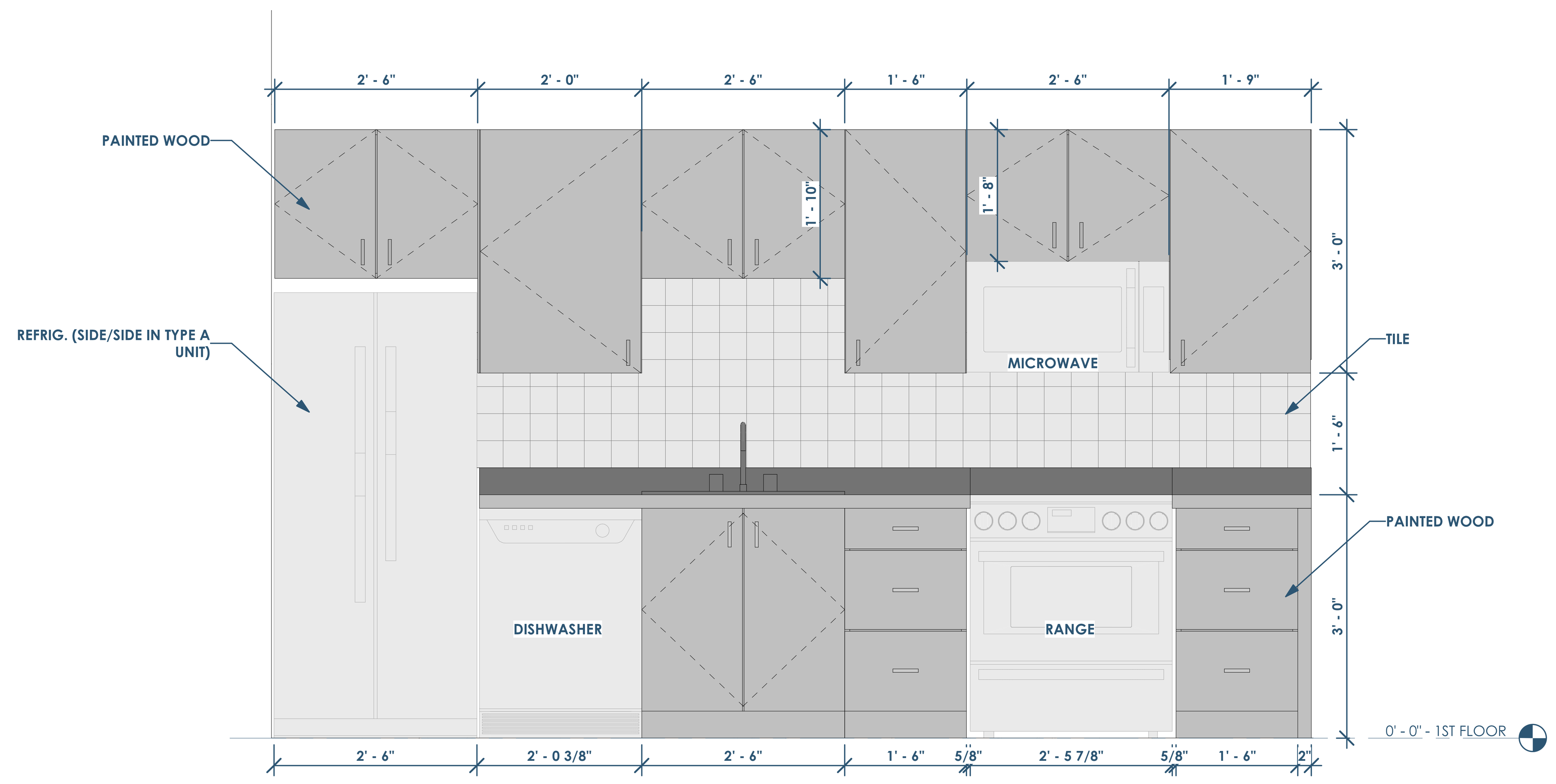
Date	Description
05.19.2022	Progress Set

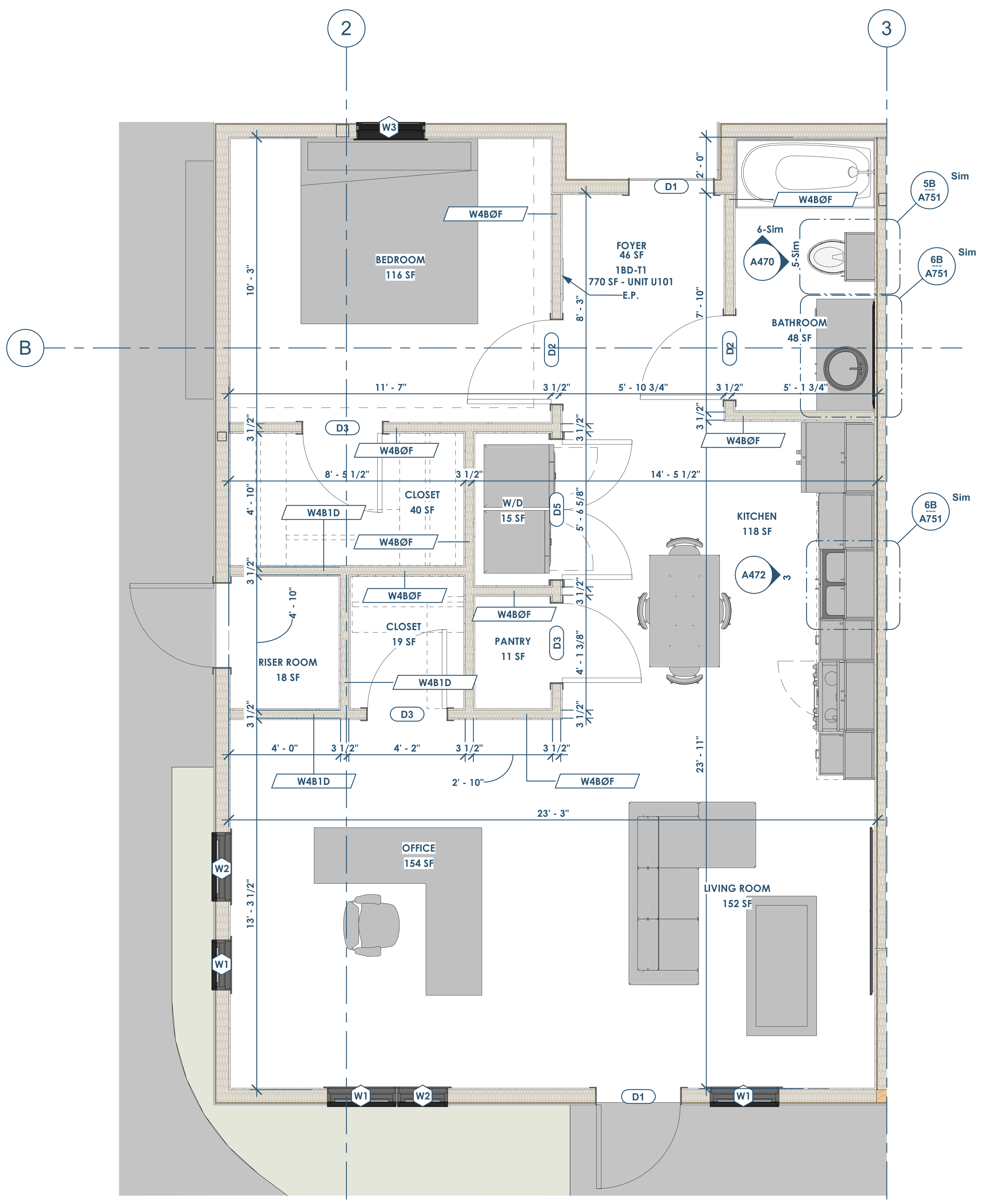
UNIT PLANS - (TYPE A ADA UNIT - 1ST FLOOR ONLY)
101 W 33RD STREET - BRYAN, TX 77803

A471

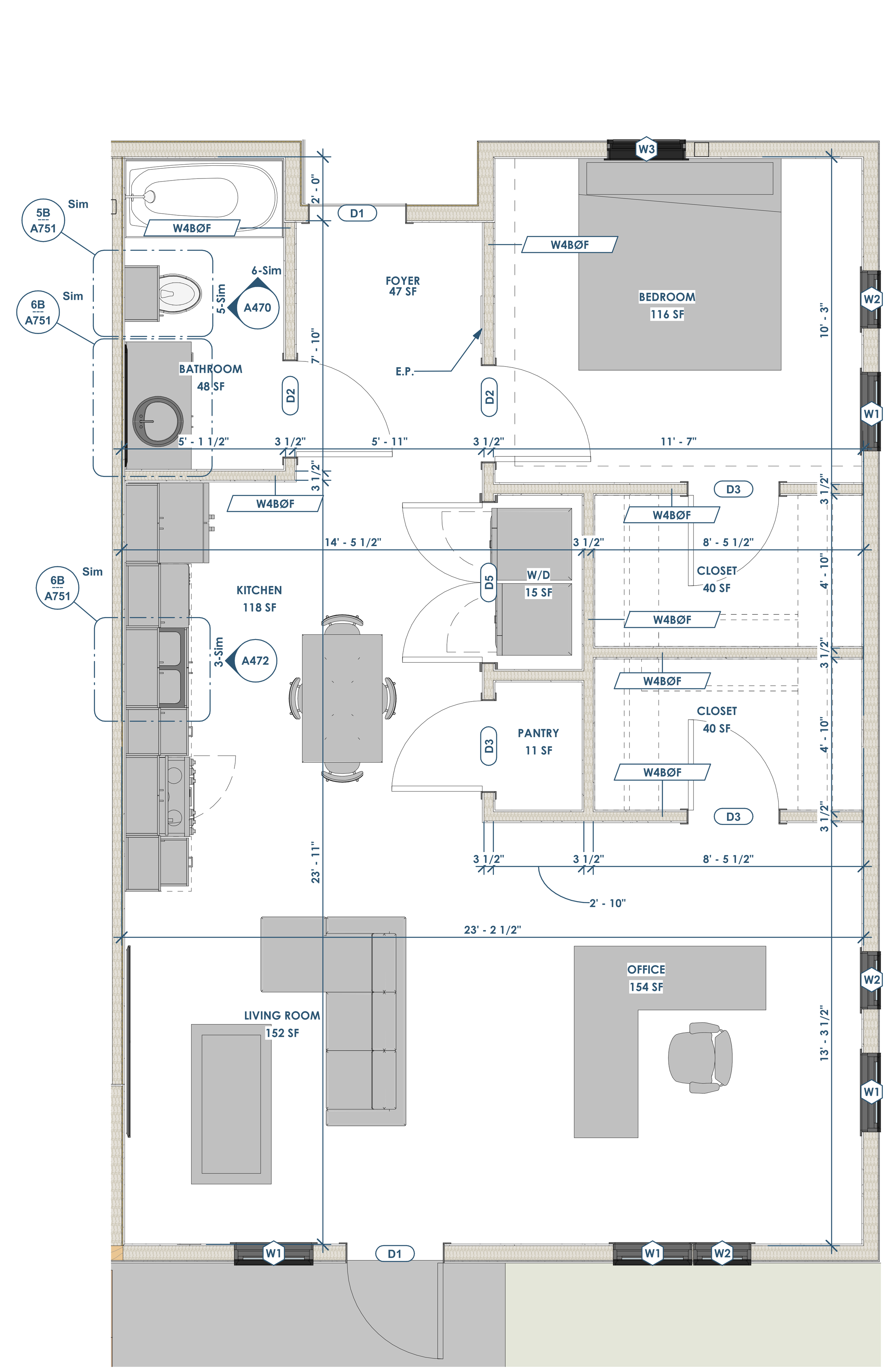
PRELIMINARY - NOT FOR CONSTRUCTION



3/A472 ELEVATION - END UNIT - KITCHEN
3/4" = 1'-0"



1/A472 UNIT PLAN - END UNIT W/ RISER ROOM (TYPE B ADA UNIT - 1ST FLOOR ONLY)
3/8" = 1'-0"



2/A472 UNIT PLAN - END UNIT (TYPE B ADA UNIT - 1ST FLOOR ONLY)
3/8" = 1'-0"

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Date	Description
05.19.2022	Progress Set

UNIT PLANS - 1BD - END UNITS
101 W 33RD STREET - BRYAN, TX 77803

A472

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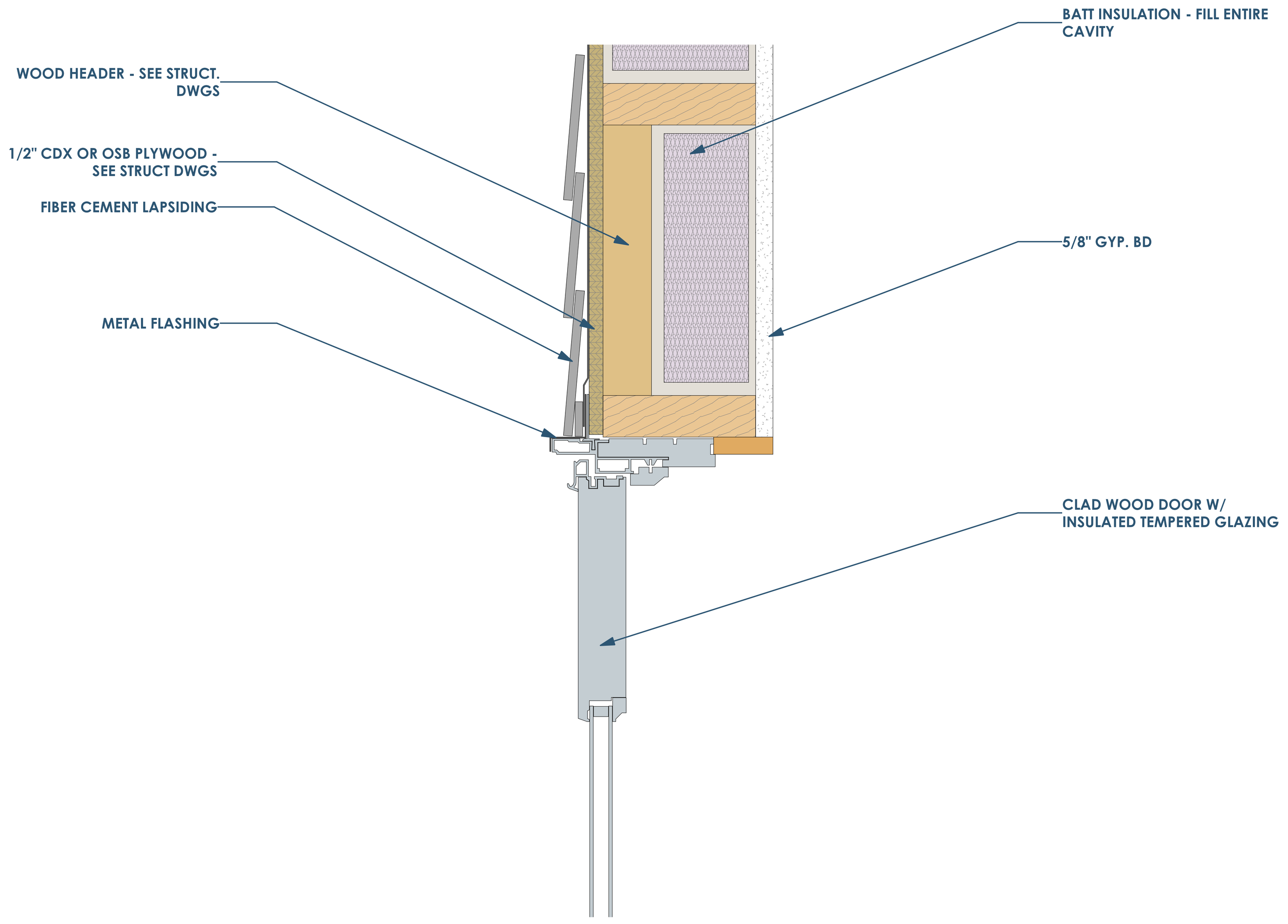
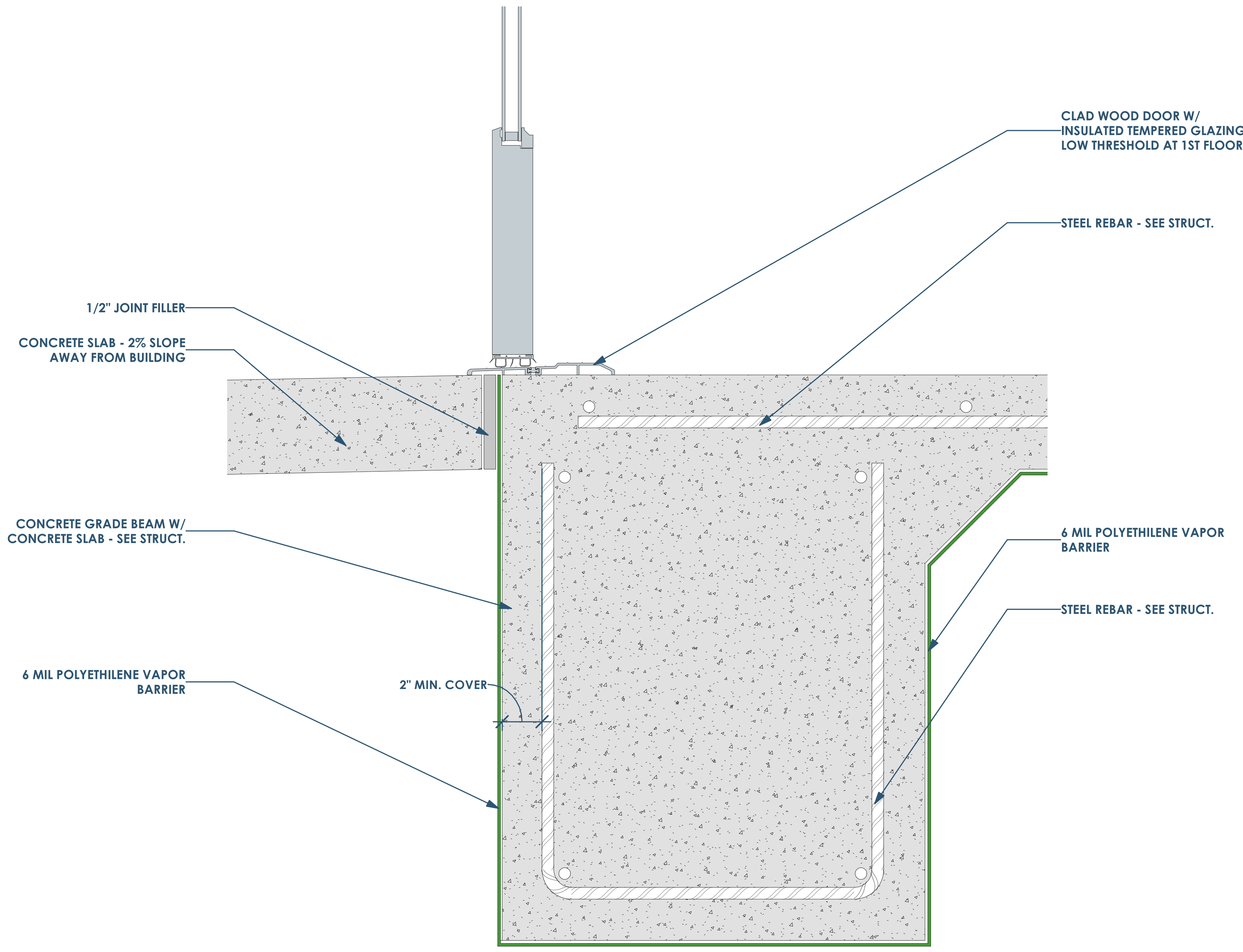
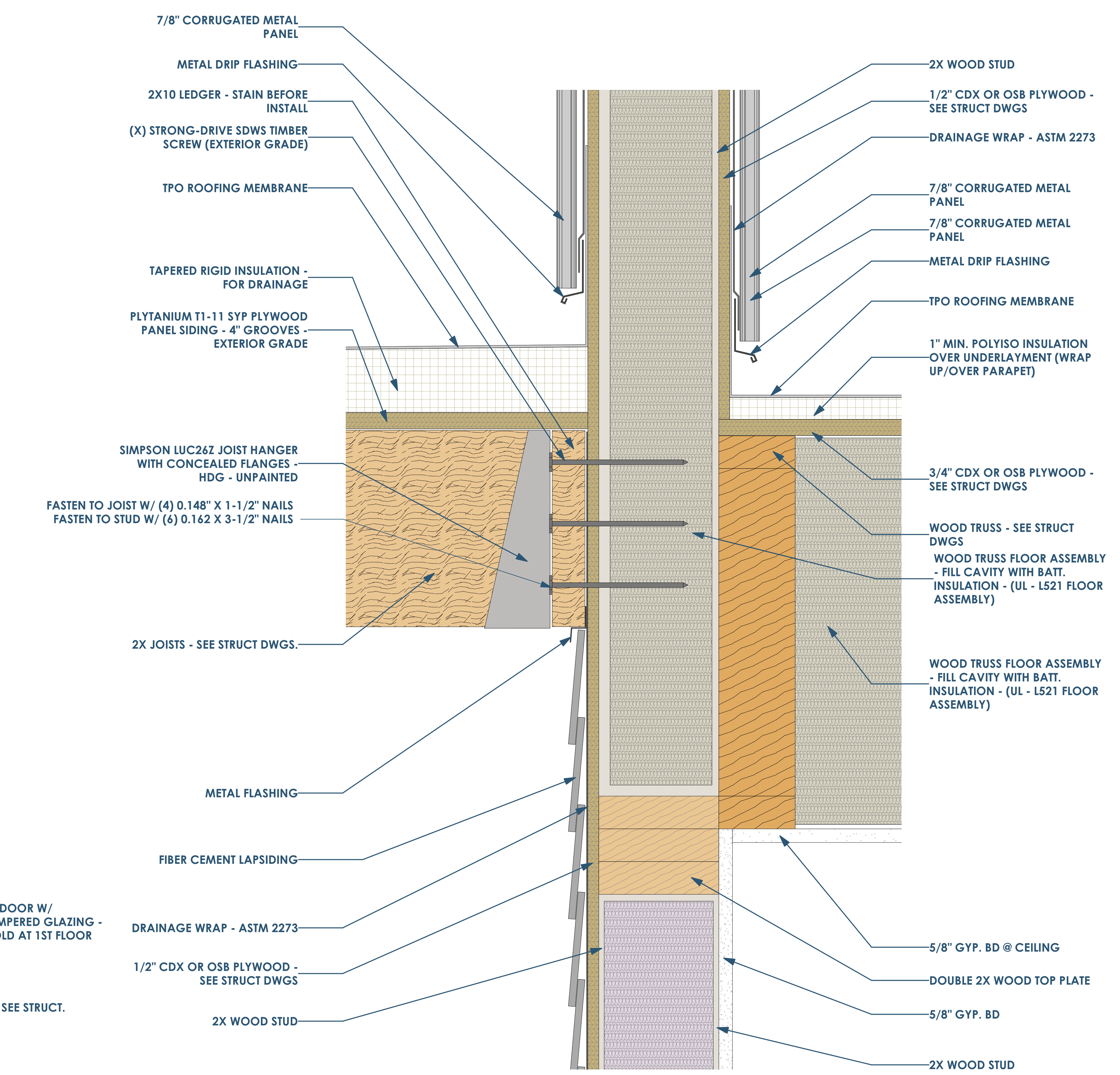


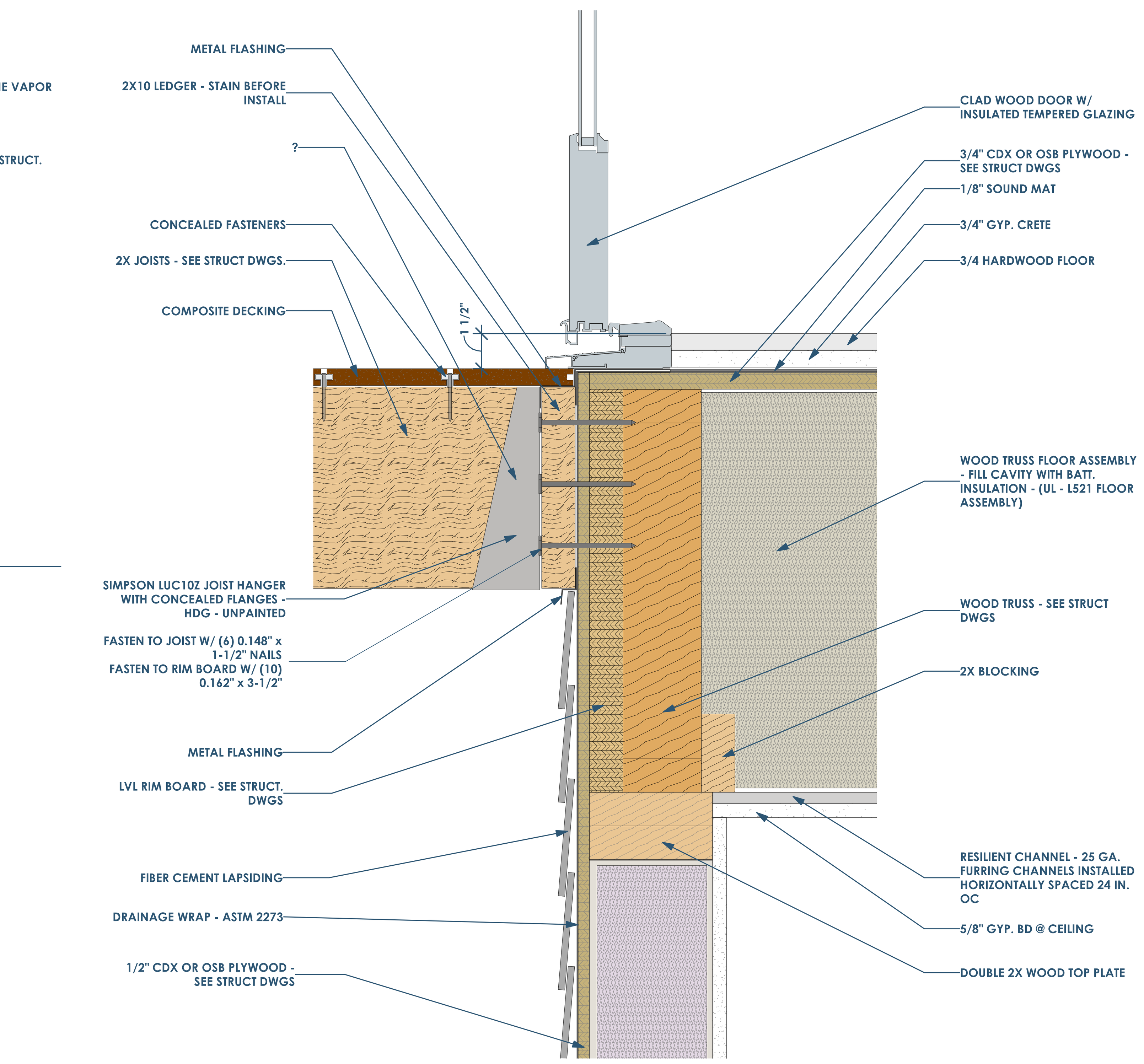
6D A500 SECTION DETAIL AT DOOR HEADER
3" = 1'-0"



6B A500 SECTION DETAIL AT DOOR SILL - 1ST FLOOR
3" = 1'-0"



4C A500 SECTION DETAIL AT PORCH ROOF AND PARAPET
3" = 1'-0"



6A A500 SECTION DETAIL AT UNIT DOOR SILL (2ND OR 3RD FLOOR)
3" = 1'-0"

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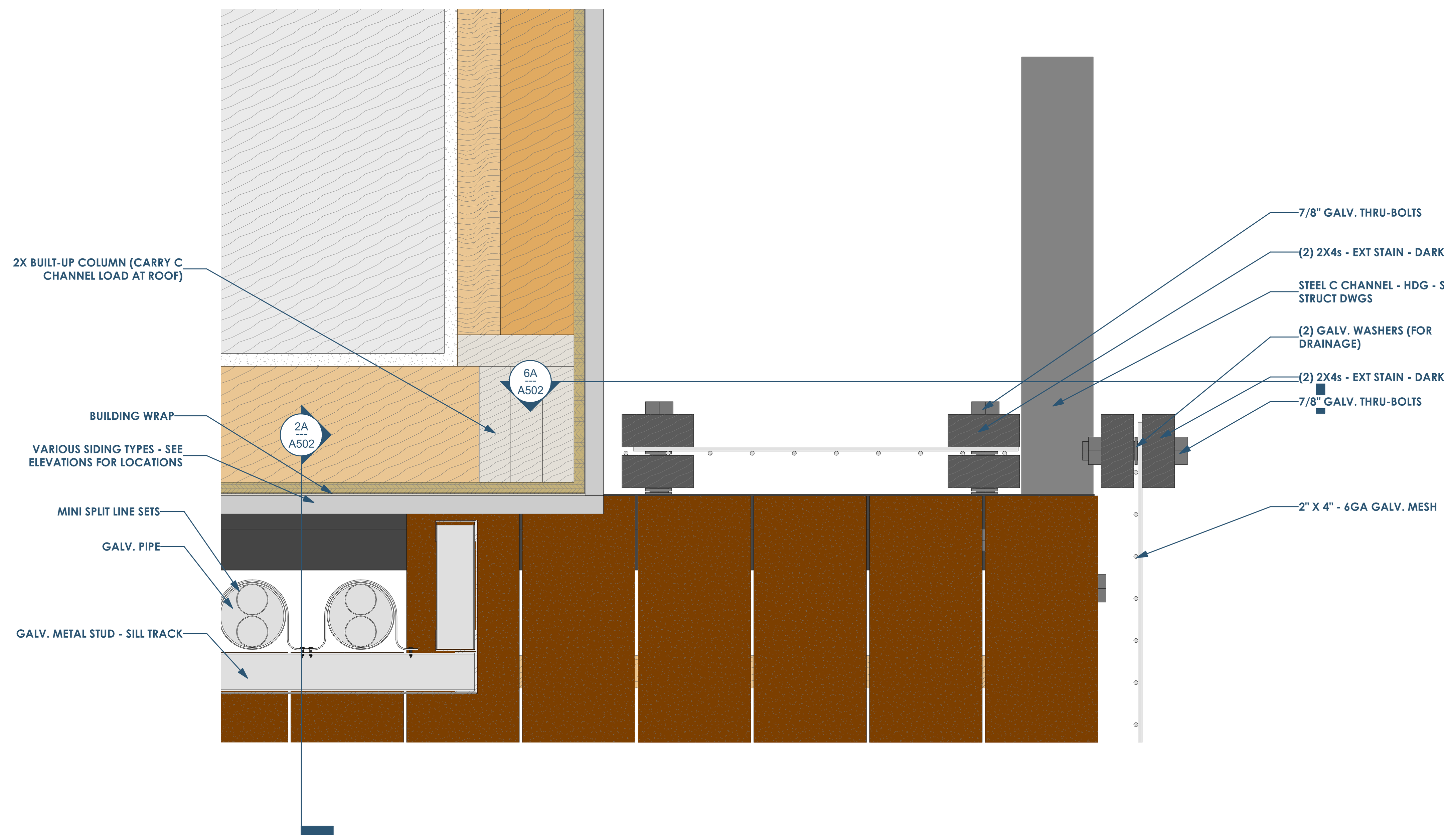
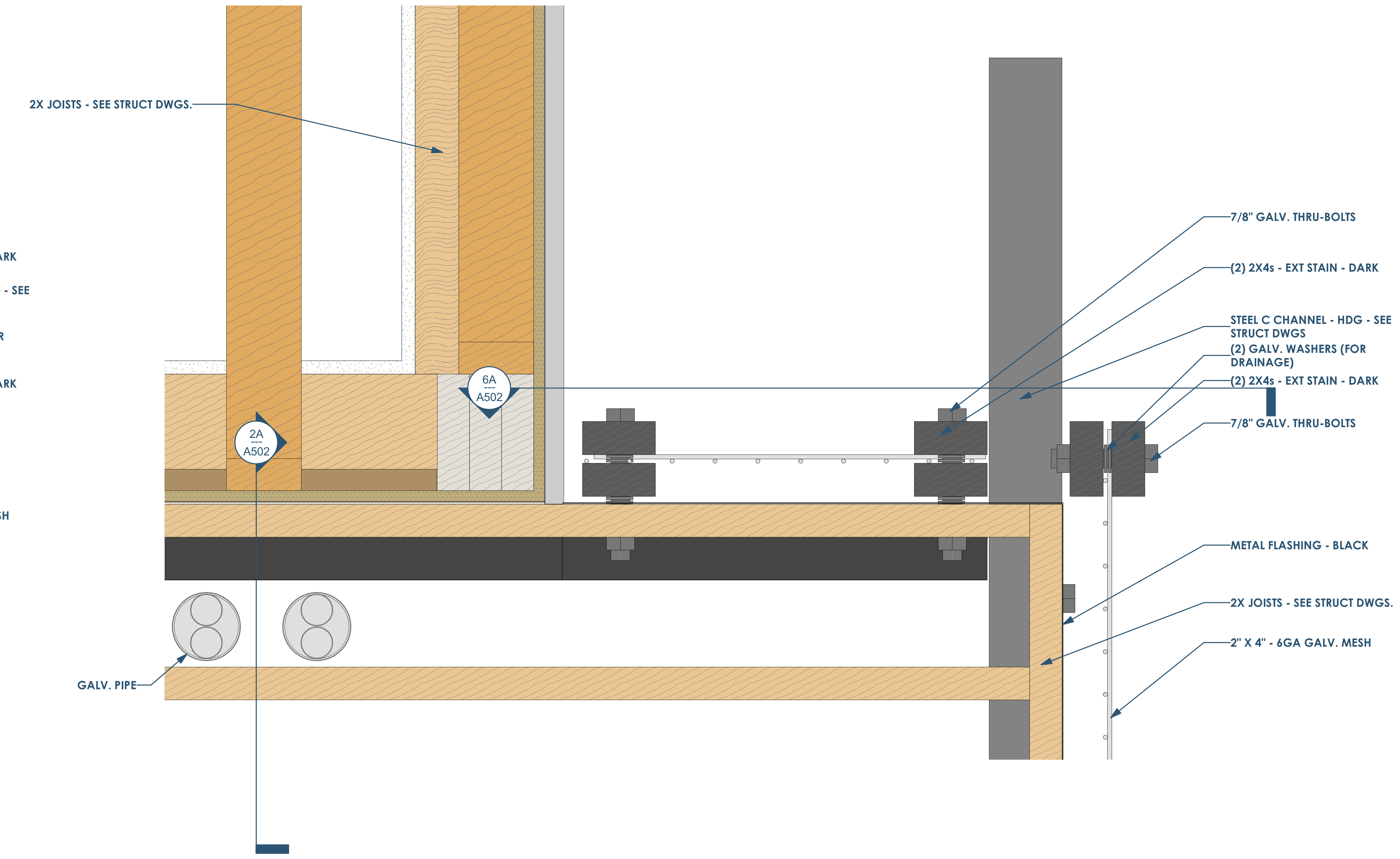
LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**

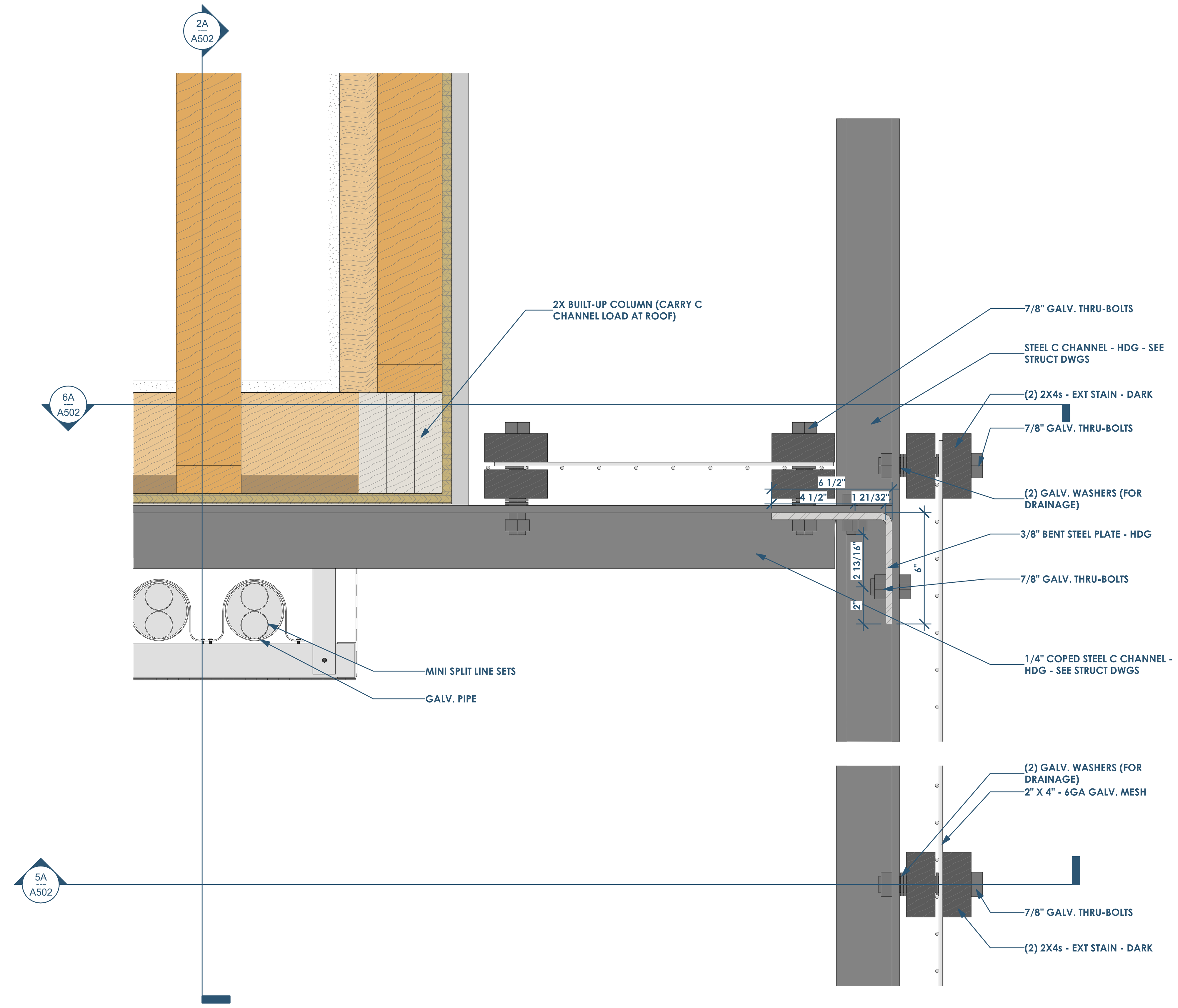
A500



6C A501 PLAN DETAIL AT SOUTH BALCONY - ABOVE DECKING
3" = 1'-0"



3C A501 PLAN DETAIL AT SOUTH BALCONY - AT LEDGER
3" = 1'-0"



3A A501 PLAN DETAIL AT SOUTH BALCONY - AT STEEL
3" = 1'-0"

Owner: Renovation Wranglers
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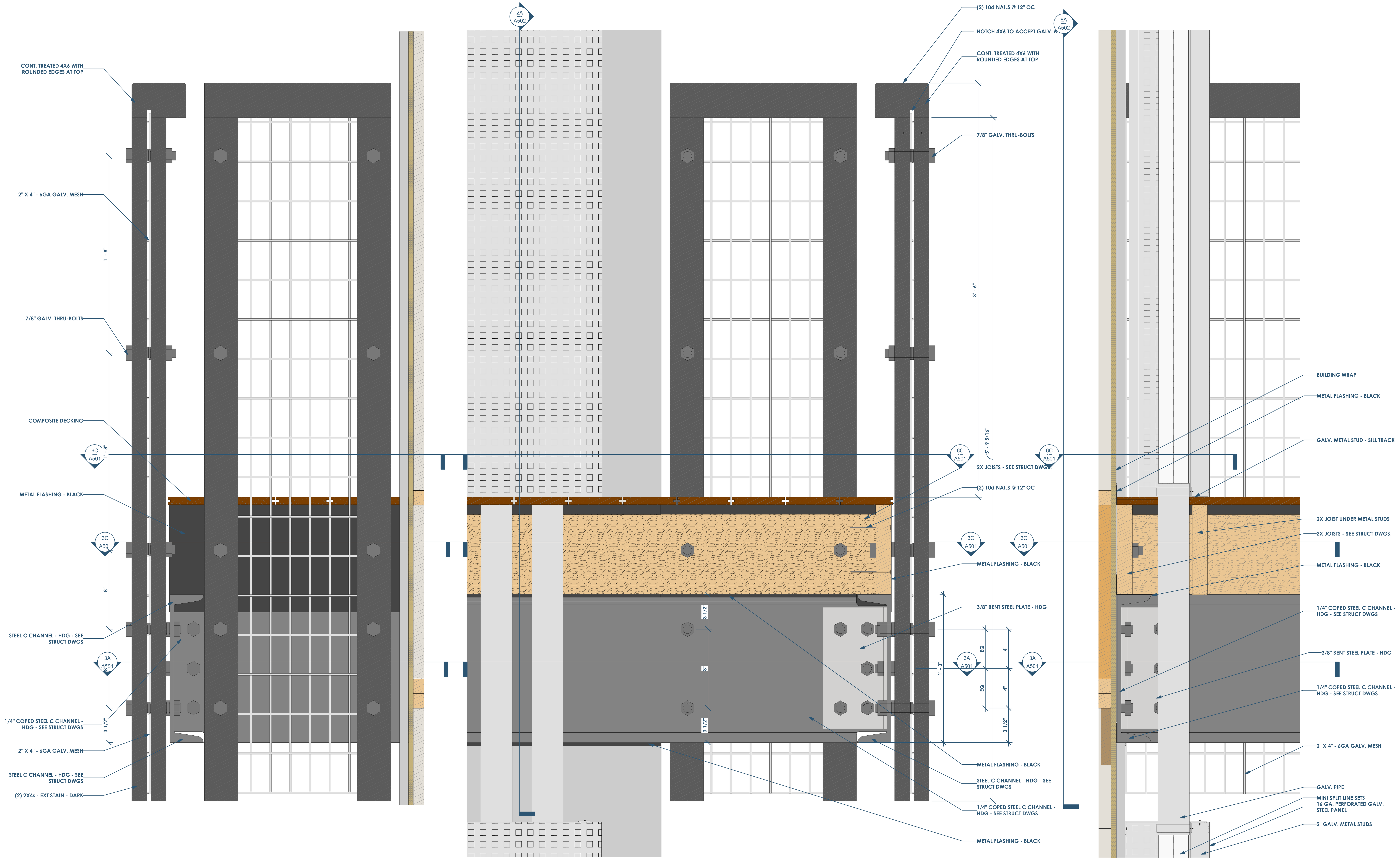
Date	Description
05.19.2022	Progress Set

LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**

PRELIMINARY - NOT FOR CONSTRUCTION



6A A502 SECTION (ELEVATION) DETAIL AT SOUTH BALCONY - LOOKING EAST OR WEST
3" = 1'-0"

5A A502 SECTION DETAIL AT SOUTH BALCONY - LOOKING EAST OR WEST
3" = 1'-0"

2A A502 SECTION AT BALCONY 4
3" = 1'-0"

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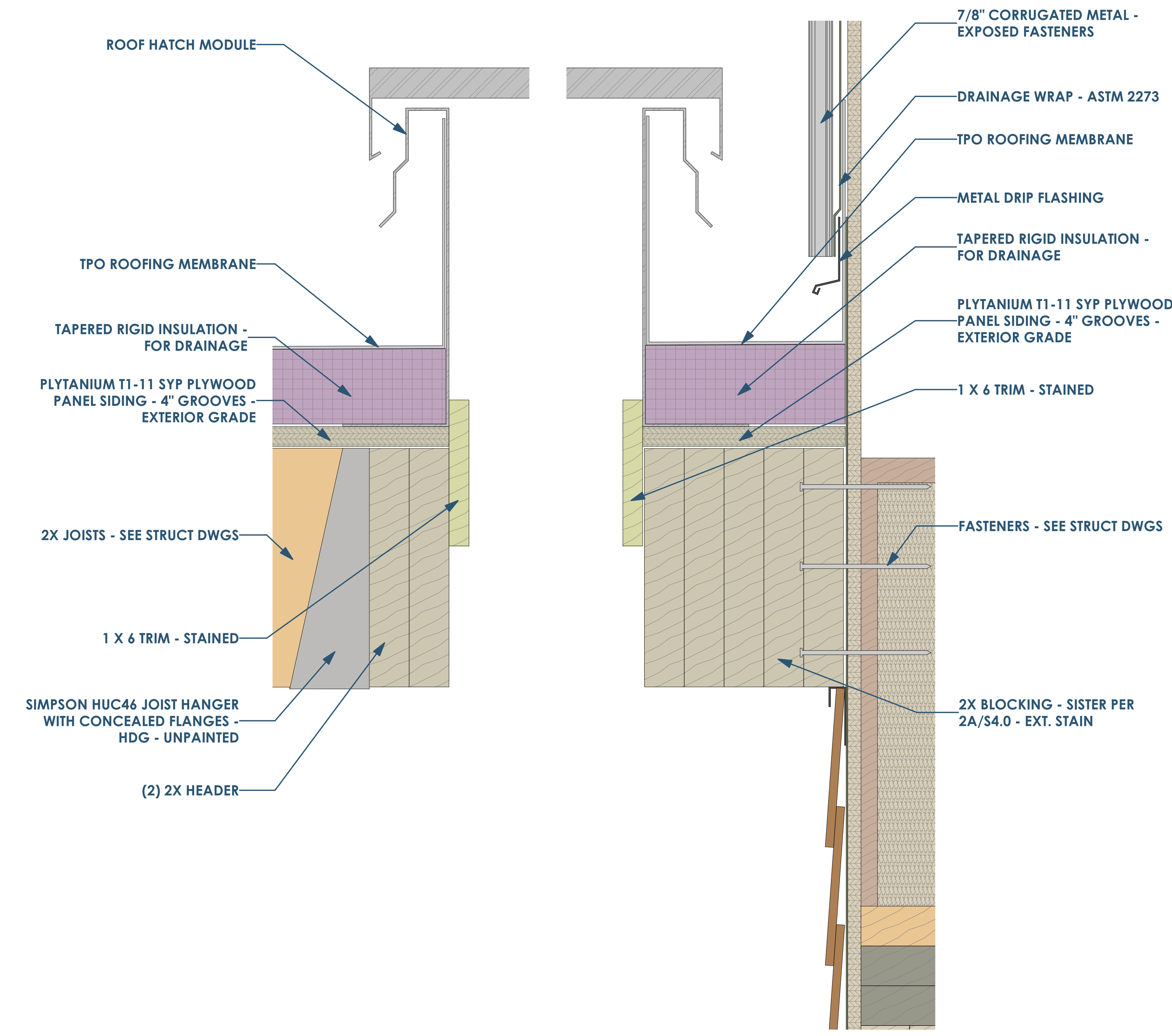
Date	Description
05.19.2022	Progress Set

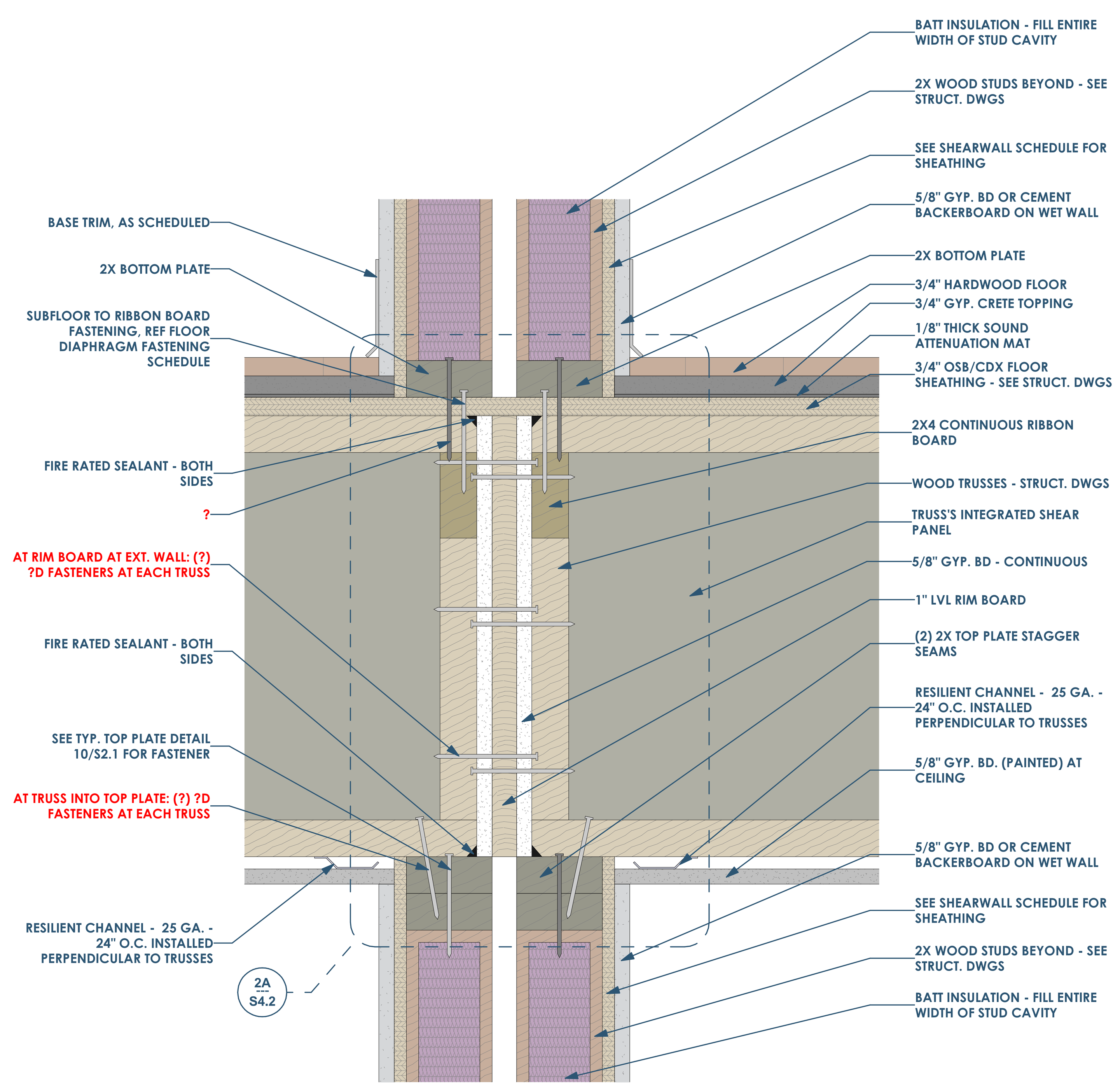
LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**

A502

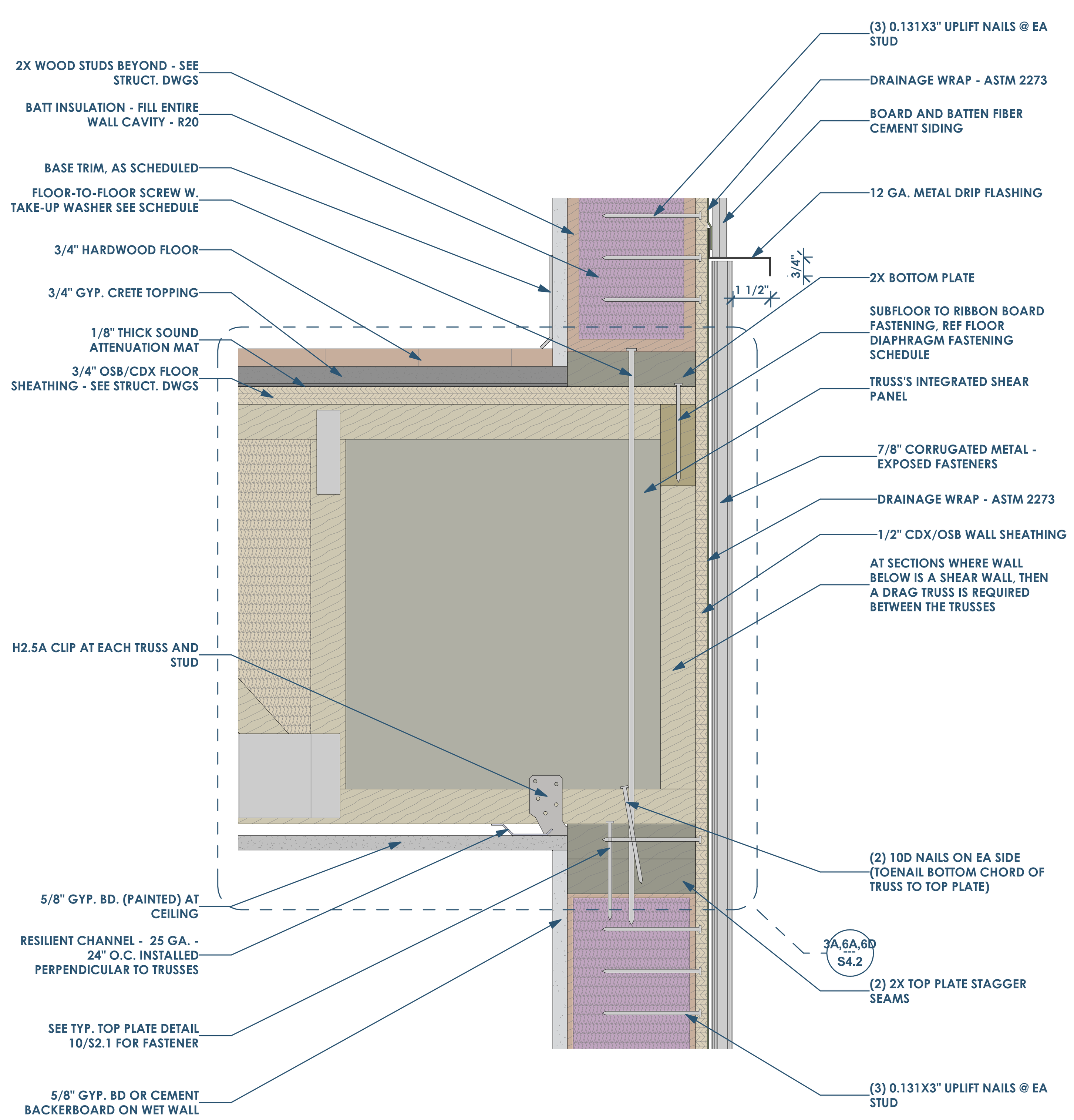
PRELIMINARY - NOT FOR CONSTRUCTION



2C A503 SECTION DETAIL - ROOF HATCH
3" = 1'-0"



6A A503 SECTION DETAIL - PARTY WALL AND FLOOR TRUSS
3" = 1'-0"



4A A503 SECTION DETAIL - EXTERIOR WALL & FLOOR TRUSS
3" = 1'-0"

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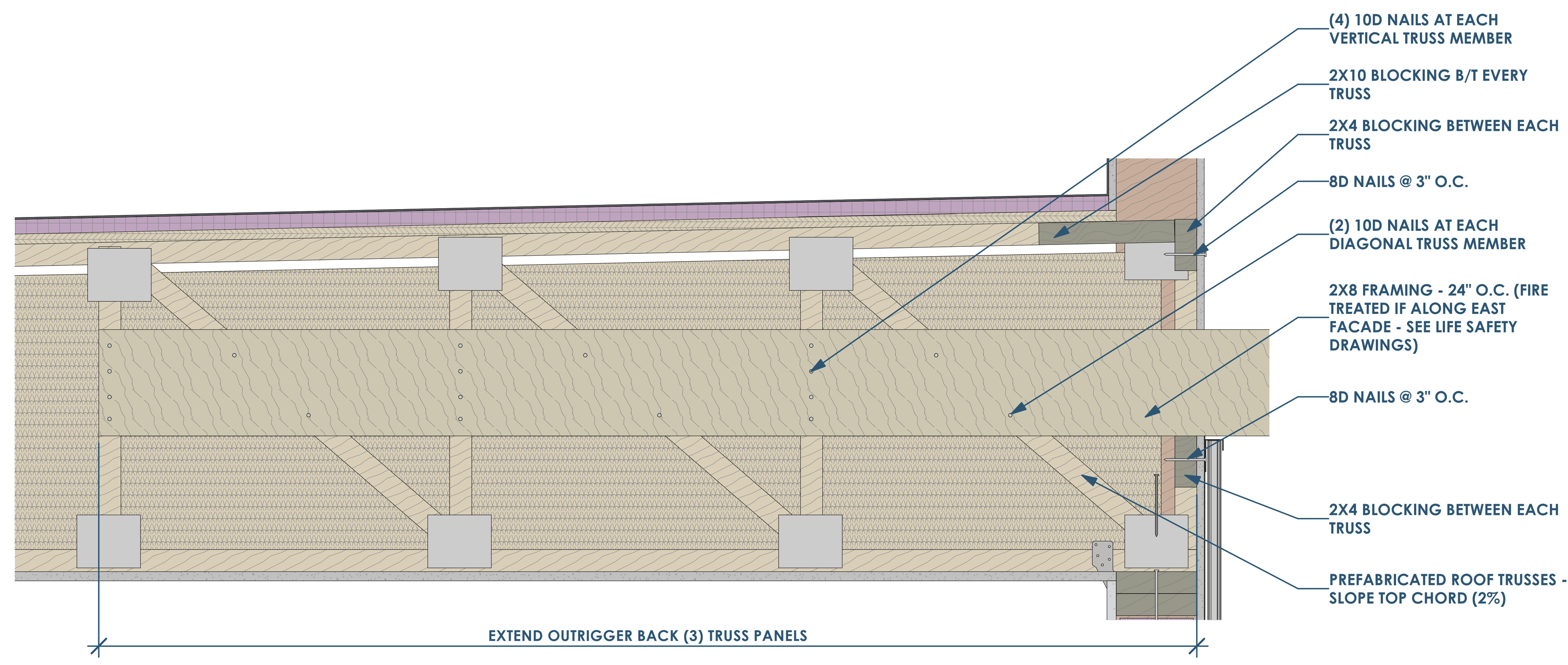
Date	Description
05.19.2022	Progress Set

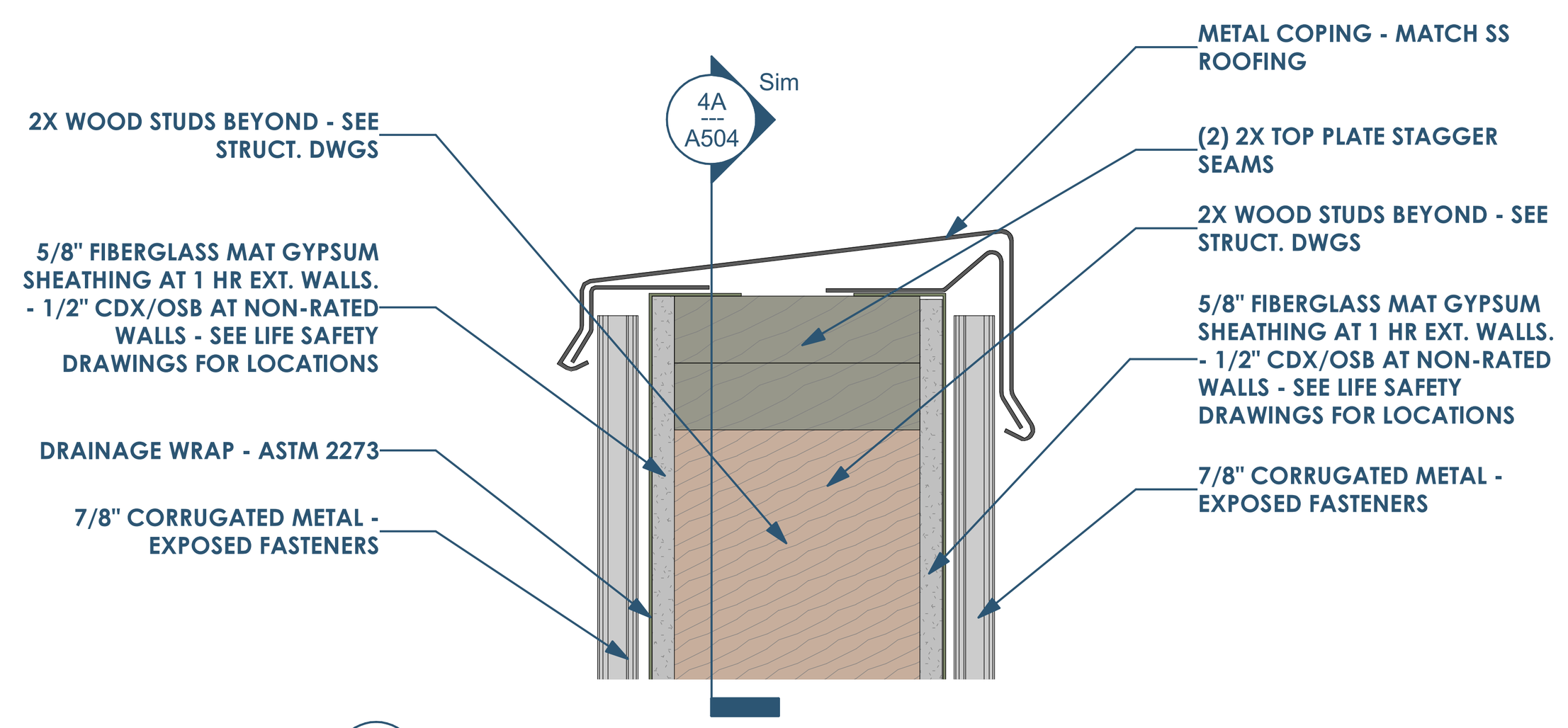
LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**

A503

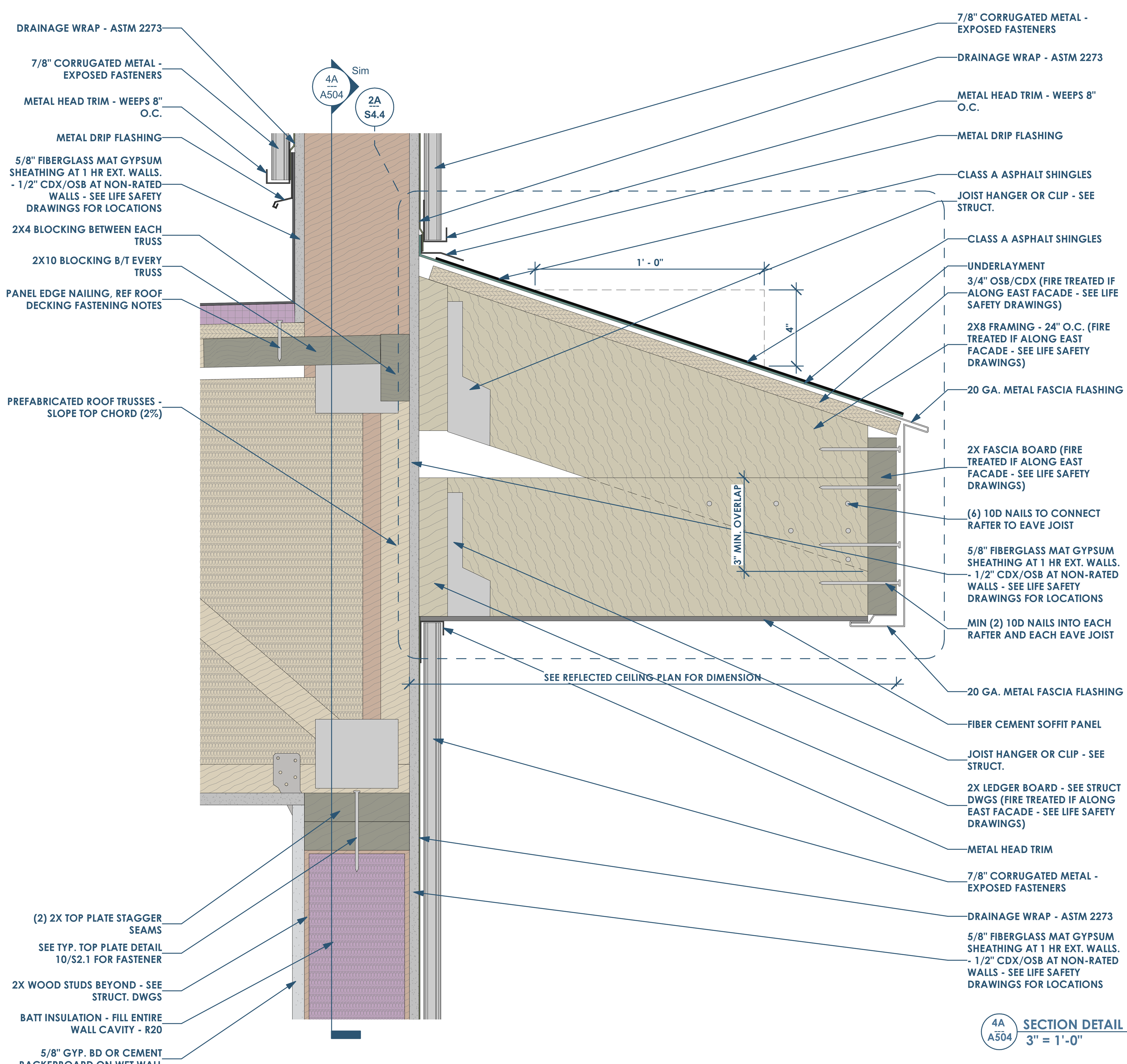
PRELIMINARY - NOT FOR CONSTRUCTION



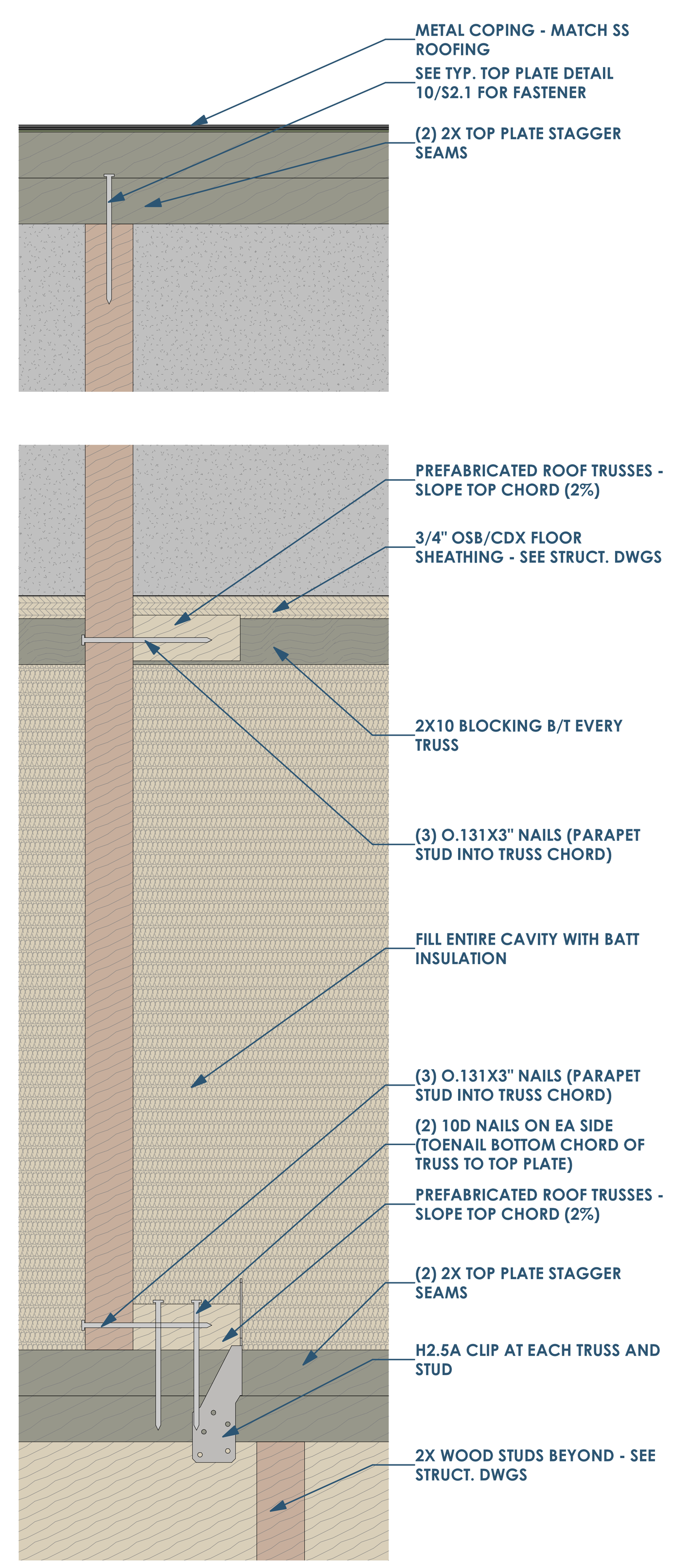
6E A504 SECTION DETAIL AT OUTRIGGER
1 1/2" = 1'-0"



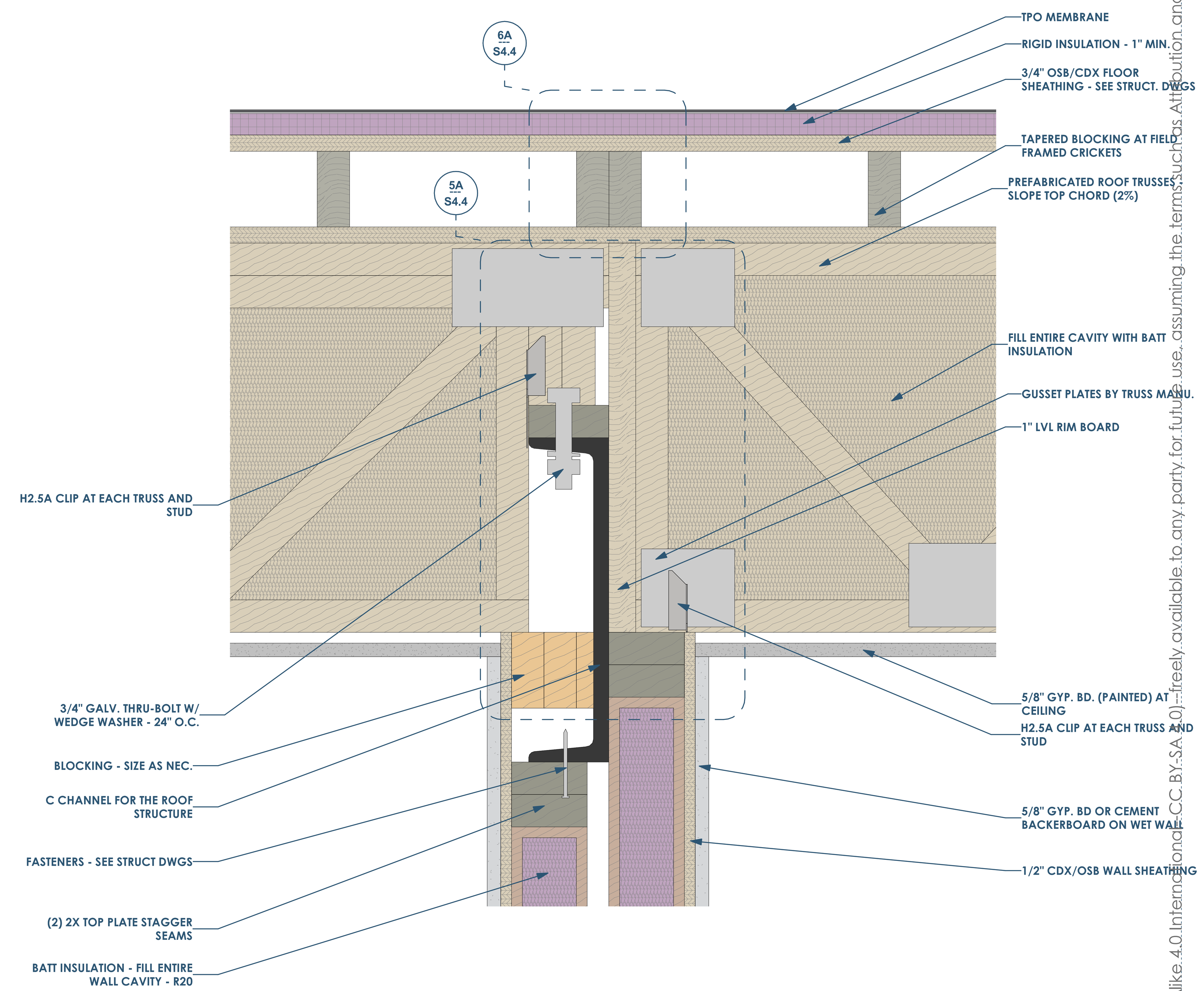
6D A504 SECTION DETAIL - TOP OF PARAPET
3" = 1'-0"



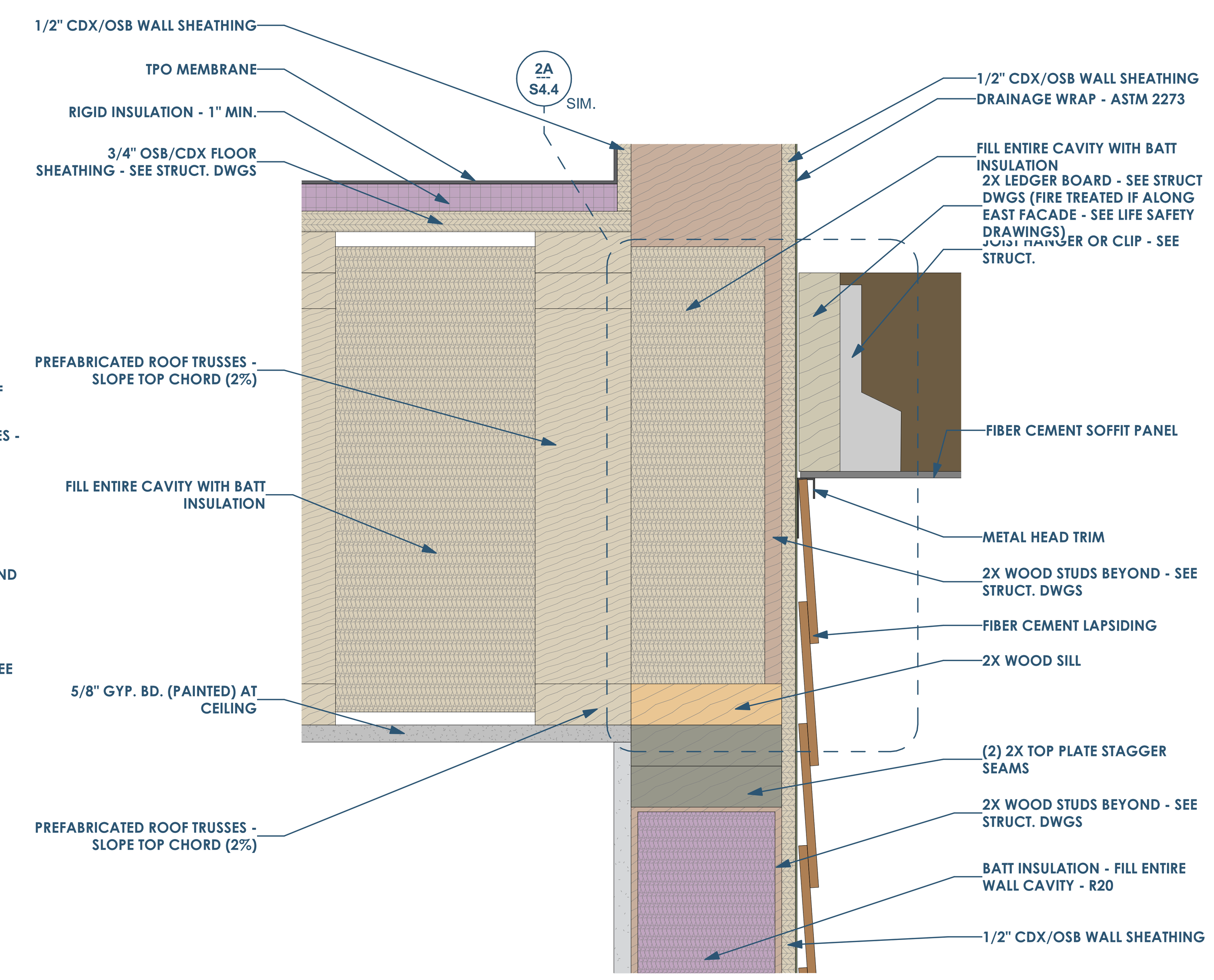
6A A504 SECTION DETAIL - ROOF AND SOFFIT
3" = 1'-0"



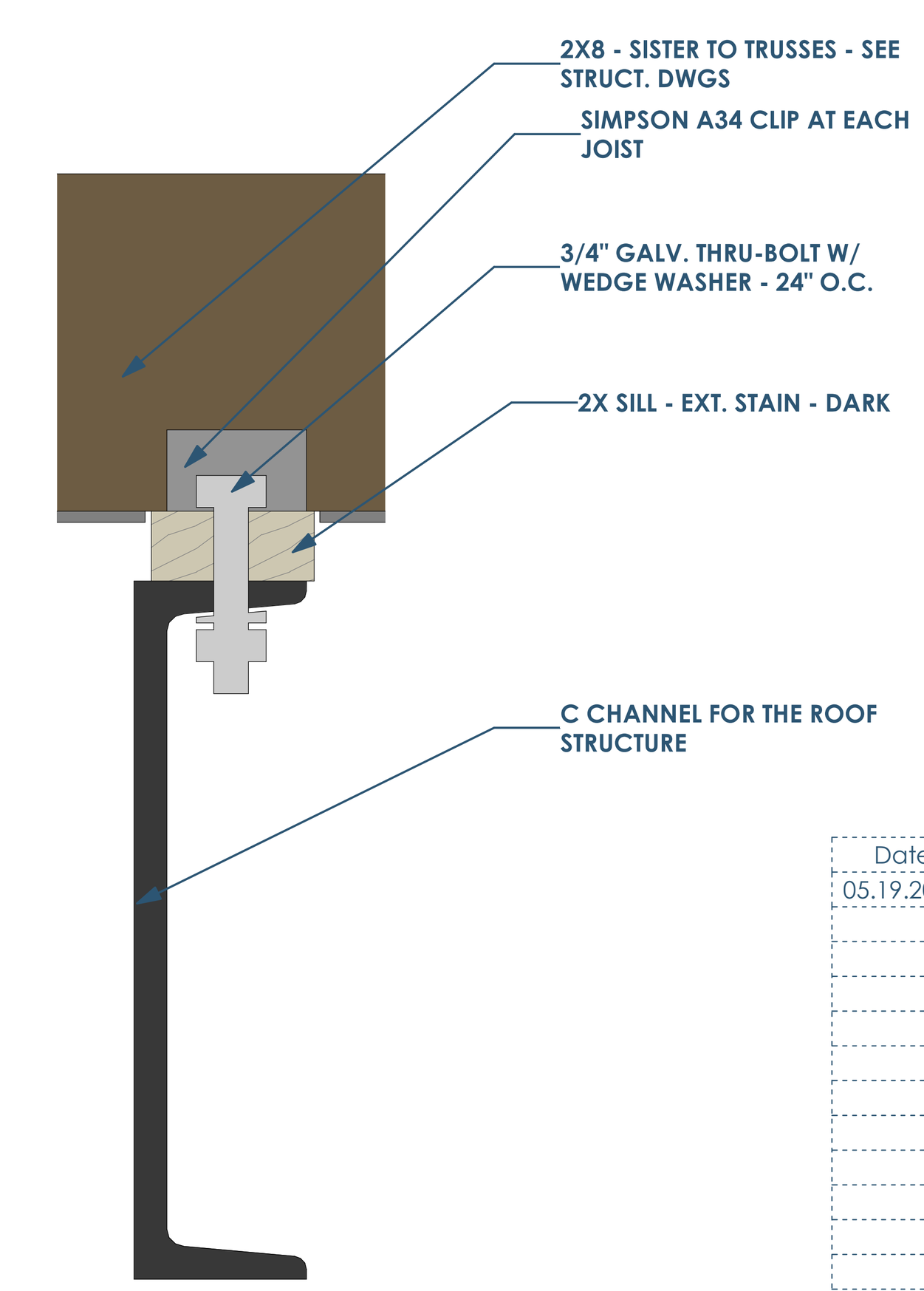
4A A504 SECTION DETAIL - AT PARAPET WALL
3" = 1'-0"



3C A504 SECTION DEATIL - AT ROOF BEAM
3" = 1'-0"



3A A504 SECTION DETAIL - AT SOFFIT AND ALCOVE
3" = 1'-0"



2A A504 SECTION DETAIL - ALCOVE AT ROOF BEAM
3" = 1'-0"

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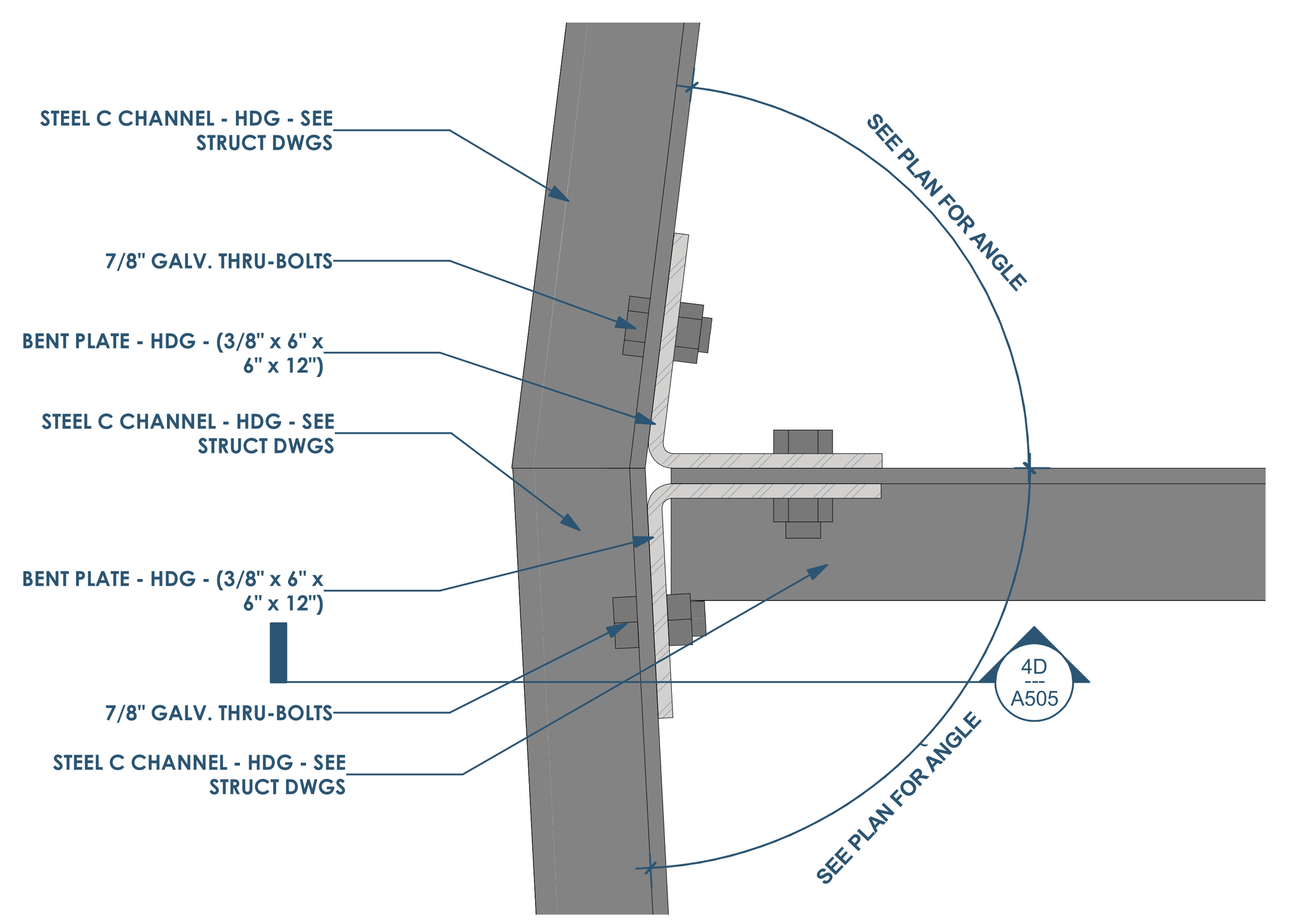
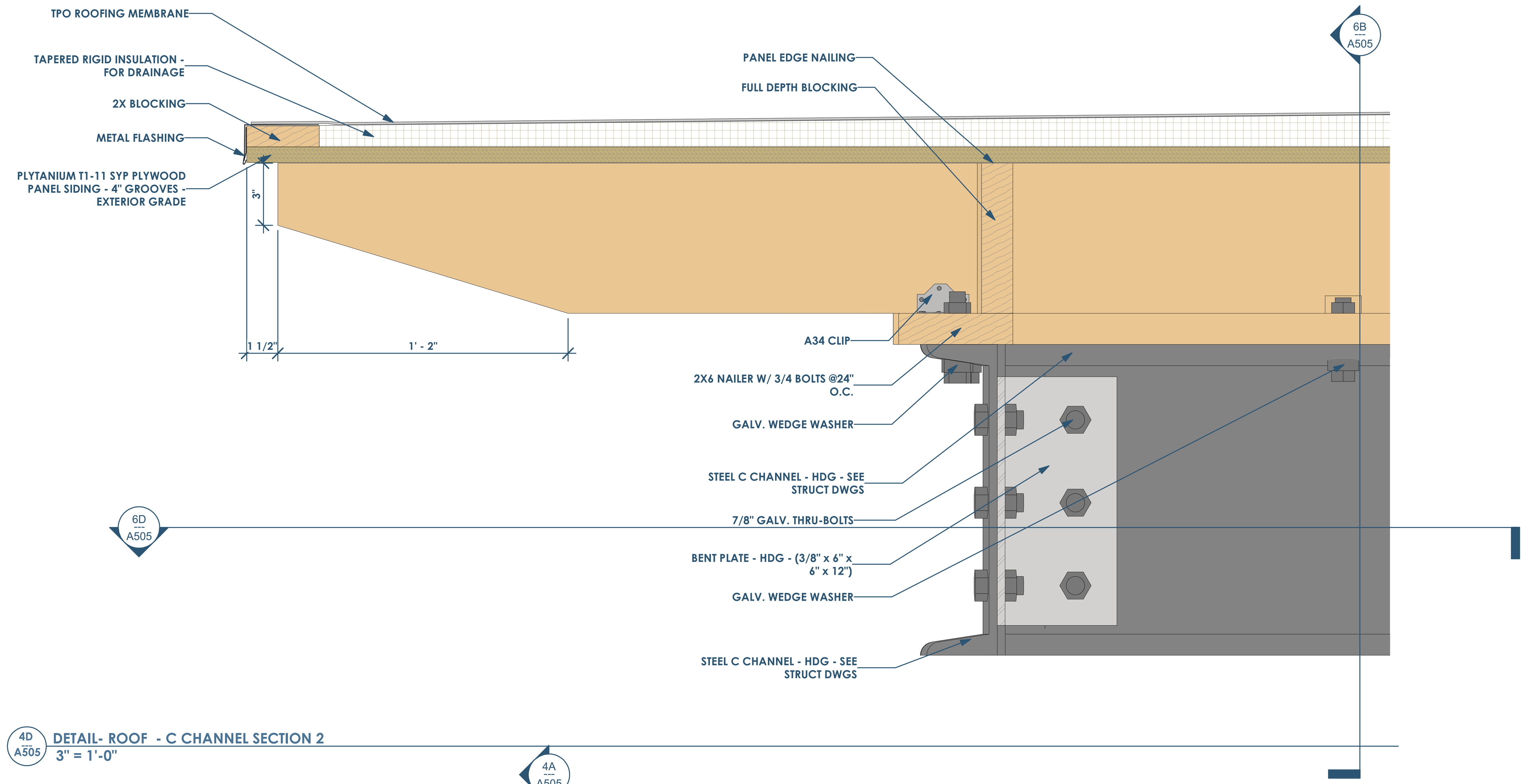
Date	Description
05.19.2022	Progress Set

LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**
A504

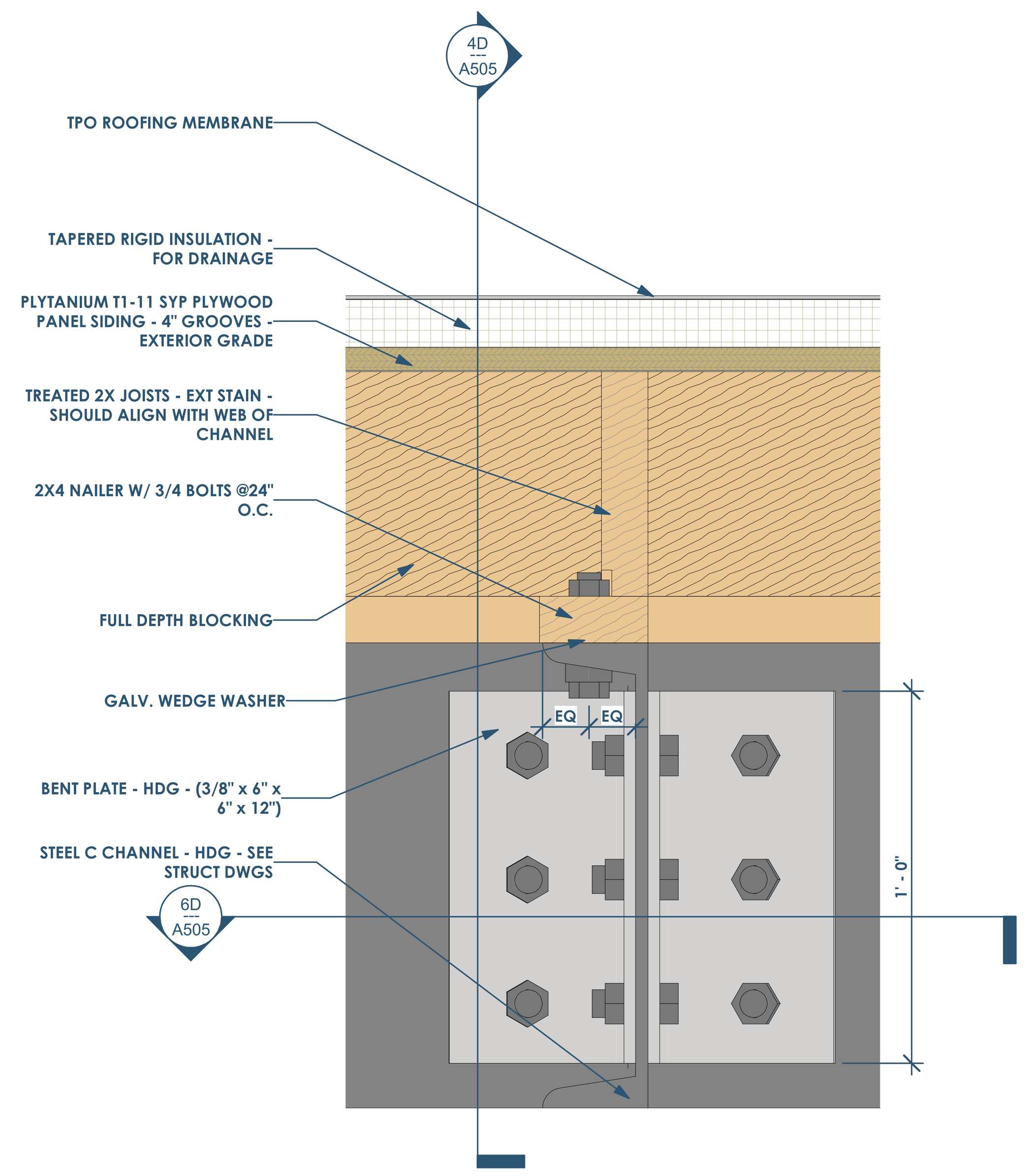
PRELIMINARY - NOT FOR CONSTRUCTION



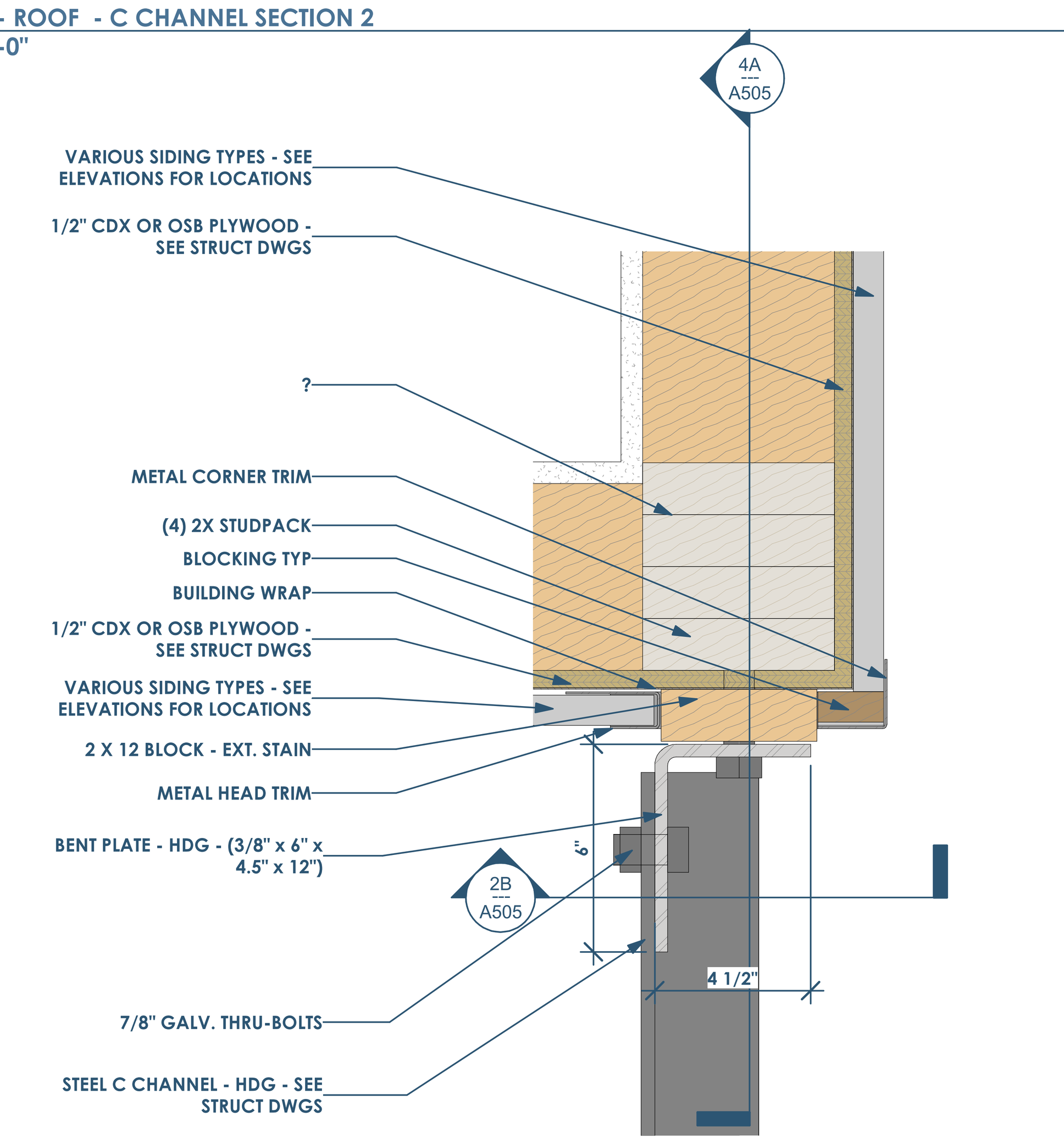
6D A505 DETAIL- ROOF - C CHANNEL PLAN
3" = 1'-0"



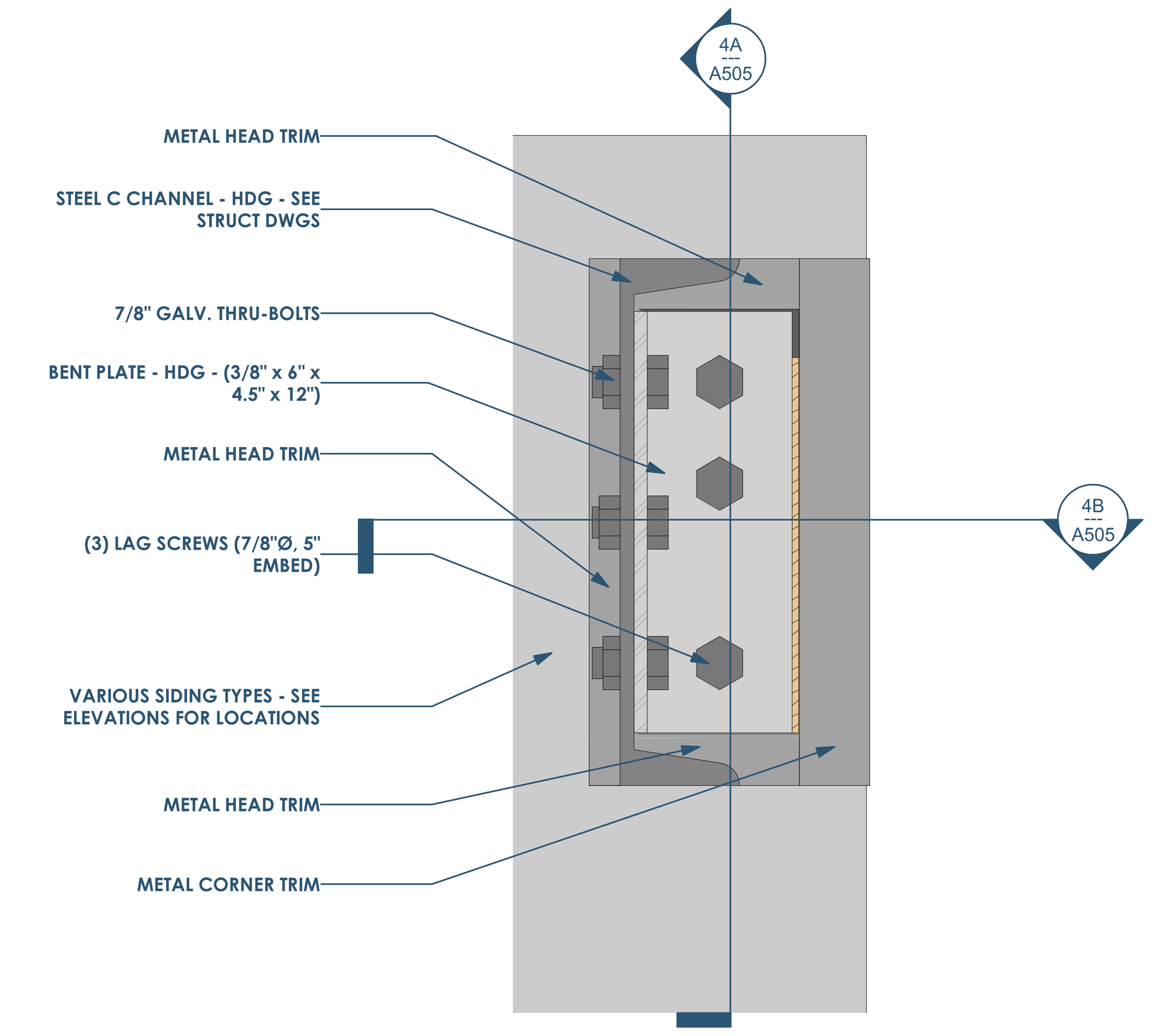
4D A505 DETAIL- ROOF - C CHANNEL SECTION 2
3" = 1'-0"



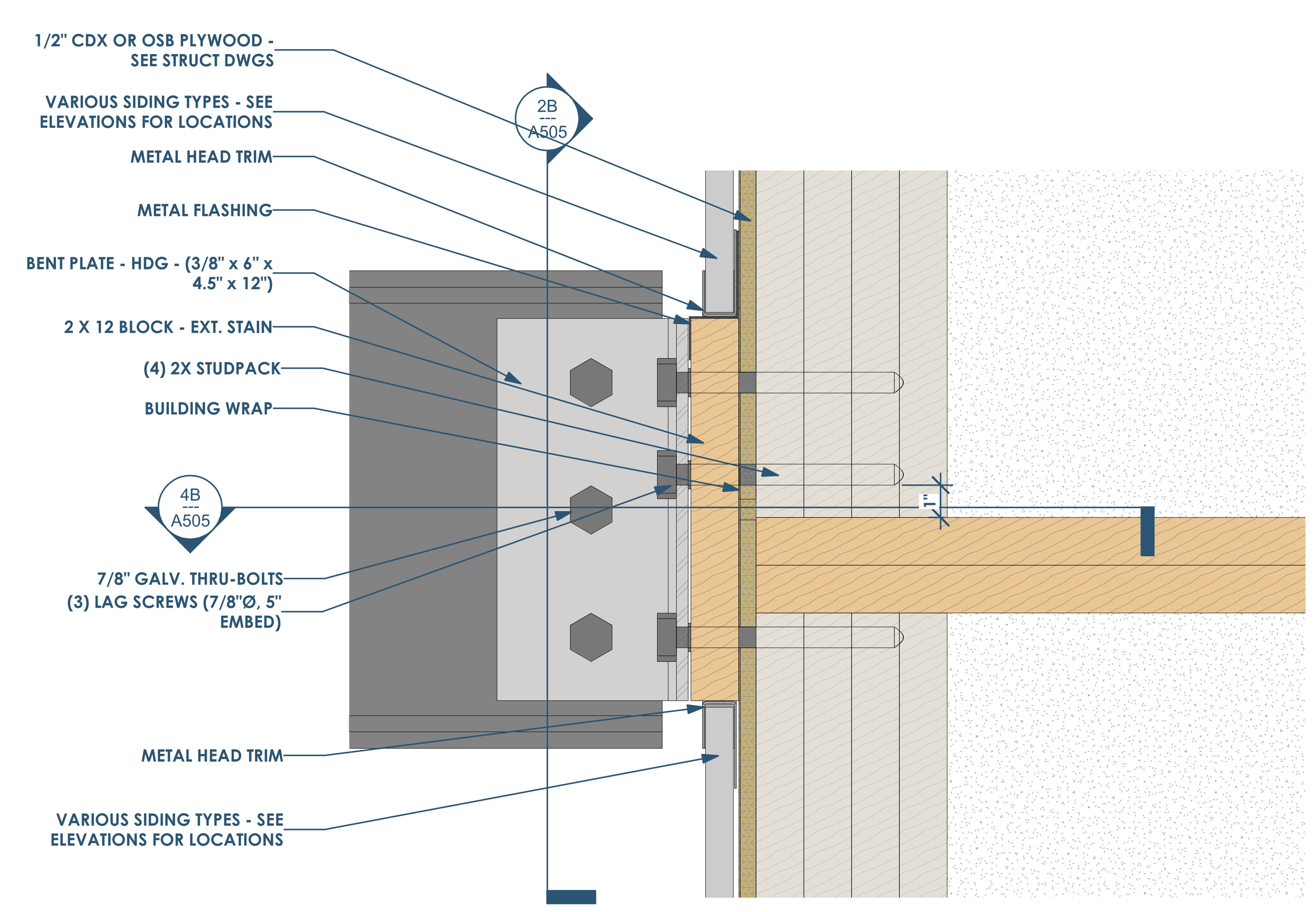
6B A505 DETAIL- ROOF - C CHANNEL SECTION 1
3" = 1'-0"



4B A505 DETAIL- ROOF 2 - C CHANNEL PLAN
3" = 1'-0"



2B A505 DETAIL - ROOF 2 - C CHANNEL - SECTION 2
3" = 1'-0"



4A A505 DETAIL - ROOF 2 - C CHANNEL - SECTION 1
3" = 1'-0"

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Date	Description
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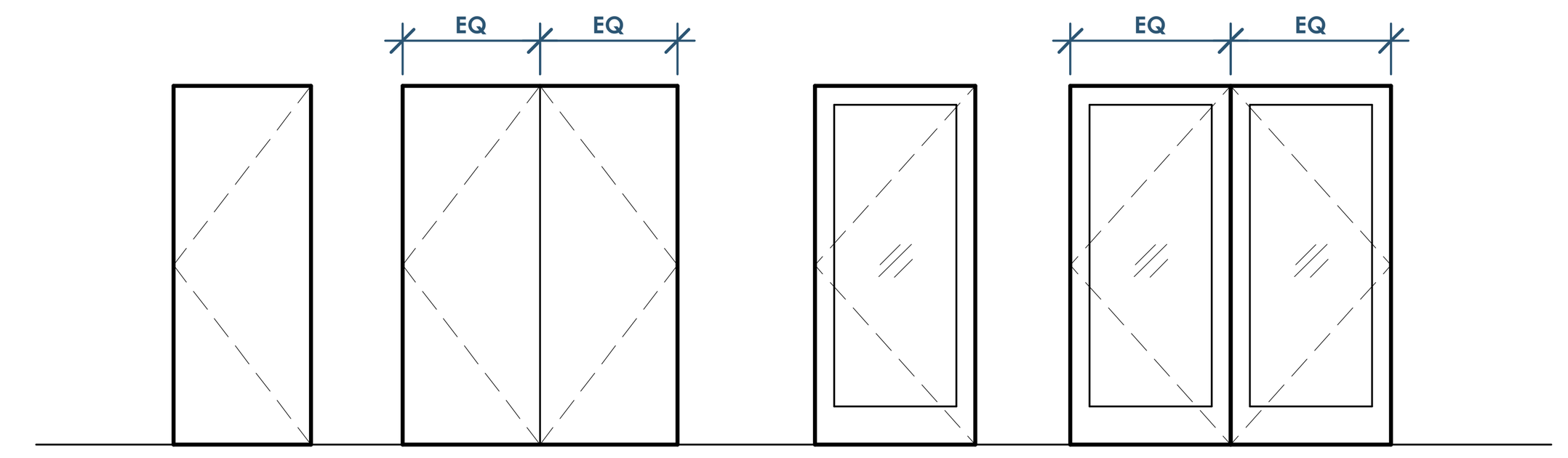
LARGE SCALE DETAILS
NAME OF PROJECT - **ADDRESS OF PROJECT**
A505

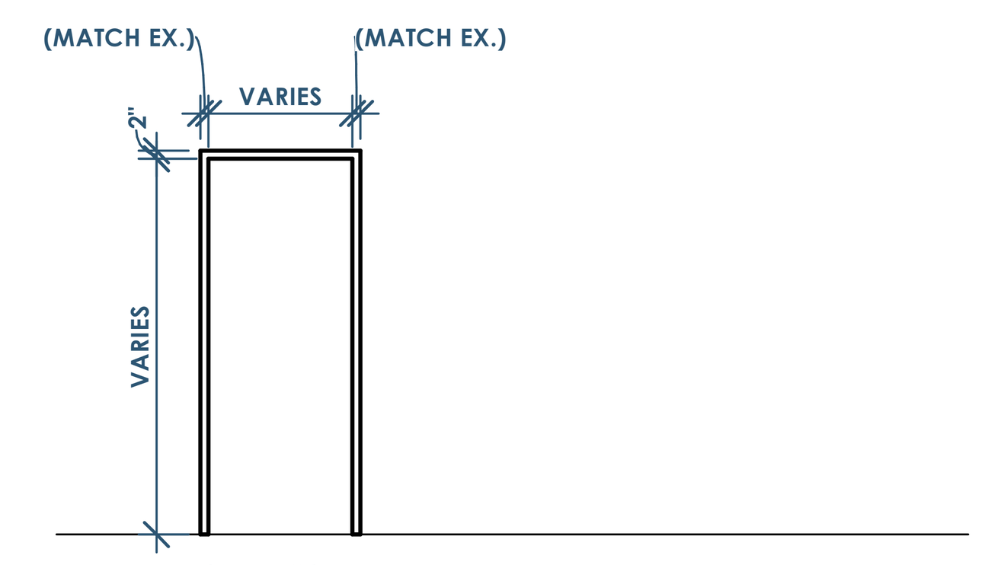
PRELIMINARY - NOT FOR CONSTRUCTION

DOOR SCHEDULE - TYPE												
Count	Type Mark	Type	Width	Height	Fire Rating	Door Type	Door Material	Frame Type	Frame Material	DS_Door_Glazing_Material_(SFT)	Comments	Type Comments
28	D1	SINGLE - LITE - MUNTINS - 3-0 x 6-8	3' - 0"	6' - 8"		B1	CW - CLAD WOOD DOOR	A	CW - CLAD WOOD DOOR	GL - TEMPERED - INSULATED - LOW-E		
24	D2	SINGLE - FLUSH - 3-0 x 6-8	3' - 0"	6' - 8"		A1	WD - HOLLOW CORE	A	WD	-		
30	D3	SINGLE - FLUSH - 2-10 x 6-8	2' - 10"	6' - 8"		A1	WD - HOLLOW CORE	A	WD	-		
11	D4	SINGLE - FLUSH - 2-0 x 6-8	2' - 0"	6' - 8"		A1	WD - HOLLOW CORE	A	WD	-		
6	D5	DOUBLE - FLUSH - 5-0 x 6-8	5' - 0"	6' - 8"		A2	WD - HOLLOW CORE	A	WD	-		
1	D6	SINGLE - HOLLOW METAL - 3-0 x 6-8	3' - 0"	6' - 8"		A1	HM	A	HM	N/A		

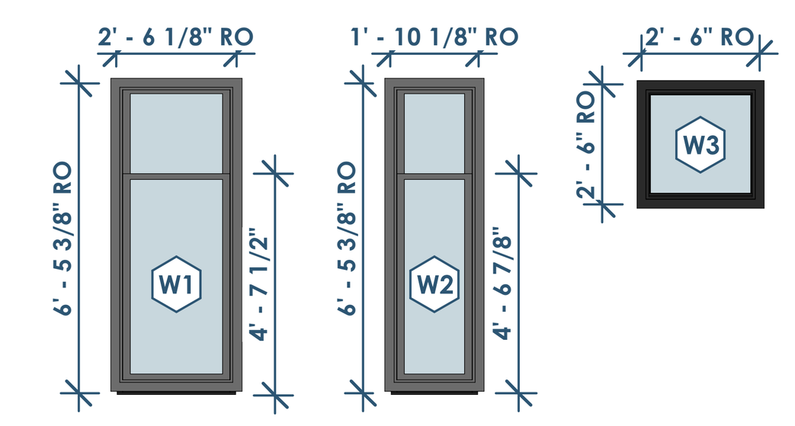
SIMPLIFIED WINDOW SCHEDULE						
PHASE CREATED	TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	TYPE COMMENTS
1ST PHASE	W1	DOUBLE HUNG - 2662	47	2' - 5 5/8"	6' - 4 7/8"	BOTTOM SASH LIMITED TO 4" MAX OPEN
1ST PHASE	W2	DOUBLE HUNG - 1862	31	1' - 9 5/8"	6' - 4 7/8"	BOTTOM SASH LIMITED TO 4" MAX OPEN
1ST PHASE	W3	PICTURE - 2626	18	2' - 5 1/2"	2' - 5 1/2"	



1 A600 DOORS - PANEL TYPES
1/4" = 1'-0"



2 A600 DOORS - FRAME TYPES
1/4" = 1'-0"



3 A600 WINDOW TYPES
1/4" = 1'-0"

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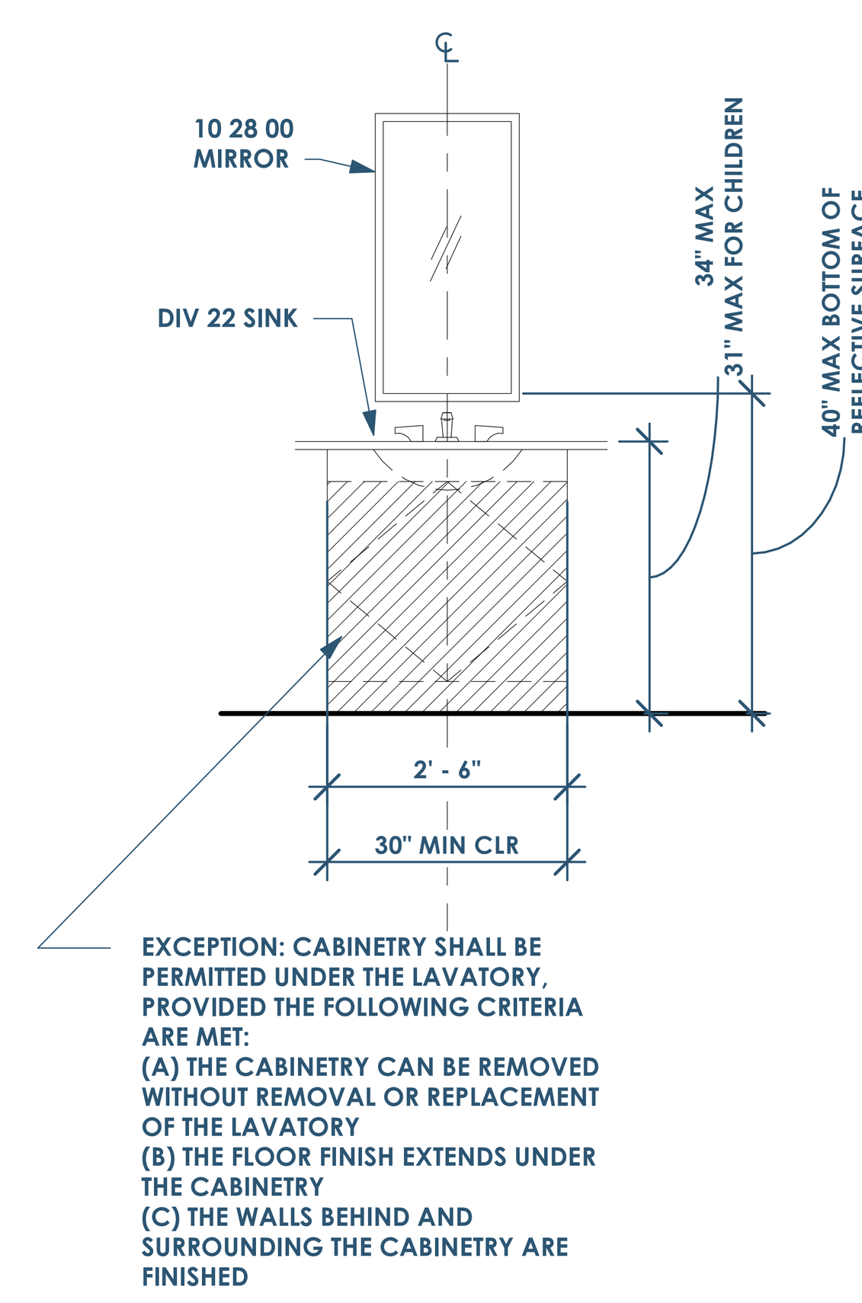
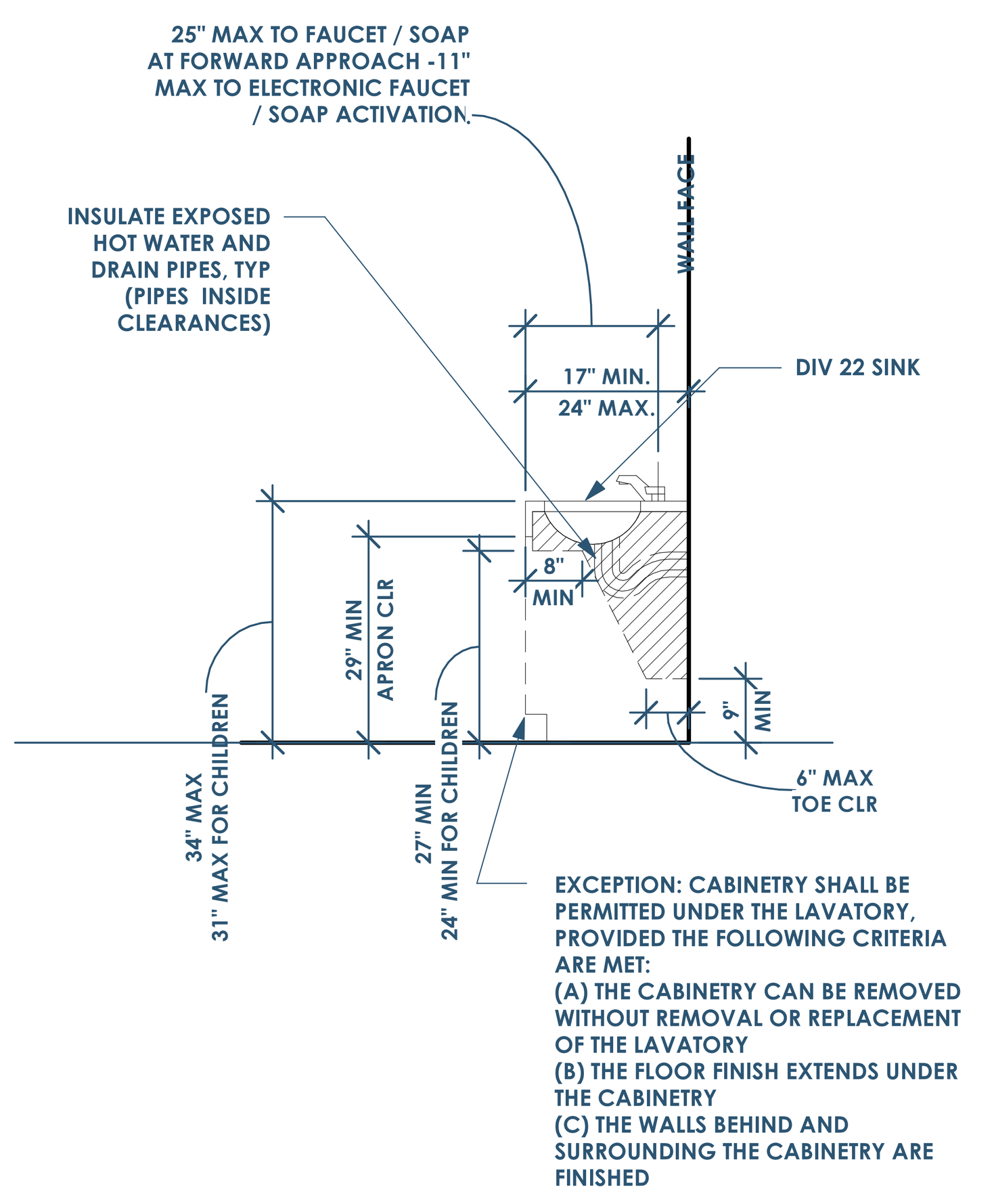
SCHEDULES
101 W 33RD STREET - BRYAN, TX 77803

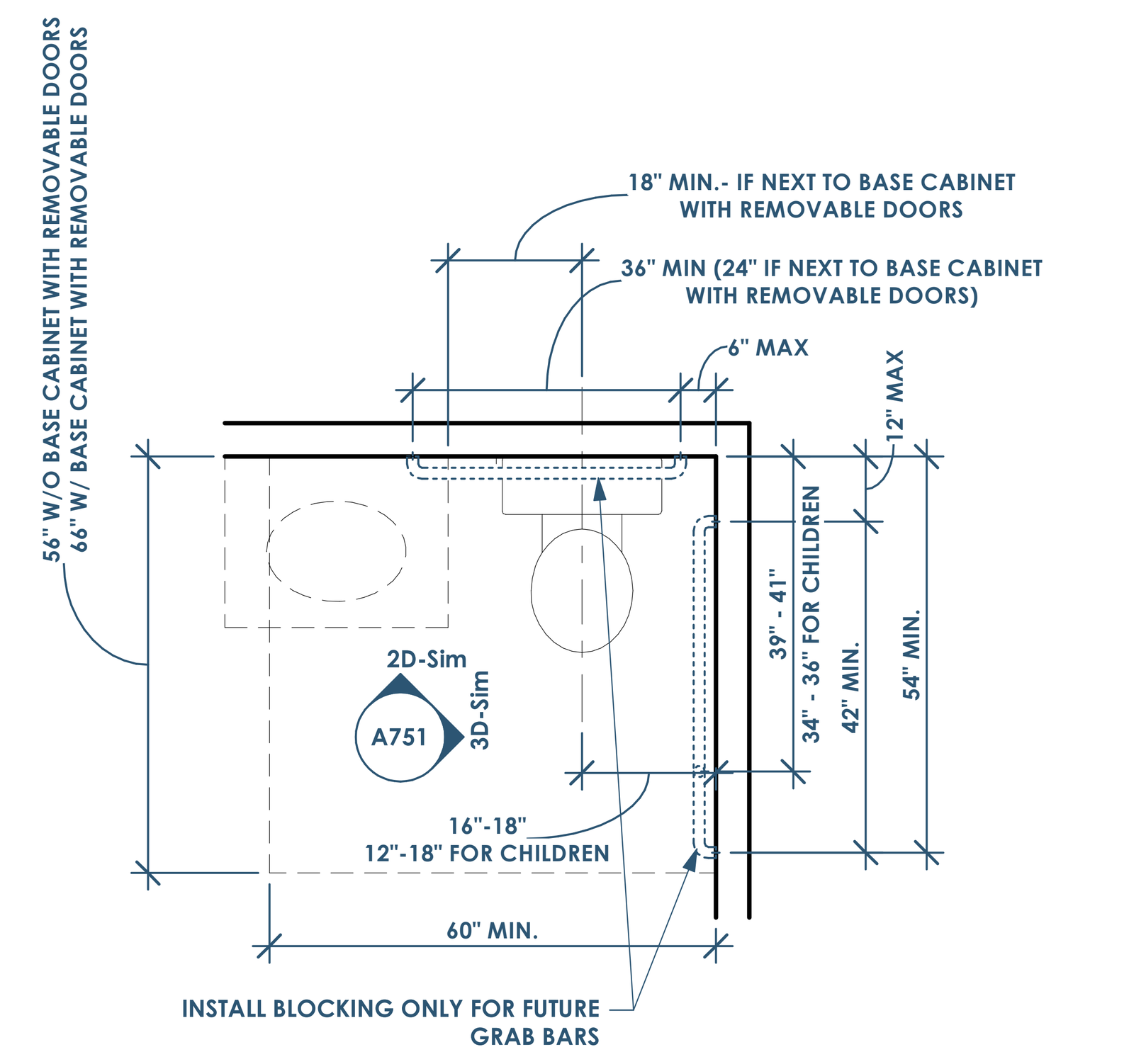
PRELIMINARY - NOT FOR CONSTRUCTION



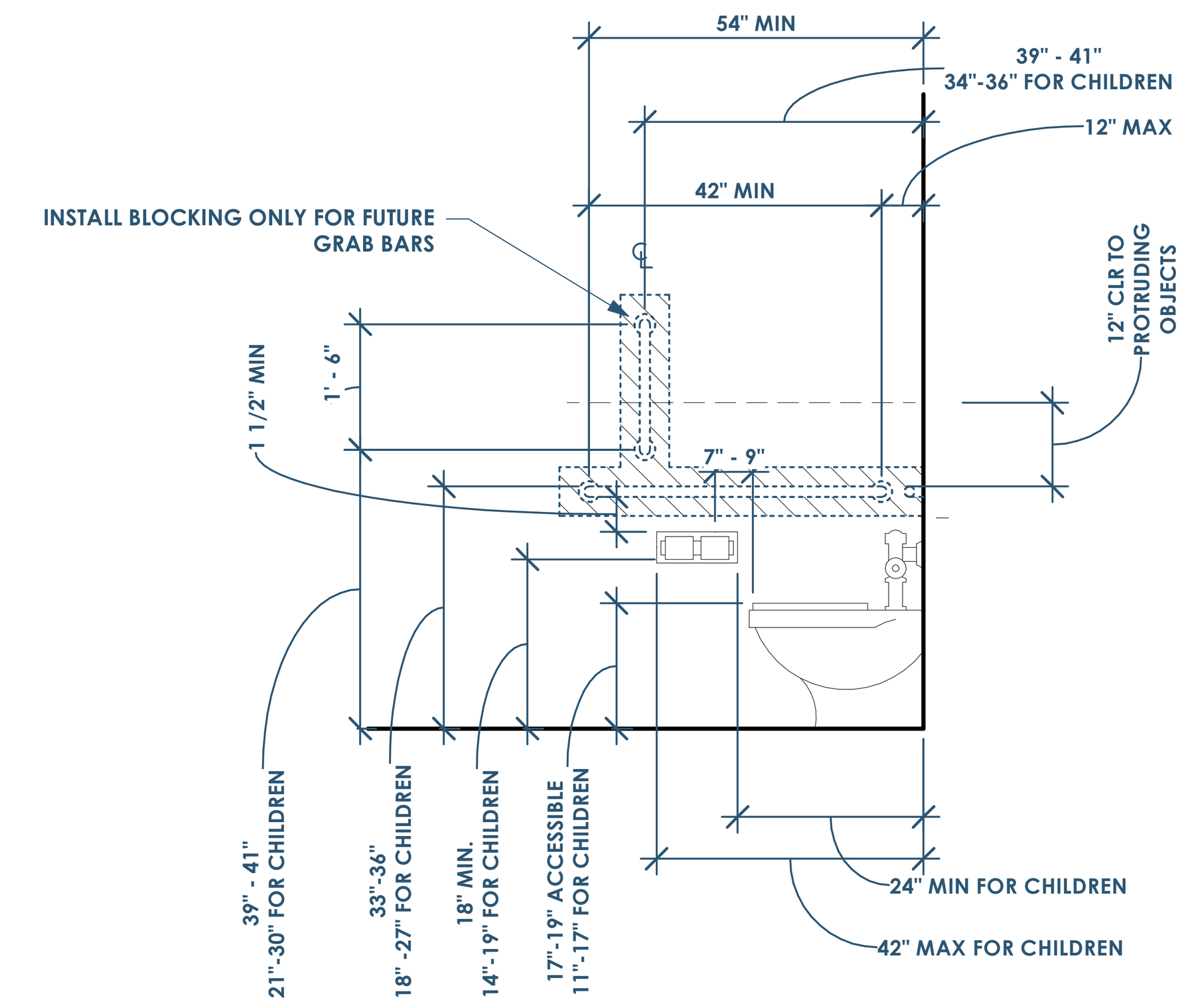
6D A751 ADA - TYPE A - LAVATORY - FRONT (OR TYPE B FRONT APPROACH)
1/2" = 1'-0"



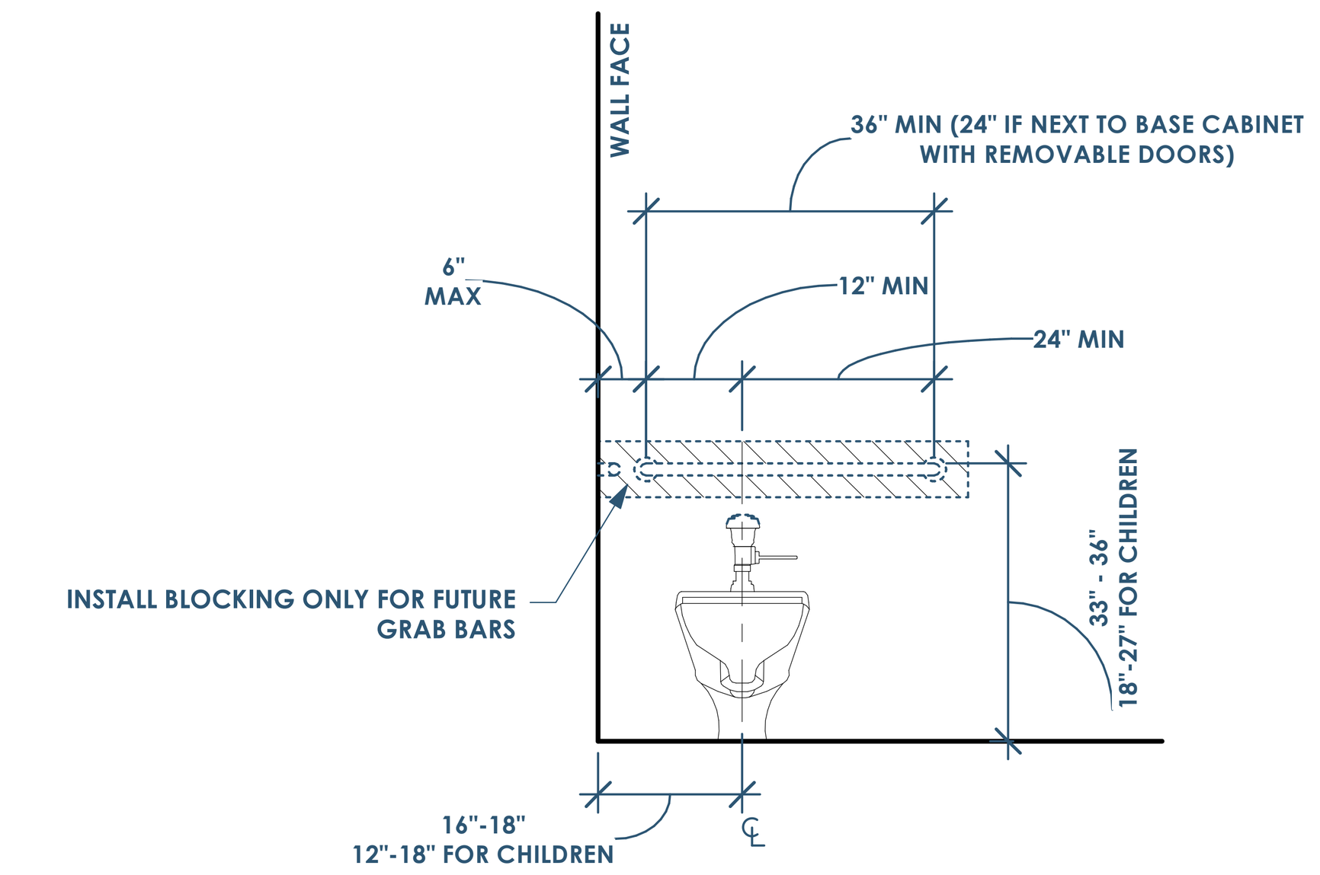
5D A751 ADA - TYPE A - LAVATORY - SIDE (OR TYPE B FRONT APPROACH)
1/2" = 1'-0"



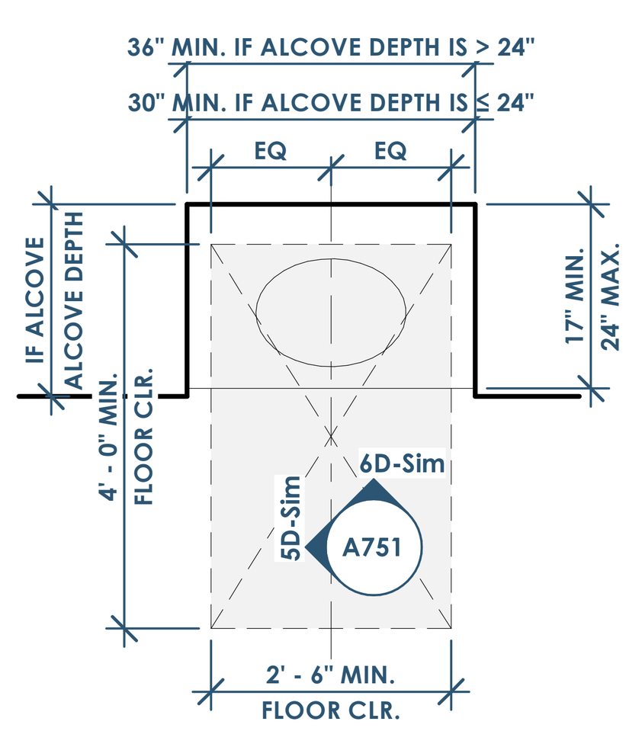
4D A751 ADA - TYPE A - WATER CLOSET - FLOOR PLAN (OR TYPE B FRONT APPROACH)
1/2" = 1'-0"



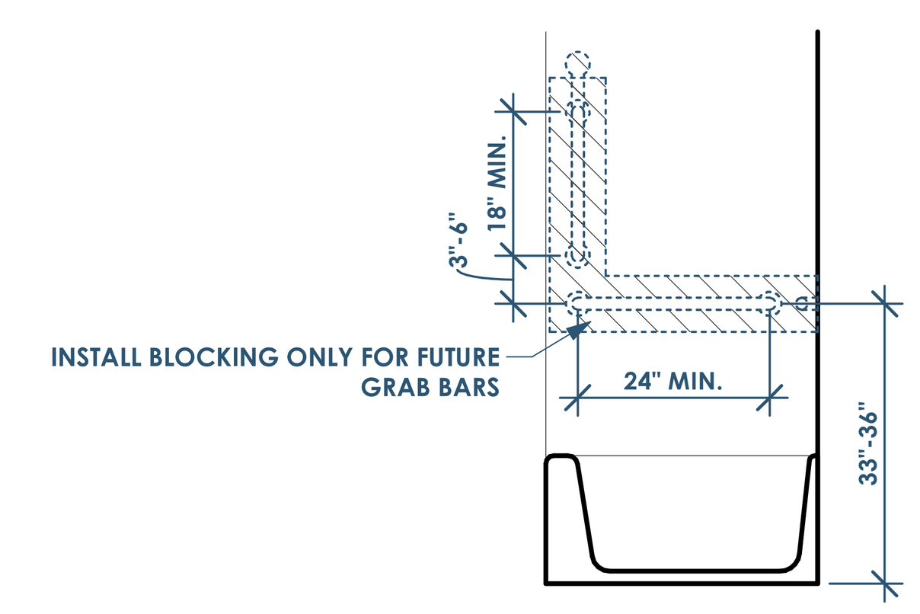
3D A751 ADA - TYPE A - WATER CLOSET - SIDE
1/2" = 1'-0"



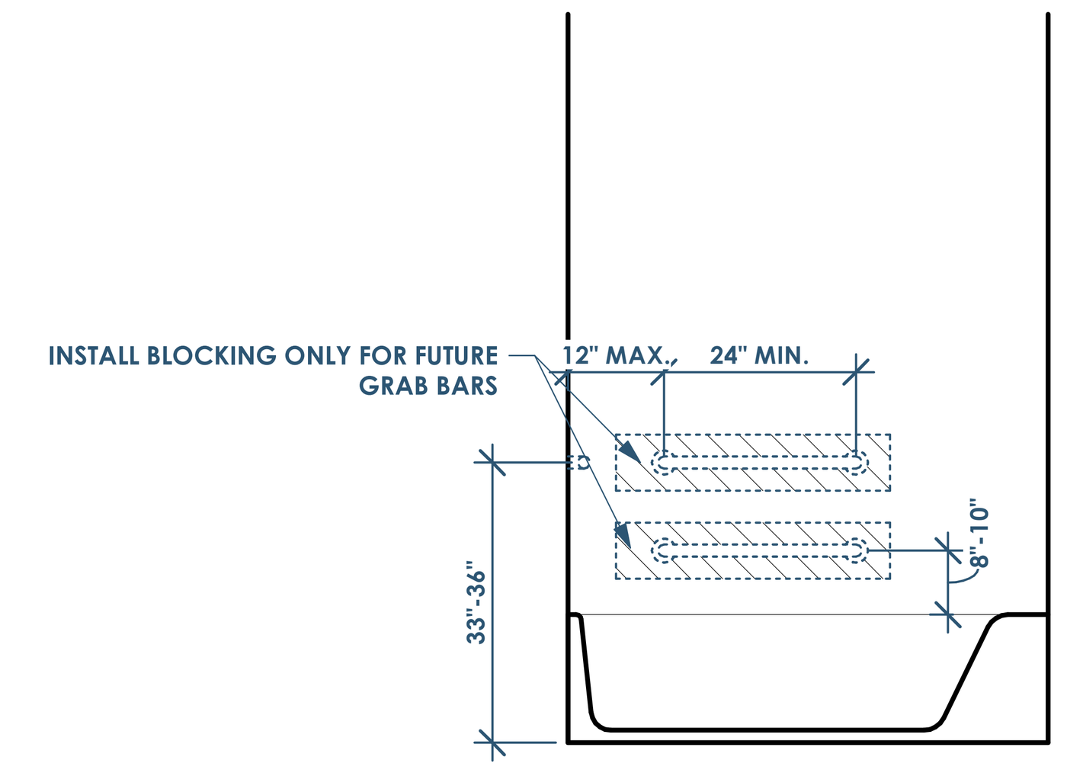
2D A751 ADA - TYPE A - WATER CLOSET - FRONT
1/2" = 1'-0"



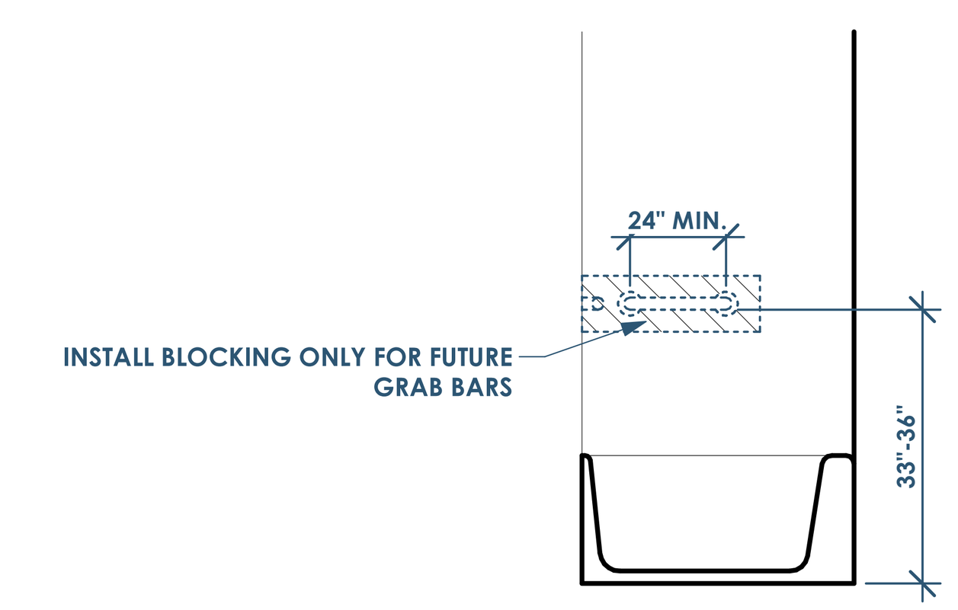
6C A751 ADA - TYPE A - LAVATORY - PLAN
1/2" = 1'-0"



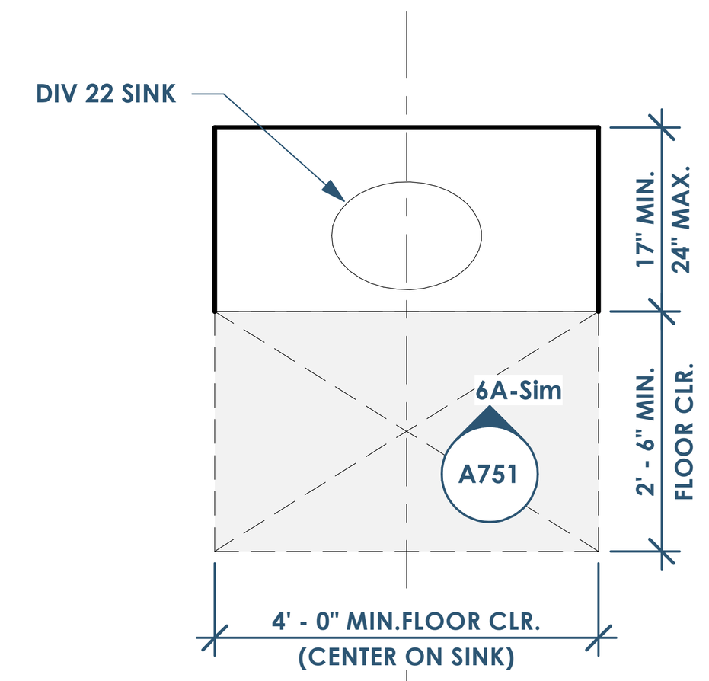
4C A751 ADA - TYPE A & B - BATH - CONTROLS SIDE
1/2" = 1'-0"



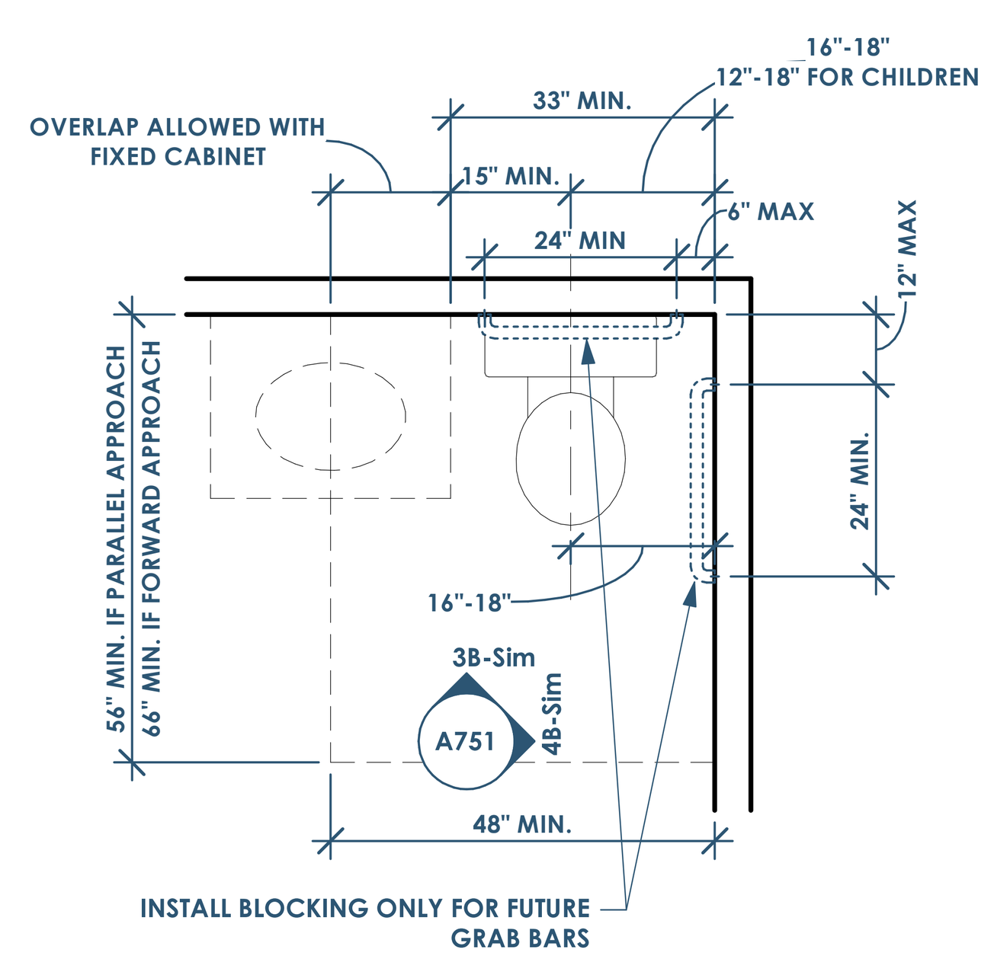
3C A751 ADA - TYPE A & B - BATH - FRONT
1/2" = 1'-0"



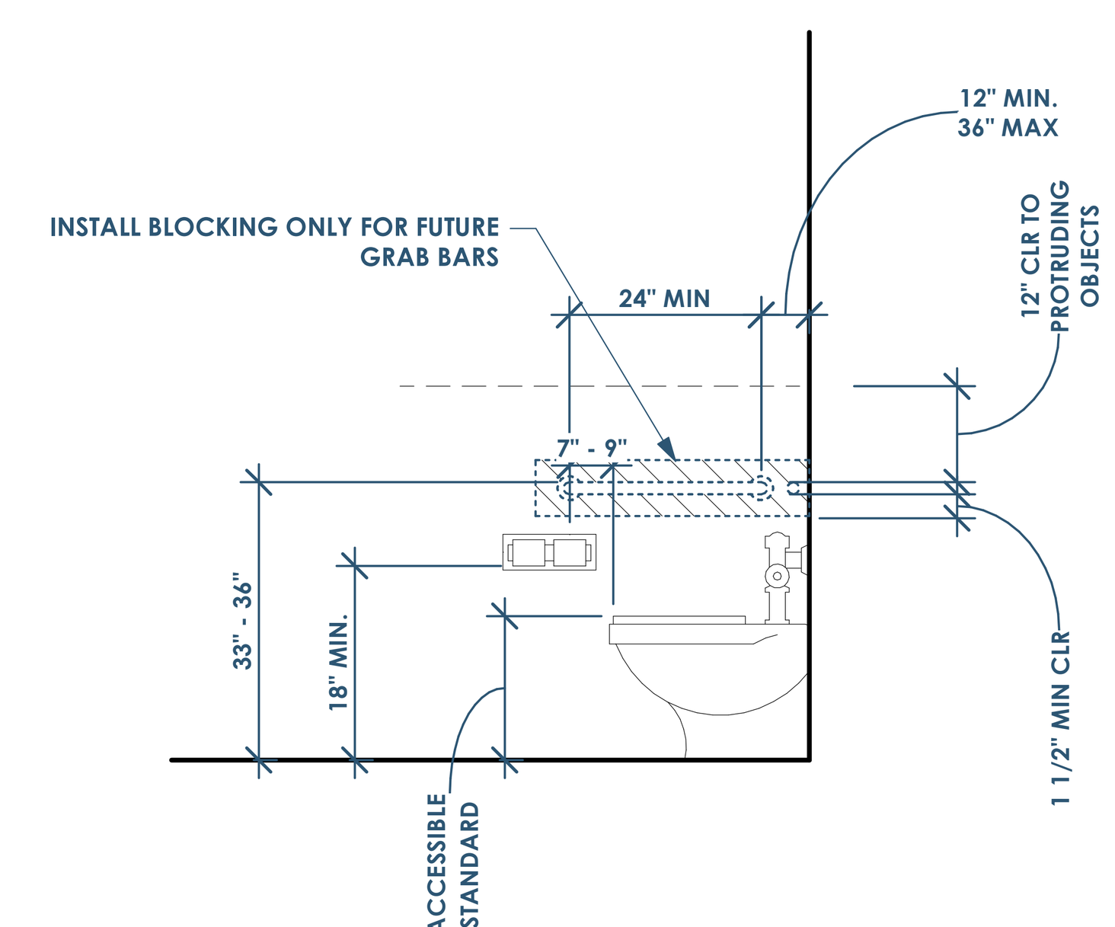
2C A751 ADA - TYPE A & B - BATH - NON-CONTROL SIDE
1/2" = 1'-0"



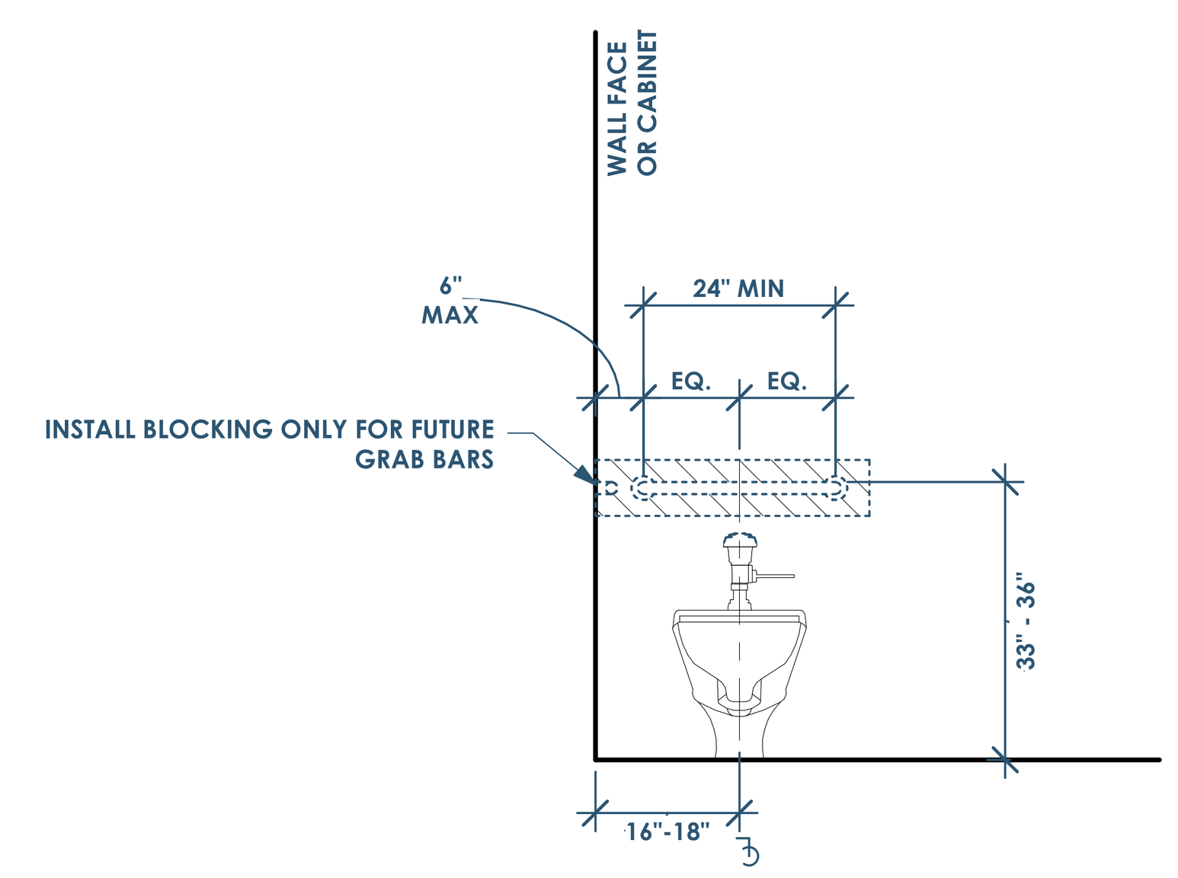
6B A751 ADA - TYPE B - LAVATORY - PLAN
1/2" = 1'-0"



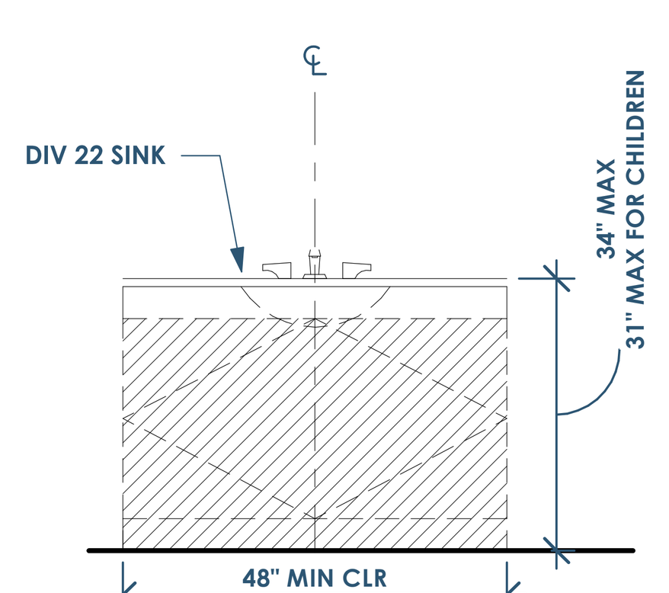
5B A751 ADA - TYPE B - WATER CLOSET - FLOOR PLAN
1/2" = 1'-0"



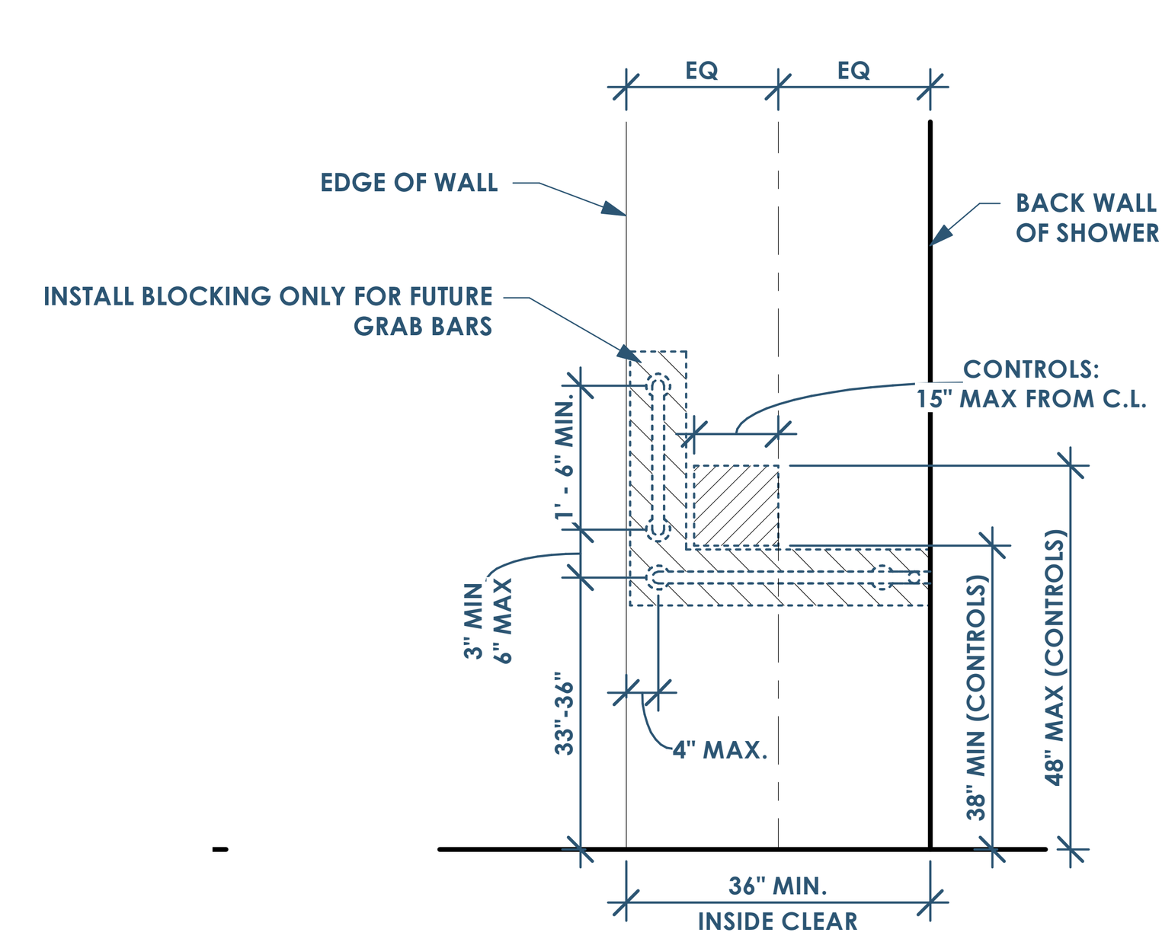
4B A751 ADA - TYPE B - WATER CLOSET - SIDE
1/2" = 1'-0"



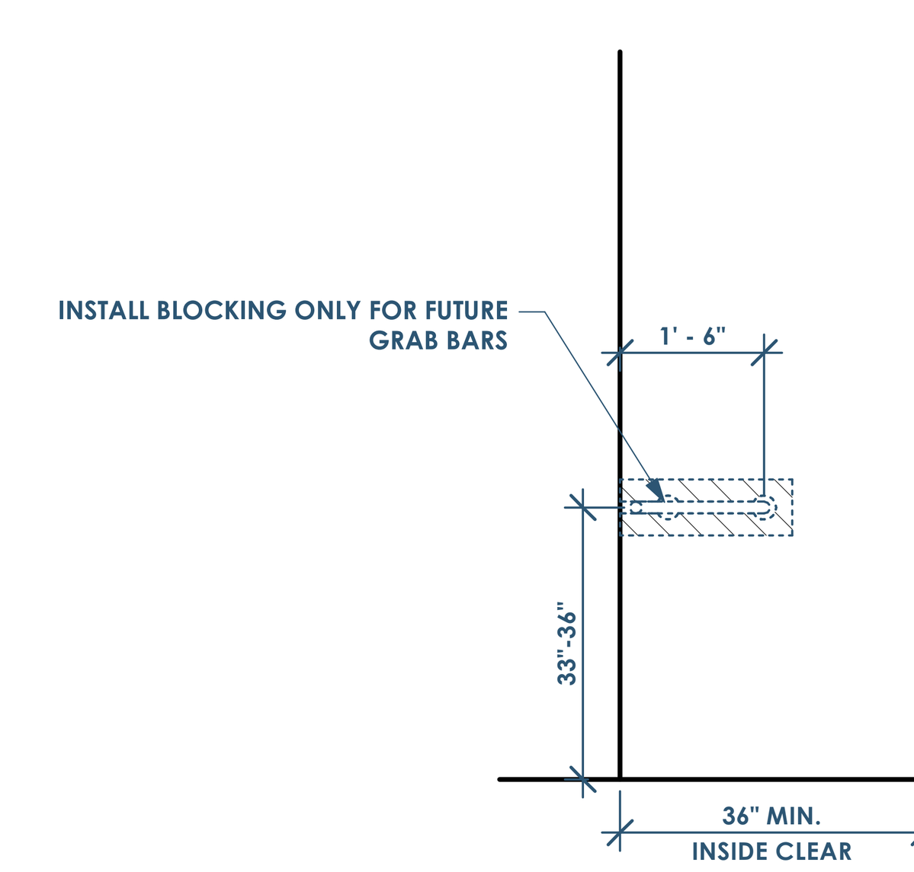
3B A751 ADA - TYPE B - WATER CLOSET - FRONT
1/2" = 1'-0"



6A A751 ADA - TYPE B - LAVATORY - FRONT
1/2" = 1'-0"



5A A751 ADA - TYPE A & B - SHOWER - SIDE
1/2" = 1'-0"



4A A751 ADA - TYPE A & B - SHOWER - BACK
1/2" = 1'-0"

GENERAL NOTES:

- NOTE: PER IBC1210.2.2 WALLS AND PARTITIONS WITHIN 2 FEET (610MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE
- THESE ADA CLEARANCES AND GRAB BAR BLOCKING ARE ONLY REQUIRED FOR THE 1ST FLOOR UNIT

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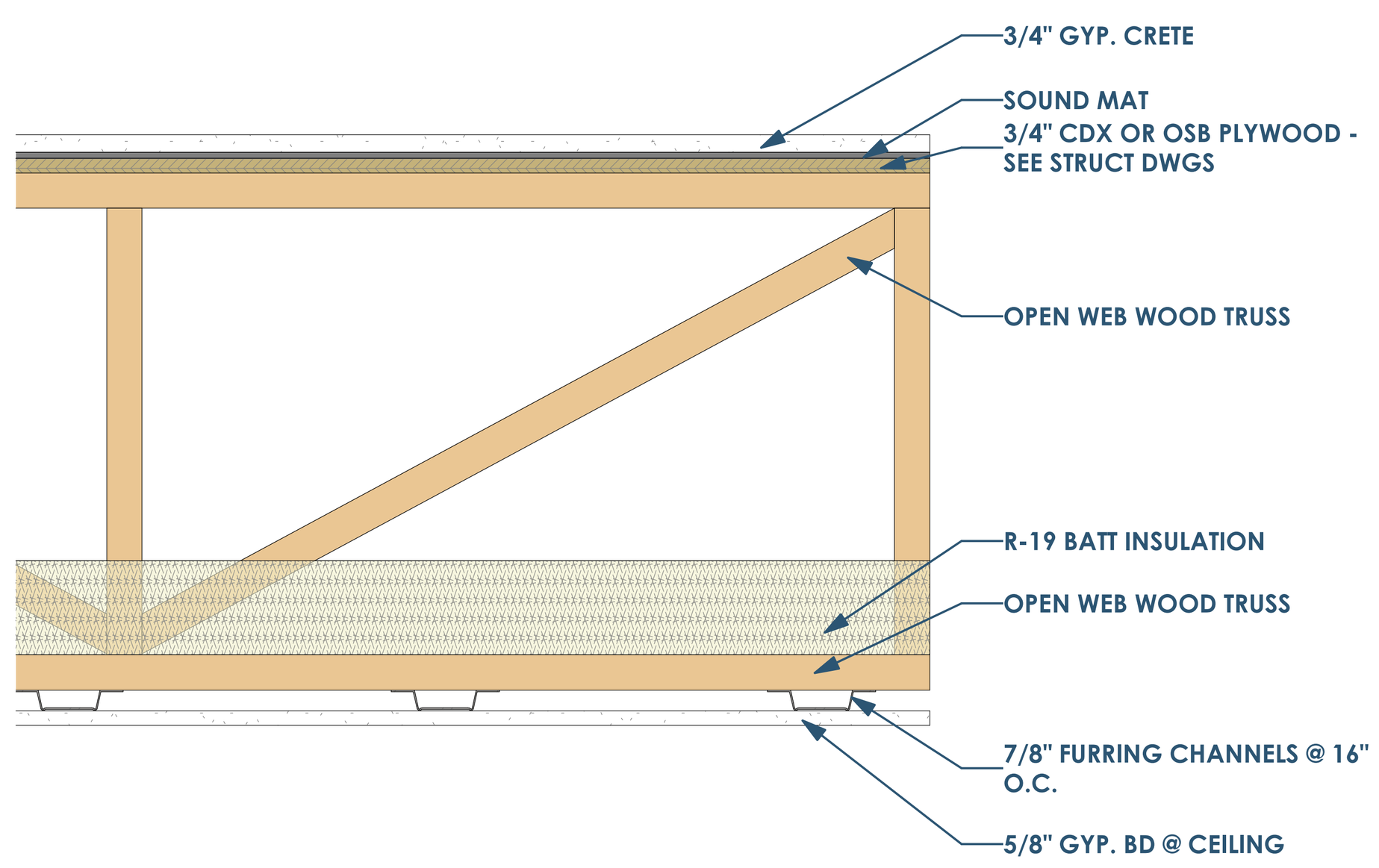
Date	Description
05.19.2022	Progress Set

ADA - TYPE A AND B

101 W 33RD STREET - BRYAN, TX 77803

A751



1 / A800 **FLOOR/CEILING ASSEMBLY - L521**
1 1/2" = 1'-0"

PARTITION TAG NOMENCLATURE

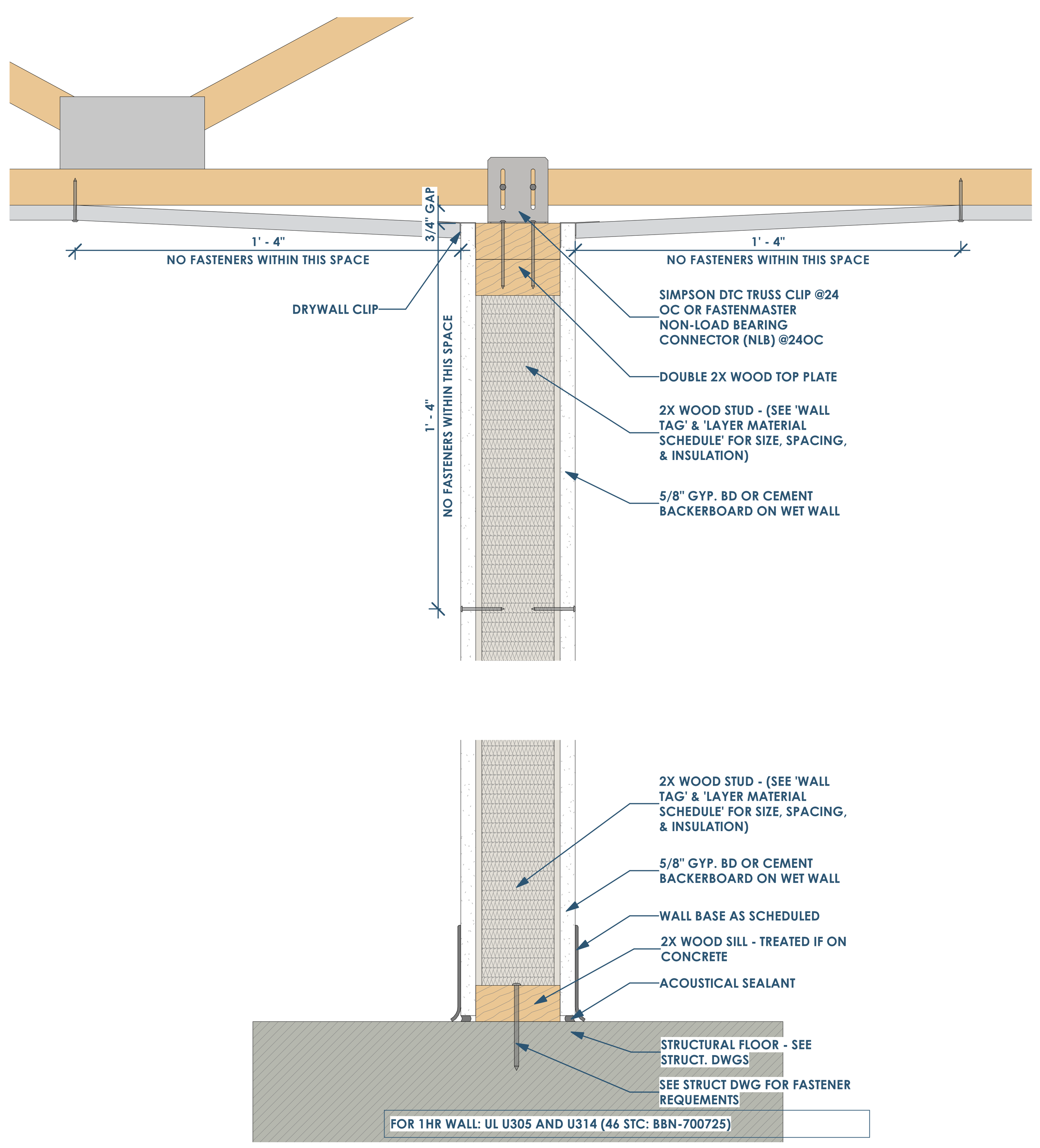
- 1ST LETTER = CORE MATERIAL
  - W= WOOD
  - M=METAL
  - C=CONCRETE
  - B=MASONRY BLOCK
- 2ND LETTER = SIZE OF CORE
  - WOOD: NOMINAL STUD SIZES (EX: 4 = 3 1/2")
  - METAL STUD: (EX 358 = 3 5/8")
  - CONCRETE: ACTUAL WALL THICKNESS (EX: 8 = 8")
  - MASONRY: NOMINAL BRICK MODULES (EX: 8 = 7 5/8")
- 3RD LETTER = LAYER MATERIAL

LAYER MATERIAL (3RD LETTER)

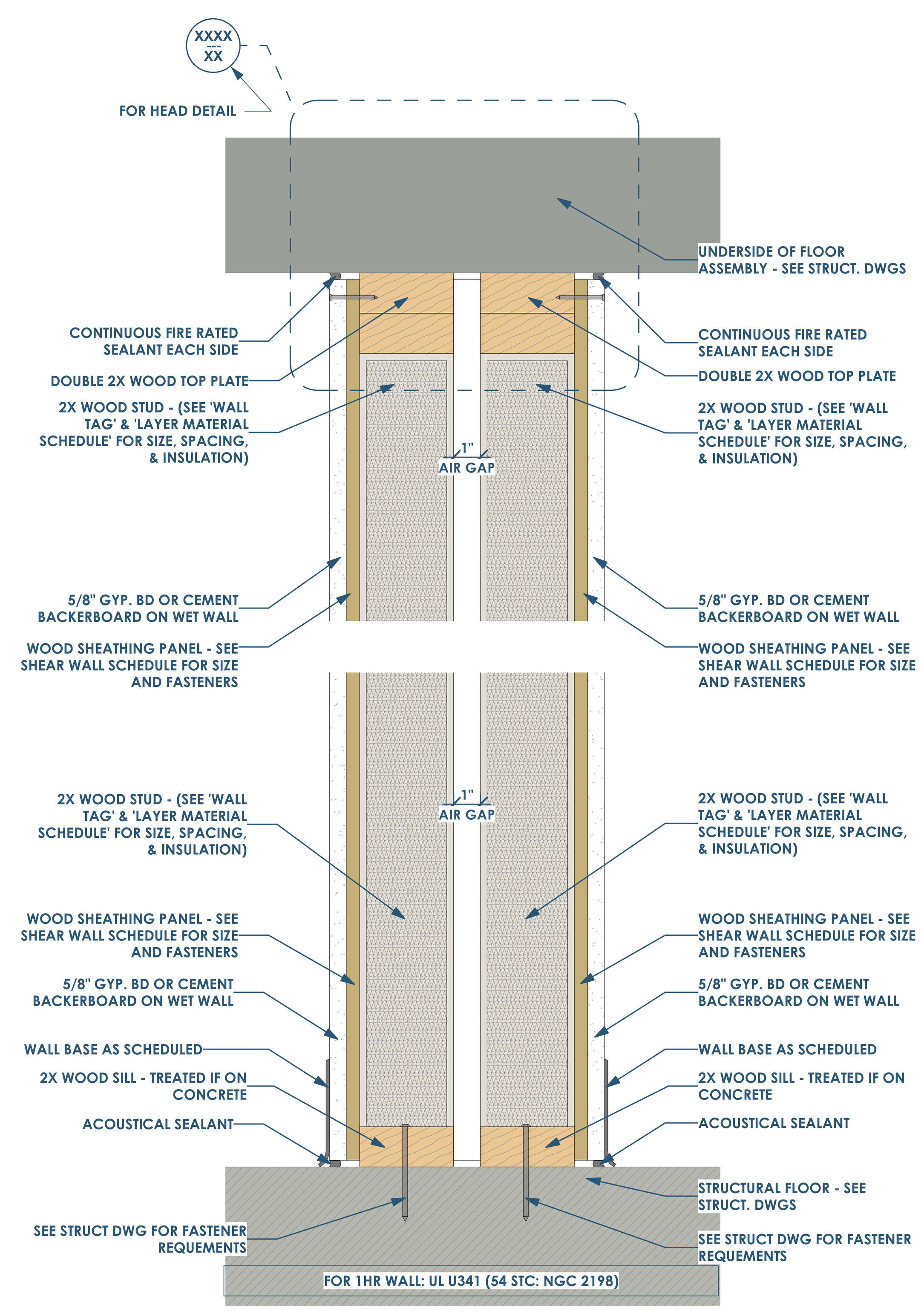
	LAYER 3	LAYER 2	LAYER 1	CORE	LAYER 1	LAYER 2	LAYER 3
A=	-	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	-	-
B=	-	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	-	-
C=	-	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	STUDS 16" O.C. (20 GA. IF METAL)	(PROVIDE 1/4" AIR GAP IF AGAINST CONCRETE OR MASONRY)	-	-
D=	-	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	(PROVIDE 1/4" AIR GAP IF AGAINST CONCRETE OR MASONRY) - USE TREATED WOOD STUDS IF IN CONTACT WITH CONCRETE/MASONRY	-	-
G=	-	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	SEE WALL STUD SCHEDULE - STRUCT. DWGS	1" AIR GAP (PART OF A DOUBLE STUD WALL)	-	-
H=	-	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	SHEATHING - SEE STRUCT. DWGS	SEE WALL STUD SCHEDULE - STRUCT. DWGS	1" AIR GAP (PART OF A DOUBLE STUD WALL)	-	-
Q=	FIBER CEMENT - CLAPBOARD SIDING	DRAINAGE WRAP - ASTM 2273	SHEATHING - SEE STRUCT. DWGS	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL	-	-
R=	FIBER CEMENT - BATTEN AND BOARD SIDING	DRAINAGE WRAP - ASTM 2273	SHEATHING - SEE STRUCT. DWGS	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL & SHEATHING LAYER, IF AT PARTY WALL (SEE STRUCT DWGS)	-	-
S=	7/8" CORRUGATED METAL SIDING	DRAINAGE WRAP - ASTM 2273	SHEATHING - SEE STRUCT. DWGS	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL & SHEATHING LAYER, IF AT PARTY WALL (SEE STRUCT DWGS)	-	-
T=	FIBER CEMENT - CLAPBOARD SIDING	DRAINAGE WRAP - ASTM 2273	5/8" FIBERGLASS MAT GYPSUM SHEATHING	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL & SHEATHING LAYER, IF AT PARTY WALL (SEE STRUCT DWGS)	-	-
U=	FIBER CEMENT - BATTEN AND BOARD SIDING	DRAINAGE WRAP - ASTM 2273	5/8" FIBERGLASS MAT GYPSUM SHEATHING	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL & SHEATHING LAYER, IF AT PARTY WALL (SEE STRUCT DWGS)	-	-
V=	7/8" CORRUGATED METAL SIDING	DRAINAGE WRAP - ASTM 2273	5/8" FIBERGLASS MAT GYPSUM SHEATHING	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" GYP. BD OR CEMENT BACKERBOARD ON WET WALL & SHEATHING LAYER, IF AT PARTY WALL (SEE STRUCT DWGS)	-	-
W=	7/8" CORRUGATED METAL SIDING	DRAINAGE WRAP - ASTM 2273	SHEATHING - SEE STRUCT. DWGS	SEE WALL STUD SCHEDULE - STRUCT. DWGS	SHEATHING - SEE STRUCT. DWGS	DRAINAGE WRAP - ASTM 2273	7/8" CORRUGATED METAL SIDING
X=	7/8" CORRUGATED METAL SIDING	DRAINAGE WRAP - ASTM 2273	5/8" FIBERGLASS MAT GYPSUM SHEATHING	SEE WALL STUD SCHEDULE - STRUCT. DWGS	5/8" FIBERGLASS MAT GYPSUM SHEATHING	DRAINAGE WRAP - ASTM 2273	7/8" CORRUGATED METAL SIDING
Z=	-	-	16 GA PERFORATED GALV. STEEL	2.5" 12GA. STRUCTURAL METAL STUD - CP90 GALV.	-	-	-

- 4TH NUMBER: FIRE RATING
  - Ø=0 HOUR
  - 1=1 HOUR
  - 2=2 HOUR
  - 3=3 HOUR
  - 5=½ HOUR
- 5TH (AND BEYOND) LETTERS = MODIFIERS
  - A=PARTIAL HEIGHT PARTITION (WALL LAYER 1, 2, & 3 TO EXTEND 6" ABOVE FINISHED CEILING HEIGHT)
  - B=PARTIAL HEIGHT WALL (WALL LAYER 1, 2, & 3 TO TERMINATE AT OR BELOW HUNG CEILING)
  - D=FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK/SHEATHING (CORE AND WALL LAYER 1, 2, & 3 TO TERMINATE AT STRUCTURAL DECK)
  - F=FULL HEIGHT TO THE BOTTOM OF STRUCTURE
  - K=KNEE WALL PARTITION
  - R=FURRED OUT WALL

- EXAMPLE: M358BØAR
  - M=METAL
  - 358=3 5/8" METAL STUD
  - B=20 GA METAL STUDS 16" O.C. W/ BATT INSULATION
  - Ø=0 HOUR
  - A=PARTIAL HEIGHT PARTITION (WALL LAYER 1, 2, & 3 TO EXTEND 6" ABOVE FINISHED CEILING HEIGHT)
  - R=FURRED OUT WALL



6A / A800 **W( )( )( )F FULL HEIGHT PARTITION**
3" = 1'-0"



2 / A800 **W4()5D PARTY WALL - 1 HR RATED WALL (ONLY 1/2 HR IS REQUIRED)**
3" = 1'-0"

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Date	Description
05.19.2022	Progress Set

PARTITION DETAILS - WOOD STUDS
101 W 33RD STREET - BRYAN, TX 77803

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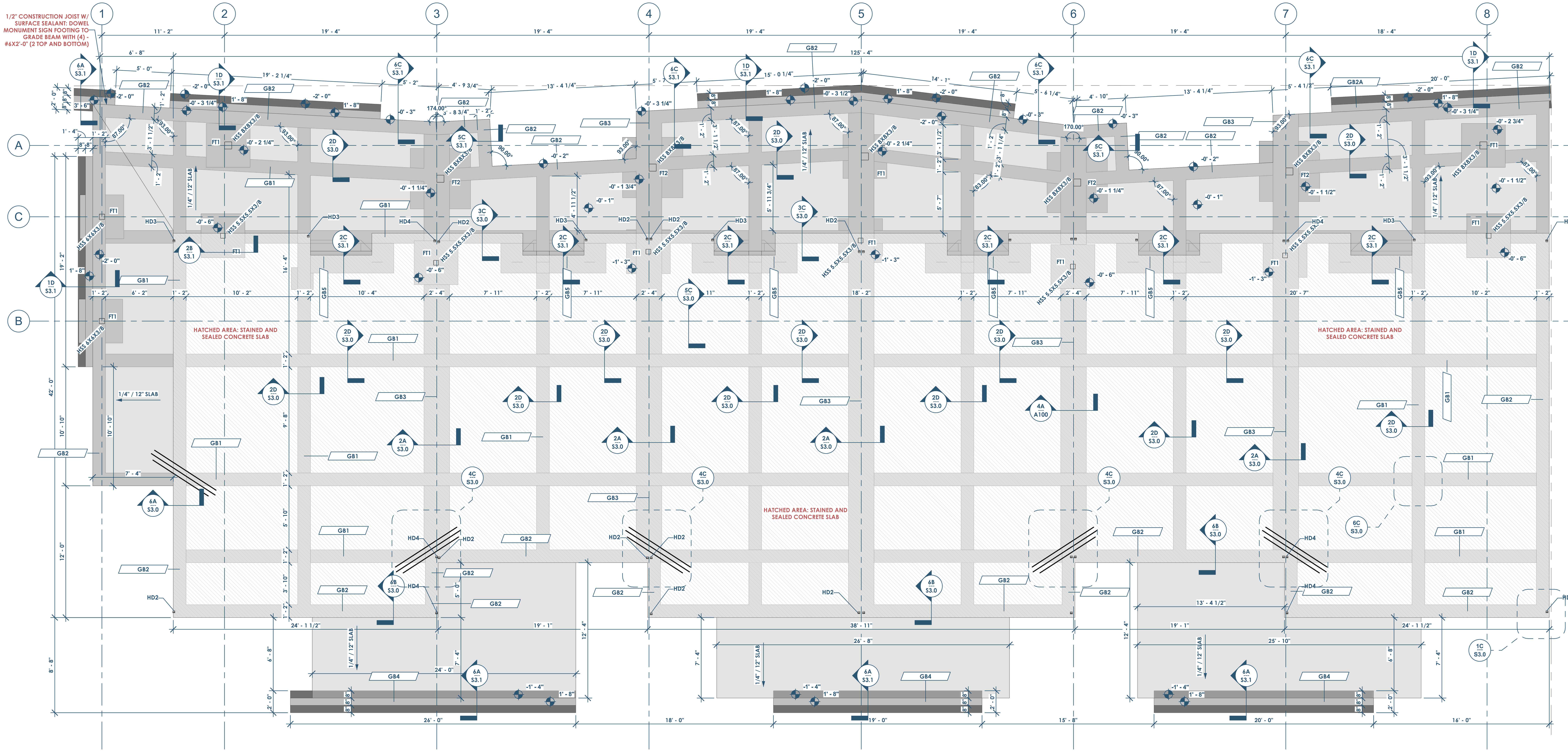
PRELIMINARY - NOT FOR CONSTRUCTION



6B/S0.1 **STRUCTURAL - FOUNDATION**
1/4" = 1'-0"

SHEARWALL HOLDDOWN AT FOUNDATION							
TYPE MARK	TYPE	HARDWARE	END POST	ATTACHMENT TO END POST	ANCHORAGE TO FOUNDATION	DETAIL	CAPACITY
HD2	POST-INSTALLED HOLDDOWN	SIMPSON HTT5	(2)-2X	(26) 0.148 X 3 NAILS	5/8" DIA. GR.36 ALL-THREAD WITH 8" EMBEDMENT WITH NUT AND WASHER	SEE SHEET S4.3 FOR DETAILS	4670
HD2	POST-INSTALLED HOLDDOWN	SIMPSON STHD14	(2)-2X	(30) 0.148 X 3 NAILS	ANCHOR CAST INTO FOUNDATION	SEE SHEET S4.3 FOR DETAILS	4210
HD3	POST-INSTALLED HOLDDOWN	SIMPSON HDU8-SDS2.5	(3)-2X	(20) 1/4" X 2 1/2" SDS SCREWS	7/8" DIA. GR.36 ALL-THREAD WITH 17 1/2" EMBEDMENT WITH NUT AND WASHER	SEE SHEET S4.3 FOR DETAILS	6200
HD4	POST-INSTALLED HOLDDOWN	SIMPSON HDU14-SDS2.5	6X6	(36) 1/4" X 2 1/2" SDS SCREWS	1" DIA. GR.36 ANCHOR ROD WITH 18" EMBEDMENT	SEE SHEET S4.3 FOR DETAILS	10000

STRUCTURAL CONNECTION NOTES:

- MINIMUM EDGE DISTANCE TO CENTERLINE OF BOLT IS 3". AT CORNERS, THE OPPOSING EDGE DISTANCE MUST BE ≥ 6".
- MINIMUM #4X36" LONG REINFORCING BAR LOCATED 3"-5" BELOW THE TOP OF THE SLAB IS REQUIRED TO BE CENTERED ON THE HOLDOWN, AT CORNER, BEND THE BAR 90° AT THE CENTER
- REFERENCE MECHANICALLY LAMINATED BUILT-UP COLUMN FOR NAILING REQUIREMENTS FOR END POST.
- SIMPSON ATR(REQUIRED Ø) WITH SIMPSON SET-3G IS AN ACCEPTABLE OPTION.

FOOTING SCHEDULE									
TYPE MARK	NAME	COUNT	DIMENSIONS			BOTTOM REINFORCING		TYPE COMMENTS
			WIDTH	LENGTH	DEPTH	LONG	SHORT	
FT1	CONCRETE STEEL COLUMN FOOTING - 4' X 4' x 2'-6"	12	4' - 0"	4' - 0"	2' - 6"	SEE DETAIL 2B/S3.1	SEE DETAIL 2B/S3.1	
FT2	CONCRETE STEEL COLUMN FOOTING 5.5' X 5.5' x 2.5'	4	5' - 6"	5' - 6"	2' - 6"	SEE DETAIL 2B/S3.1	SEE DETAIL 2B/S3.1	

PTI PARAMETERS	
E_m - CENTER	4.8'
E_m - EDGE	2.0'
Y_m - CENTER	1.0"
Y_m - EDGE	1.25"
EFFECTIVE PLASTICITY INDEX	35
ALLOW. BEARING (PSF)	1,800 PSF
MIN. BEAM EMBEDMENT BLEOW FINAL GRADE	18"
MIN PERIMETER BEAM EMBEDMENT BELOW FINAL GRADE	52"

SLAB GEOMETRY	
AREA (SF)	5711 SF
PERIMETER (FT)	396 FT
SHAPE FACTOR (PERIMETER^2/AREA)	27.5

FOUNDATION SCHEDULE								
BEAM ID	DESCRIPTION	WIDTH	DEPTH	TOP BARS	BOTTOM BARS	STIRRUPS	Type Comments	OD_Structural
GB1	GRADE BEAM - INTERIOR - 14"	14"	30"	(3) - #6	(3) - #6	#3 @24" OC		F
GB2	GRADE BEAM - PERIMETER - 14"	14"	30"	(3) - #6	(3) - #6	#3 @24" OC		F
GB2A	GRADE BEAM - PERIMETER - 14" - W/ 8" CONCRETE WALL	8"		(3) - #6	(3) - #6	#3 @24" OC	SEE 1D/S3.1 FOR MORE DETAIL	F
GB3	GRADE BEAM - INTERIOR - 28"	28"	30"	DOUBLE GB1	DOUBLE GB1	DOUBLE GB1	(2) GB1 STIRRUP CAGES SIDE/SIDE - SEE DETAIL 2A/S3.0	F
GB4	8" CONCRETE FOUNDATION	8"	36"				SEE 6A/S3.1	F
GB5	TURNDOWN THICKENED SLAB	12"	12"	N/R	(2) - #4	N/R		F

FOUNDATION NOTES	
FOUNDATION TYPE:	BRAB TYPE III - STIFFENED NON-STRUCTURAL SLAB-ON-GROUND
SLAB THICKNESS:	5"
SLAB REINFORCEMENT:	#4 @ 16" OC EACH WAY - REF DETAIL
DESIGN METHOD:	ACI 318
VAPOR RETARDER:	MINIMUM 10 MIL (UNLESS THICKER REQ'D BY ARCHITECT)

NOTES:
1. BEAMS ARE TYPE B1 UNO.
2. LOCATE THE FIRST STIRRUP A MAXIMUM OF 3' FROM FACE OF SUPPORT.
3. BEAM DEPTH INDICATED IN THE SCHEDULE IS A STRUCTURAL MINIMUM THAT THE BEAM REINFORCEMENT CAGE MAY BE BASED UPON. REFERENCE GEOTECHNICAL REPORT FOR MINIMUM GRADE BEAM EMBEDMENT BELOW ADJACENT FINAL GRADE OR FLATWORK/PAVEMENT.
4. N/R = NOT REQUIRED

PLAN NOTES
1. VERIFY ALL EDGE OF FOUNDATION DIMENSIONS WITH FINAL ARCHITECTURE FLOOR PLANS.
2. FORM DIMENSIONS: SLAB DROPS, SLOPES, ETC. SHOWN AS AN AID TO CONTRACTOR ONLY. VERIFY EXACT DIMENSIONS AND LOCATIONS WITH ARCHITECT.
3. DIMENSIONS ARE TO OF GRADE BEAMS OR EDGE OF SLAB UNLESS NOTED OTHERWISE.
4. CONTROL JOINTS (SAW-CUTS) ARE RECOMMENDED TO REDUCE CRACKS IN THE SLAB, BUT ARE NOT REQUIRED FOR STRUCTURAL REQUIREMENTS. FOR THE RECOMMENDED MAXIMUM JOINT SPACING REFERENCE DETAIL
5. FOR FLATWORK OR PAVEMENT ABUTTING THE BUILDING FOUNDATION REFERENCE DETAIL
6. CONCRETE IS ASSUMED TO RECEIVE A STEEL TROWEL FINISH UNLESS NOTED OTHERWISE. NOTIFY ENGINEER IF ARCHITECTURALLY EXPOSED CONCRETE (STAINED, POLISHED, ETC.) IS PLANNED FOR ADDITIONAL SHRINKAGE CRACKING MITIGATION METHODS.

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Date	Description
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FOUNDATION PLAN
MARCO POLO - 101 W 33RD STREET - BRYAN, TX 77803

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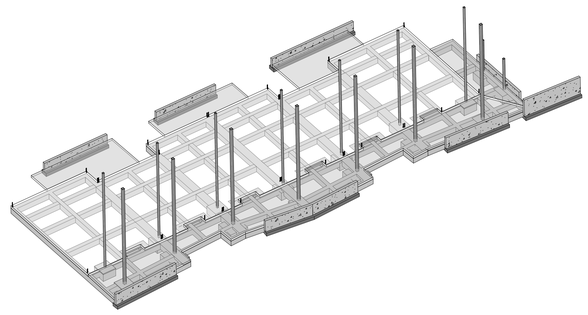
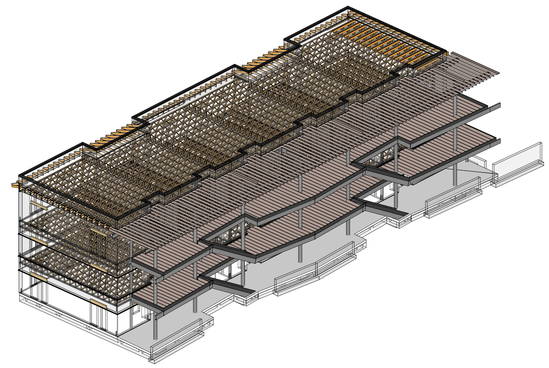
SUBGRADE AND BUILDING PAD NOTES (PER GEOTECHNICAL REPORT):

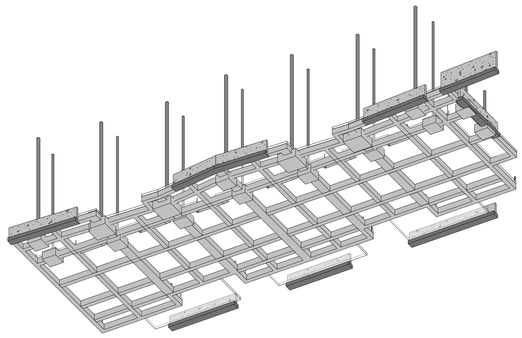
1. SUBGRADE IMPROVEMENT:
   A. PROVIDE MINIMUM 2 FEET SELECT FILL TO TOP OF BUILDING PAD ELEVATION. THE SELECT FILL PAD MUST BE OF UNIFORM THICKNESS UNO BY GEOTECHNICAL ENGINEER.
2. SITE PREPARATION:
   A. SOFT SOILS SHOULD BE REMOVED UNTIL FIRM SOIL IS REACHED. THE SOFT SOILS CAN BE AERATED AND PLACED BACK IN SIX-INCH LOOSE LIFTS AND COMPACTED TO 95% AS SPECIFIED BY ASTM D-698. TREE STUMPS, TREE ROOTS, OLD SLABS, OLD FOUNDATIONS AND EXISTING PAVEMENTS SHOULD BE REMOVED FROM THE STRUCTURE AREA. IF THE TREE STUMPS AND ROOTS ARE LEFT IN PLACE, SETTLEMENT AND TERMITE INFESTATION MAY OCCUR. ONCE A ROOT SYSTEM IS REMOVED, A VOID IS CREATED IN THE SUBSOIL. IT IS RECOMMENDED TO FILL THESE VOIDS WITH STRUCTURAL FILL OR CEMENT-STABILIZED SAND AND COMPACT TO 95% AS SPECIFIED BY ASTM D-698.
   B. ANY LOW-LYING AREAS INCLUDING RAVINES, DITCHES, SWAMPS, ETC. SHOULD BE FILLED WITH STRUCTURAL FILL AND PLACED IN EIGHT-INCH LIFTS, EACH LIFT SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D-698.
   C. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES FOUNDATION AREAS OR PER SUBGRADE IMPROVEMENT REQUIREMENTS. THE SUBGRADE SHOULD THEN BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD MOISTURE DENSITY RELATIONSHIP (ASTM D-698). IN THE EVENT THAT THE UPPER SIX (6) INCHES CANNOT BE COMPACTED DUE TO EXCESSIVE MOISTURE, WE RECOMMEND THAT THESE SOILS BE EXCAVATED AND REMOVED OR CHEMICALLY STABILIZED TO PROVIDE A FIRM BASE FOR FILL PLACEMENT. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY TIRED LOADED TRUCK OR PNEUMATIC RUBBER-TIRED WEIGHING 20 TONS.
   D. THE SELECT FILL SOILS SHALL BE LIMITED TO THE FOOTPRINT OF THE FOUNDATION. IF OVERBUILD IS REQUIRED, INSTALL HORIZONTAL CLAY CAP TO COVER THE FILL OVERBUILD. BEYOND THE PERIMETER OF THE STRUCTURE.
   E. THE FLOOR SLAB SHOULD BE PLACED AS SOON AS POSSIBLE AFTER THE BUILDING PAD IS PREPARED. IF THE BUILDING PAD IS LEFT EXPOSED TO RAINFALL, PERCHED GROUNDWATER CONDITIONS MAY DEVELOP WHICH WILL UNDERMINE THE INTEGRITY OF THE FLOOR SLAB. ALL TRENCHES (WATER, CABLE, ELECTRICAL) SHOULD BE PROPERLY BACKFILLED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITIES. SAND OR PERMEABLE MATERIALS SHOULD NOT BE USED AS BACKFILL. IMPROPERLY BACKFILLED AND IMPROPERLY COMPACTED TRENCH, IF LEFT EXPOSED WILL ALSO BE ANOTHER SOURCE FOR PERCHED GROUNDWATER CONDITIONS. IN GENERAL PERCHED WATER TENDS TO BE TRAPPED WITHIN THE FILL. THE TRAPPED GROUNDWATER TENDS TO SOFTEN THE SUBGRADE. POSITIVE DRAINAGE SHOULD BE MAINTAINED ACROSS THE ENTIRE BUILDING PAD.
   F. A QUALIFIED SOIL TECHNICIAN SHOULD MONITOR ALL EARTHWORK OPERATIONS. FIELD DENSITY TESTS SHOULD BE CONDUCTED ON EACH LIFT USING A NUCLEAR DENSITY GAUGE. THE GAUGE SHOULD BE CALIBRATED EVERY DAY. PRIOR TO FIELD DENSITY TESTS, A 50-POUND SAMPLE FROM THE SUBGRADE SOILS SHOULD BE OBTAINED. A SIMILAR SAMPLE SHOULD BE OBTAINED FROM THE FILL SOILS. A STANDARD MOISTURE DENSITY RELATIONSHIP (ASTM D-698) SHOULD BE PERFORMED ON EACH SAMPLE IN ORDER TO OBTAIN AN OPTIMUM MOISTURE CONTENT AND A MAXIMUM DRY DENSITY. THE FIELD DENSITY TESTS SHOULD BE COMPARED TO THESE RESULTS EVERY TIME THE SOILS ARE TESTED IN THE FIELD.
3. LOW SWELL POTENTIAL STRUCTURAL FILL (SELECT FILL)
   A. LOW SWELL POTENTIAL SELECT FILL SHOULD CONSIST OF COHESIVE SOILS FREE OF ORGANICS OR OTHER DELETERIOUS MATERIALS AND SHOULD HAVE A PLASTICITY INDEX NOT LESS THAN 7 OR MORE THAN 20. SANDY CLAYS ARE RECOMMENDED FOR USE. THE LOW SWELL POTENTIAL SELECT FILL SHOULD BE CLEANED AND FREE OF ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL. THE FILL SHOULD BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR). THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE -2%, +3% OF THE OPTIMUM VALUE AS DEFINED BY ASTM D 698. THE REFERENCED MOISTURE CONTENT AND DENSITY SHOULD BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
4. HORIZONTAL MOISTURE BARRIER
   A. WHERE THE PERIMETER OF THE FOUNDATION DOES NOT HAVE LOW PERMEABILITY FLATWORK (SIDEWALK, PAVEMENT, PATIO, ETC.) ABUTTING THE FOUNDATION, A HORIZONTAL MOISTURE BARRIER VIA CLAY CAP AND VAPOR RETARDER MUST BE PROVIDED.
      a. CLAY CAP: A MINIMUM 5' WIDE LOW PERMEABILITY CLAY "CAP" SHALL BE PLACED ALONG THE EXTERIOR OF THE FOUNDATION TO HELP MINIMIZE MOISTURE INFILTRATION INTO THE SELECT FILL SOIL PADS. THE LOW PERMEABILITY, 1-FOOT THICK CLAY "CAP" SHALL HAVE A MINIMUM PLASTICITY INDEX (PI) OF 30.
      b. VAPOR RETARDER: BELOW THE CLAY CAP, A MIN 10 MIL VAPOR RETARDER MUST BE PROVIDED ON A MINIMUM 5% SLOPE. RETARDER MUST BE SECURED TO THE FOUNDATION.
5. DRAINAGE
   A. ROOF DRAINAGE SHOULD BE COLLECTED BY A SYSTEM OF GUTTERS AND DOWN SPOUTS AND TRANSMITTED A MINIMUM DISTANCE OF 5' AWAY FROM THE FOUNDATION TO AN AREA WITH POSITIVE DRAINAGE AWAY FROM THE FOUNDATION, PREFERABLY TO A PAVED SURFACE WHERE WATER CAN DRAIN RAPIDLY AWAY FROM THE STRUCTURE. SIDEWALKS, PARKING AREAS, BUILDING ACCESS DRIVES, AND THE GENERAL GROUND SURFACE SHOULD BE SLOPED SO THAT WATER WILL DRAIN AWAY FROM THE STRUCTURE. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE BUILDING FOUNDATIONS.
   B. FINAL GRADES SHALL SLOPE A MINIMUM OF 5% FOR THE FIRST 10 FEET AWAY FROM THE FOUNDATION IN ALL DIRECTIONS. THIS SLOPE SHALL OCCUR IN THE SELECT FILL OR IN-SITU SOIL. MERELY SLOPING TOPSOIL IS NOT SUFFICIENT.
6. LANDSCAPING
   A. AVOID THE USE OF METAL EDGING OR OTHER DAMMING DEVICES WITHIN FIVE FEET OF THE FOUNDATION. THE ROOTS OF TREES AND LARGE PLANTS REMOVE LARGE QUANTITIES OF WATER FROM THE SOIL. IF THESE TREES AND SHRUBS ARE NEAR THE FOUNDATION AND IF SUFFICIENT WATER IS NOT SUPPLIED, THE SOILS MAY SHRINK IF EXPANSIVE, CAUSING SUBSIDENCE IN THE FOUNDATION. DURING DRY PERIODS, ENOUGH WATER SHOULD BE SUPPLIED TO TREES TO MINIMIZE SHRINKING OF EXPANSIVE SOILS AROUND THEM. MOST OF THE IRRIGATION WATER SHOULD BE APPLIED WELL AWAY FROM THE FOUNDATION TO ATTRACT THE TREE ROOTS IN THAT DIRECTION. WHEN TREES MATURE TO THE POINT OF SHADING THE ENTIRE LOT, REGULAR PRUNING WILL BE NEEDED TO REDUCE THEIR WATER UPTAKE. LANDSCAPING (PLANTS, SHRUBS, FLOWERS, ETC.,) SHOULD NOT TRAP WATER AGAINST THE FOUNDATION. PROVIDE A SLOPE IN SOILS BELOW LANDSCAPE BEDDING AND IN THE BEDDING AWAY FROM THE FOUNDATION. ALTERNATIVELY, PROVIDE SWALES AROUND AND THROUGH THE LANDSCAPING TO DRAIN WATER AWAY. PROVIDE UNIFORM GROUND COVER AROUND THE FOUNDATION. THIS WILL HELP KEEP THE MOISTURE EVAPORATION RATE UNIFORM. IN AREAS THAT ARE NOT PLANTED, USE MULCH. EXTEND THE GROUND COVER AT LEAST FIVE FEET FROM THE FOUNDATION.
   B. ANY/ALL TREES SHALL BE PLANTED AT A MINIMUM DISTANCE EQUIVALENT TO THE HEIGHT OF THE TREE OR THE DRIP LINE PLUS 10 FEET WHICHEVER IS GREATER.
7. SOIL MOISTURE
   A. EXPANSIVE SOILS HEAVE AND SUBSIDE DUE TO CHANGES IN MOISTURE CONTENT. CHANGES IN MOISTURE CONTENT CAN CAUSE VERY LARGE CHANGES IN SOIL VOLUME WHEN GOING FROM A DRY TO A SATURATED CONDITION, AND VICE VERSA. THIS MOVEMENT DOES NOT MEAN THE FOUNDATION IS IMPROPERLY DESIGNED OR THAT IT HAS FAILED. THE FOUNDATION DESIGN ENGINEER CANNOT CONTROL THE MOISTURE CONTENT OF THE SOIL, BUT OFTEN THE OWNER/TENANT CAN. UNIFORMITY IS THE KEY: UNIFORM MOISTURE CONTENT IN THE SOIL, UNIFORMLY MAINTAINED IN ALL AREAS AROUND THE FOUNDATION. IF CHANGES IN MOISTURE CONTENT ARE UNIFORM, THEN MOVEMENT OF THE FOUNDATION WILL BE UNIFORM AND LESS DISTRESS WILL BE CREATED IN THE STRUCTURE. IF CHANGES IN MOISTURE CONTENT ARE NON-UNIFORM, THEN THERE MAY BE DIFFERENTIAL MOVEMENT IN THE FOUNDATION. DIFFERENTIAL MOVEMENT CAN CAUSE GREATER (AND MORE OBVIOUS) DISTRESS IN THE STRUCTURE. LEAKING POOLS, LEAKING PLUMBING LINES, LEAKING DRAINS, DRIPPING FAUCETS, DRIPPING AIR CONDITIONING CONDENSATE LINES, AND MISDIRECTED WATER FROM CLOGGED AND BROKEN GUTTERS AND DOWNSPOUTS CAN CAUSE LOCAL HIGH MOISTURE CONTENTS THAT CAN RESULT IN DIFFERENTIAL MOVEMENT IN AREAS OF EXPANSIVE SOILS. THESE CONDITIONS SHOULD BE REMEDIED AS SOON AS POSSIBLE. TREES IN OR NEAR THE FOOTPRINT OF THE FOUNDATION, EITHER REMOVED OR PLANTED DURING CONSTRUCTION, CAUSE THE MAJORITY OF FOUNDATION PROBLEMS REQUIRING REPAIR IN THIS AREA. TREES REMOVED DURING CONSTRUCTION TEND TO CAUSE HEAVE OF EXPANSIVE SOILS DURING THE FIRST FEW YEARS, WITH INITIAL DISTRESS OFTEN EVIDENT AT THE TIME OF MOVE-IN. TREES PLANTED DURING OR AFTER CONSTRUCTION TEND TO CAUSE SUBSIDENCE OF EXPANSIVE SOILS, HOWEVER, SIGNIFICANT SUBSIDENCE DISTRESS WILL USUALLY NOT OCCUR FOR TEN TO TWENTY YEARS AS THE TREES MATURE.
8. CLIMATE
   A. DURING PERIODS OF DRY WEATHER, THE SOIL AROUND THE FOUNDATION SHOULD BE IRRIGATED IF THE BUILDING IS LOCATED IN AN AREA WHERE EXPANSIVE SOILS ARE KNOWN TO OCCUR. THE MOST COMMONLY USED IRRIGATION SYSTEM IS ABOVEGROUND TIMED SPRINKLERS WITH A MANUAL OVERRIDE SO THEY CAN BE TURNED OFF IN RAINY WEATHER. AN AUTOMATIC BELOWGROUND IRRIGATION SYSTEM THAT SENSES THE MOISTURE CONTENT OF THE SOIL MAY ALSO BE USED. TEND TO KEEP THE IRRIGATION SYSTEM SET ON "MANUAL", AND ONLY USE IT IN DRIER PERIODS WHEN WILTING OF THE LAWN GRASSES AND OTHER VEGETATION OCCURS. THE IRRIGATION SHOULD BE DONE AT LEAST ONE TO TWO FEET AWAY FROM THE FOUNDATION, AND THEN LIGHTLY SO THAT TREE ROOTS ARE NOT ATTRACTED THERE. DO NOT ALLOW SPRINKLERS TO SPRAY WATER AGAINST THE STRUCTURE. IN EXTENDED DRY PERIODS, SHOULD THE SOIL CRACK AND PULL AWAY FROM THE FOUNDATION, DO NOT WATER DIRECTLY INTO THE GAP.
9. UTILITIES
   A. CONNECTIONS FOR UTILITIES (PLUMBING, ELECTRICAL, GAS, ETC.) THAT ARE UNDERNEATH, GO THROUGH OR ARE ATTACHED TO THE FOUNDATION SHALL HAVE BE FLEXIBLE TO ACCOMMODATE FOUNDATION MOVEMENT OF AT LEAST 2". ALL DRAINAGE PIPING, AND GENERAL PLUMBING SYSTEMS ASSOCIATED WITH THE FOUNDATION OR IN PROXIMITY TO THE FOUNDATION SHALL BE LEAK TESTED FOLLOWING INSTALLATION AND ON AN ANNUAL BASIS.
10. ARCHITECTURAL FINISHES
   A. TILE FLOORS SHALL BE JOINTED FREQUENTLY TO MINIMIZE CRACKING.
   B. WALL COVERINGS SHALL BE JOINTED ON EACH SIDE OF DOOR AND WINDOW OPENINGS.
   C. ALL ARCHITECTURAL FINISHES SHALL MIRROR CONTROL, EXPANSION OR CONSTRUCTION JOINTS IN THE FOUNDATION.



1 / S0.1A — STRUCTURAL FOUNDATION - 3D - 1



6C / S0.1A — STRUCTURAL FRAMING - 3D - 1



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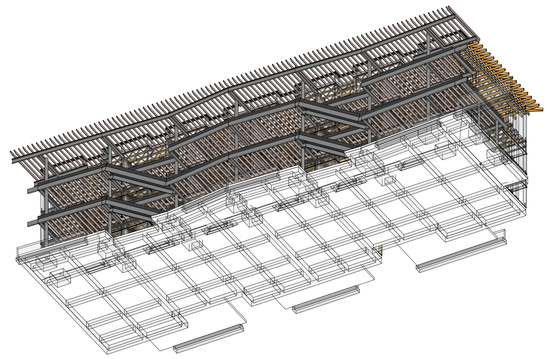

4A / S0.1A — STRUCTURAL FRAMING - 3D - 2

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Date	Description
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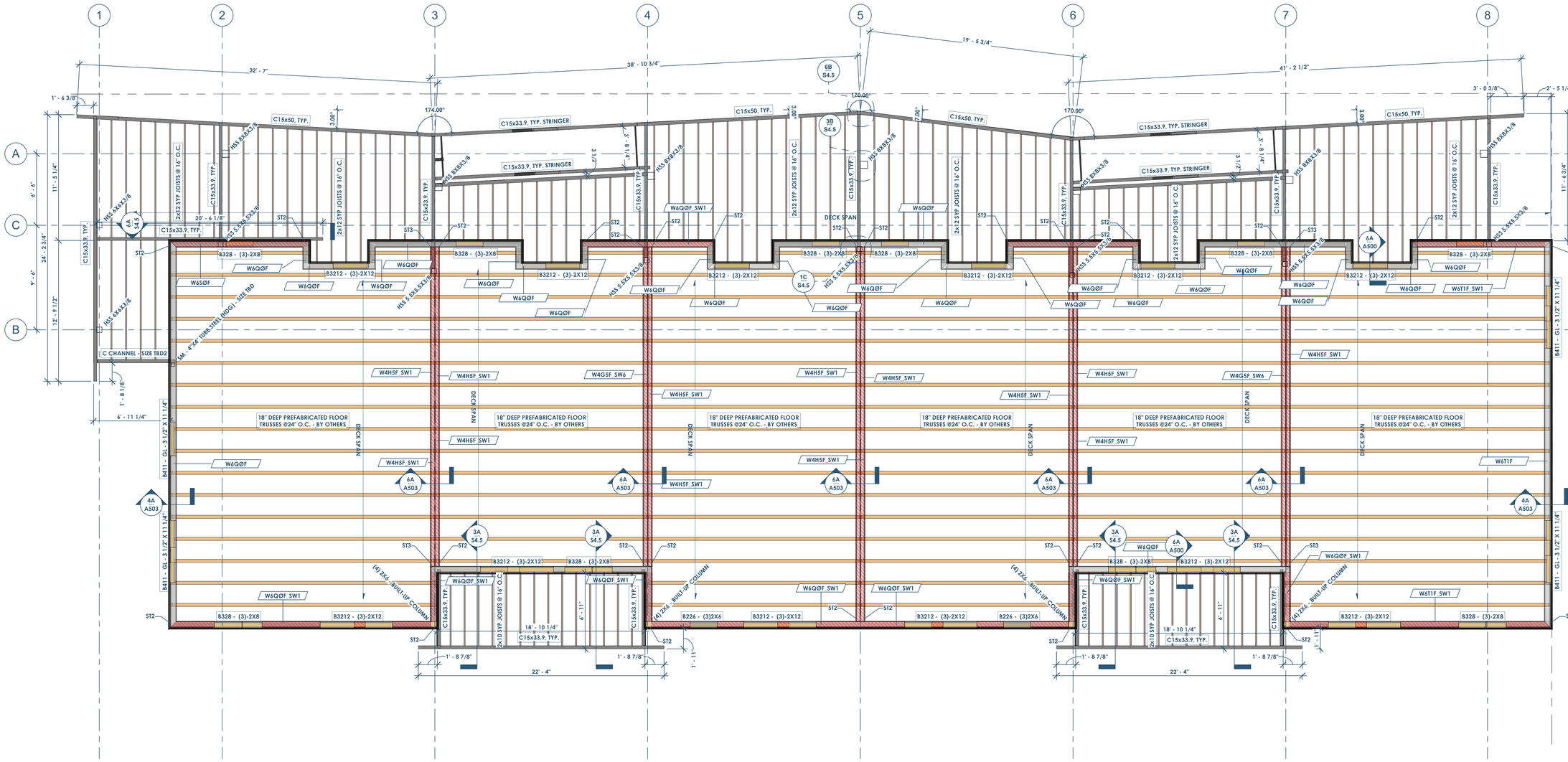
FOUNDATION NOTES AND 3D

MARCO POLO - 101 W 33RD STREET - BRYAN, TX 77803

S0.1A



6B/S0.2 FRAMING PLAN - 2ND FLOOR
1/4" = 1'-0"

SHEAR WALL SCHEDULE					
SHEAR WALL TYPE	SHEATHING TYPE	PANEL EDGE NAILING	FIELD NAILING	ANCHORAGE	ALLOWABLE WIND SHEAR CAPACITY
SW1	7/16" WSP	6"	12"	(5/8" Ø @ 40" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	335 PLF
SW2	7/16" WSP	4"	12"	(5/8" Ø @ 32" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	490 PLF
SW3	7/16" WSP	3"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 2" OC - AT WOOD)	630 PLF
SW4	15/32" WSP	3"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.148" X 3" LONG NAILS @ 2" OC - AT WOOD)	840 PLF
SW5	15/32" WSP	2"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.148" X 3" LONG NAILS @ 2" OC - AT WOOD)	991 PLF
SW6	5/8" GYP WALLBOARD	7"	12"	(5/8" Ø @ 48" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	115 PLF
SW7	5/8" GYP WALLBOARD	4"	12"	(5/8" Ø @ 48" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	145 PLF

SHEAR WALL NOTES:
1. ALL FASTENERS FOR WOOD STRUCTURAL PANEL SHALL BE FLAT HEAD NAILS CONSISTING OF THE FOLLOWING UNO:
   A. 0.131"Ø X 2½" LONG
   B. 0.148"Ø X 3" LONG
2. FASTENERS FOR GYPSUM WALLBOARD SHALL BE ONE OF THE FOLLOWING:
   A. 6d COOLER NAILS (0.092" X 1 7/8" LONG, 1/4" HEAD)
   B. WALLBOARD NAIL (0.0915" x 1 7/8" LONG, 19/64" HEAD)
   C. 0.120" NAIL x 1-3/4" LONG, MIN 3/8" HEAD
   D. NO.6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG
3. ANCHORS INTO CONCRETE SHALL EITHER BE CAST-IN-PLACE J-BOLTS OR ADHESIVE ANCHORS WITH A MINIMUM EMBEDMENT OF 8". THE CONTRACTOR SHALL SUBMIT PROPOSED ADHESIVE ANCHOR ASSEMBLY FOR APPROVAL.
4. ALL PANEL EDGES SHALL BE BLOCKED.
5. WSP = WOOD STRUCTURAL PANEL. REF GENERAL NOTES FOR SPECIFICATIONS.
6. IF WALL IS SHEATHED ON BOTH SIDES, THEN SILL PLATE ANCHORAGE AND CONNECTION OF BOTTOM PLATE TO TOP PLATE SHALL BE DOUBLED.
7. PANELS MUST BE INSTALLED DIRECTLY TO FRAMING.
8. VALUES CALCULATED ARE FOR SOUTHERN PINE OR DOUGLAS-FIR LARCH FRAMING. CONTACT EOR IF OTHER SPECIES ARE USED.
9. PROVIDE 1/8" WIDE JOINTS IN SHEATHING TO ALLOW FOR SHRINKAGE AND EXPANSION OF THE PANELS.

SHEARWALL HOLDDOWNS AT ELEVATED FLOOR					
TYPE MARK	HOLDDOWN HARDWARE	END LENGTH (IN)	FASTENERS	END POST	ALLOWABLE TENSION LOAD (LBF)
ST1	(1) SIMPSON CSI8	12"	(11) 0.131 X 2 1/2" NAILS	(2) - 2X	1,370
ST2	(2) SIMPSON CSI8	12"	(11) 0.131 X 2 1/2" NAILS	(2) - 2X	2740
ST3	(2) SIMPSON CSI4	19"	(18) 0.131 X 2 1/2" NAILS	(3) - 2X	4980

SHEARWALL & HOLDOWN NOTES:
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- REFERENCE DETAIL 6A/S4.2 FOR TYPICAL HOLDOWN CONFIGURATIONS.

BEAM SCHEDULE					
BEAM TAG	BEAM SIZE	STUD PACK - NUMBER OF STUDS	FACE-MOUNT HANGER	TOP-FLANGE HANGER	NOTE NUMBER
B226	(3)2X6	2	LUS26-2	HU26-2TF	1,2,3,4,6,7,8,9
B328	(3)-2X8	2	LUS26-3	HUS48TF	1,2,3,4,6,7,8,9
B3212	(3)-2X12	3	HU210-3	HU212-3TF	1,2,3,4,6,7,8,9
B411	GL - 3 1/2" X 11 1/4"	3	HHUS410	HB3.56/11.25	3,4,5,6,7,8,9

BEAM LEGEND NOTES:
1. MULTIPLE PLY DIMENSIONAL LUMBER BEAMS SHALL RECEIVE 1/2" PLYWOOD SHEATHING. SEE TYPICAL DETAIL.
2. FOR NAILING BUILT-UP BEAMS REFER TO DETAIL 2A/S4.0
3. FOR KING AND JACK STUD REQUIREMENTS FOR EXTERIOR HEADERS REFER TO DETAIL 4C/S4.1
4. FOR KING AND JACK STUD REQUIREMENTS IN INTERIOR HEADERS REFER TO DETAIL 5B/S4.1
5. BEAMS SHALL BE ANTHONY POWER BEAM GLUE LAMINATED BEAMS OR APPROVED EQUAL.
6. STUD PACKS ARE REQUIRED WHEN BEAM IS BEARING ON A WALL ASSEMBLY. STUD PACKS MUST CONTINUE ALL THE WAY TO THE FOUNDATION UNLESS TRANSFERRED BY A BEAM.
7. ALL STUDS IN STUD PACK SHALL BE NO.2 SOUTHER PINE OR BETTER.
8. SHEATHING AND/OR DRYWALL MUST BE ATTACHED TO EACH INDIVIDUAL STUD IN THE STUD PACK.
9. ALL STUDS IN STUD PACK MUST BE FASTENED PER MECHANICALLY LAMINATED BUILT-UP COLUMN-NAILED - REFER TO 6A/S4.1

WALL STUD SCHEDULE				
TOP OF WALL	MAX PLATE HT	EXTERIOR WALL	INTERIOR NON-LOAD BEARING	PARTY WALL
ROOF	8' - 11 5/8"	2X6 NO.2 @ 16" O.C.	2X4 STUD @ 16" O.C.	2X4 STUD @ 16" O.C.
3RD	10' - 8"	2X6 NO.2 @ 16" O.C.	2X4 STUD @ 16" O.C.	2X4 STUD @ 12" O.C.
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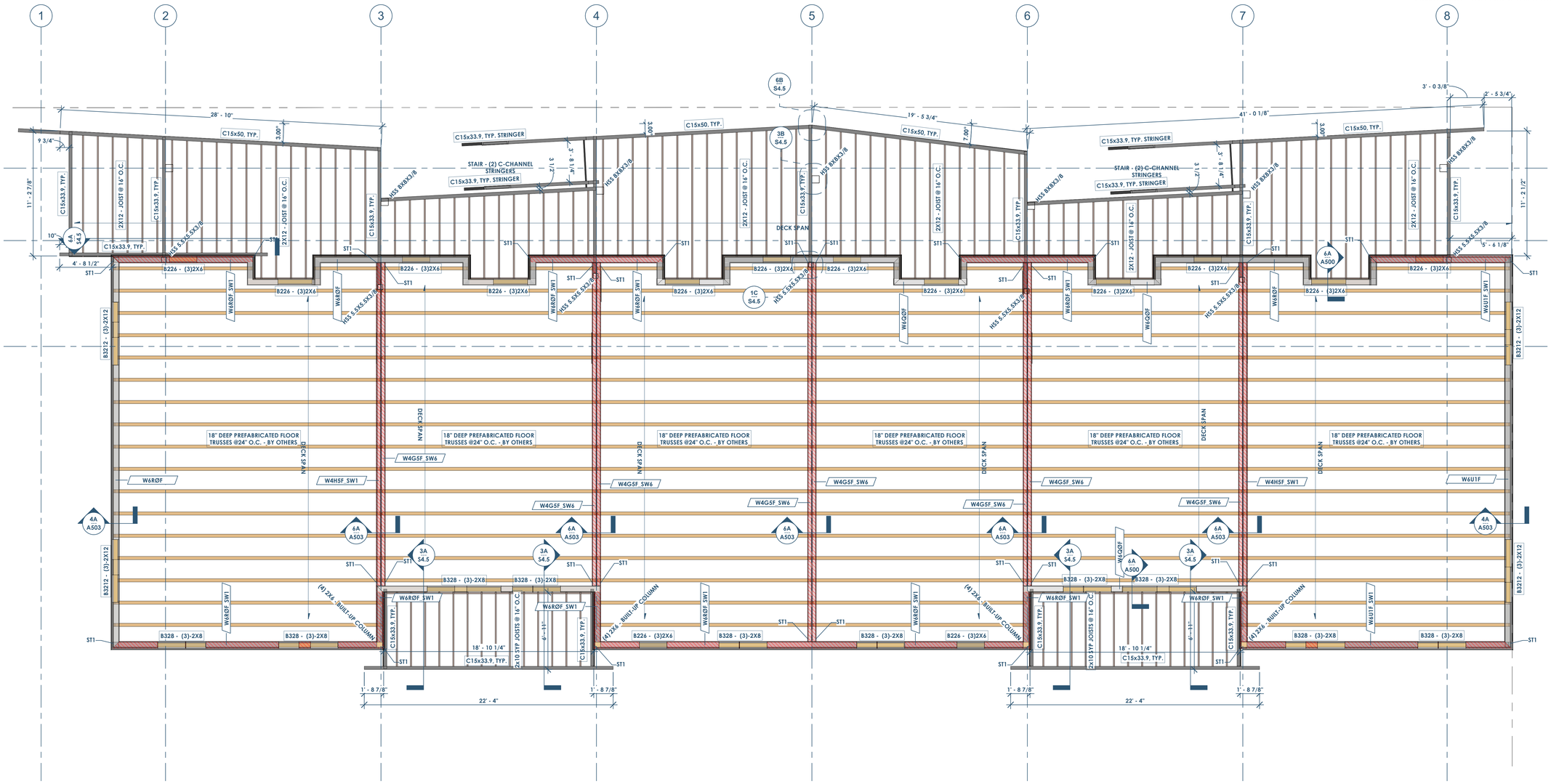

FRAMING PLAN - 3RD FLOOR

6B S0.3 — 1/4" = 1'-0"

SHEAR WALL SCHEDULE

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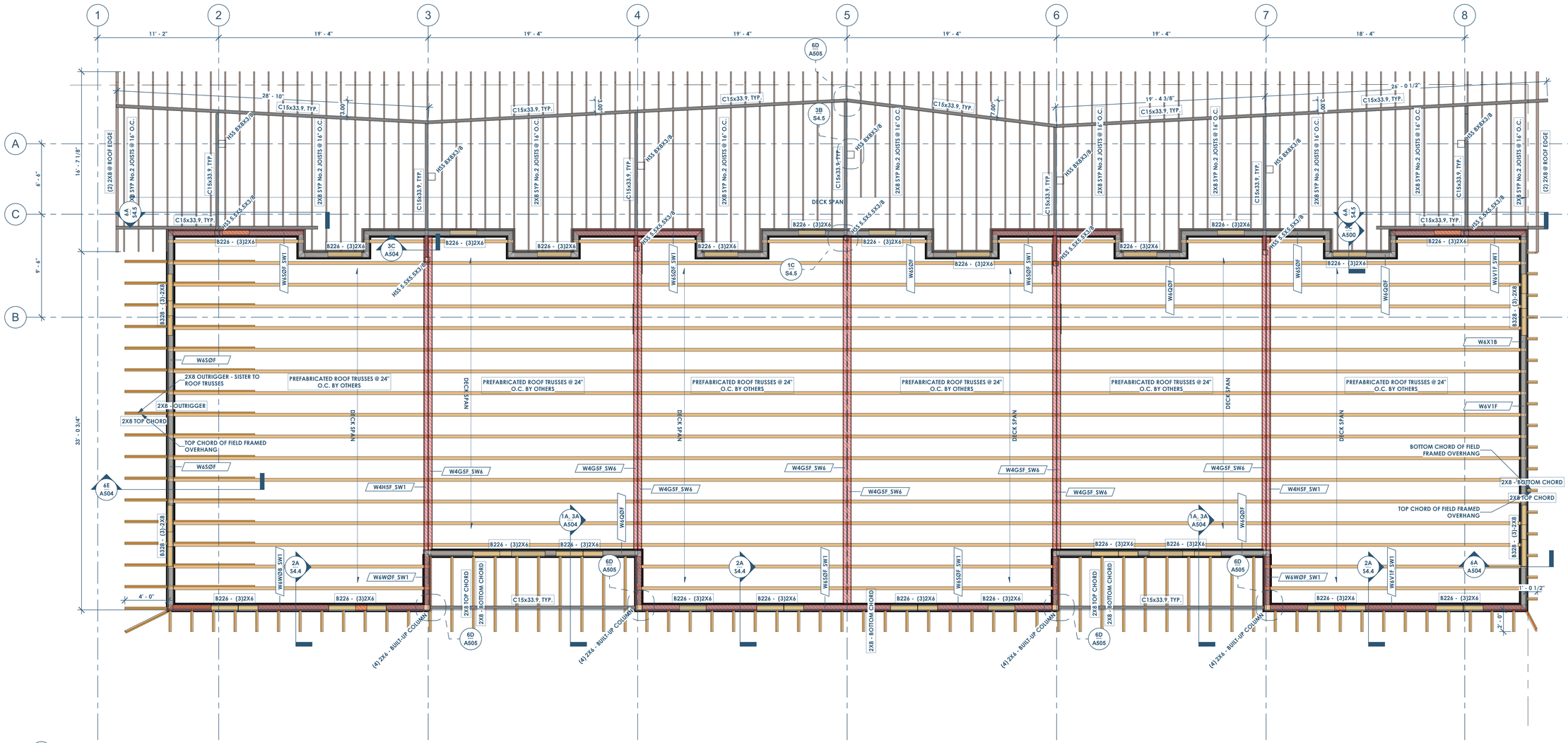

6B S0.4 FRAMING PLAN - ROOF
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SW2	7/16" WSP	4"	12"	(5/8" Ø @ 32" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	490 PLF
SW3	7/16" WSP	3"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 2" OC - AT WOOD)	630 PLF
SW4	15/32" WSP	3"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.148" X 3" LONG NAILS @ 2" OC - AT WOOD)	840 PLF
SW5	15/32" WSP	2"	12"	(5/8" Ø @24" O.C. - AT CONCRETE) - (0.148" X 3" LONG NAILS @ 2" OC - AT WOOD)	991 PLF
SW6	5/8" GYP WALLBOARD	7"	12"	(5/8" Ø @ 48" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	115 PLF
SW7	5/8" GYP WALLBOARD	4"	12"	(5/8" Ø @ 48" O.C. - AT CONCRETE) - (0.131" X 3" LONG NAILS @ 3" OC - AT WOOD)	145 PLF

SHEAR WALL NOTES:
1. ALL FASTENERS FOR WOOD STRUCTURAL PANEL SHALL BE FLAT HEAD NAILS CONSISTING OF THE FOLLOWING UNO:
   A. 0.131"Ø X 2½" LONG
   B. 0.148"Ø X 3" LONG
2. FASTENERS FOR GYPSUM WALLBOARD SHALL BE ONE OF THE FOLLOWING:
   A. 6d COOLER NAILS (0.092" X 1 7/8" LONG, 1/4" HEAD)
   B. WALLBOARD NAIL (0.0915" x 1 7/8" LONG, 19/64" HEAD)
   C. 0.120" NAIL x 1-3/4" LONG, MIN 3/8" HEAD
   D. NO.6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG
3. ANCHORS INTO CONCRETE SHALL EITHER BE CAST-IN-PLACE J-BOLTS OR ADHESIVE ANCHORS WITH A MINIMUM EMBEDMENT OF 8". THE CONTRACTOR SHALL SUBMIT PROPOSED ADHESIVE ANCHOR ASSEMBLY FOR APPROVAL.
4. ALL PANEL EDGES SHALL BE BLOCKED.
5. WSP = WOOD STRUCTURAL PANEL. REF GENERAL NOTES FOR SPECIFICATIONS.
6. IF WALL IS SHEATHED ON BOTH SIDES, THEN SILL PLATE ANCHORAGE AND CONNECTION OF BOTTOM PLATE TO TOP PLATE SHALL BE DOUBLED.
7. PANELS MUST BE INSTALLED DIRECTLY TO FRAMING.
8. VALUES CALCULATED ARE FOR SOUTHERN PINE OR DOUGLAS-FIR LARCH FRAMING. CONTACT EOR IF OTHER SPECIES ARE USED.
9. PROVIDE 1/8" WIDE JOINTS IN SHEATHING TO ALLOW FOR SHRINKAGE AND EXPANSION OF THE PANELS.

ROOF FRAMING NOTES:

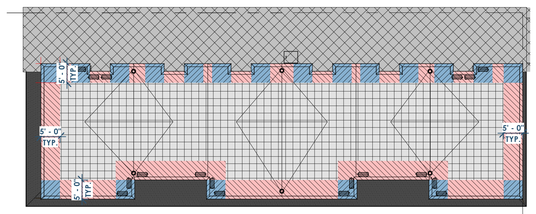
METAL PLATE CONNECTED ROOF TRUSS FRAMING:

- METAL PLATE CONNECTED WOOD TRUSSES SHALL BE SPACED @ 24" OC UNLESS NOTED OTHERWISE. LOADING CRITERIA SHALL BE AS FOLLOWS:
  A. TOP CHORD LIVE LOAD (TCLL): 20 PSF
     a. REF MECHANICAL DRAWINGS FOR RTU'S.
  B. TOP CHORD DEAD LOAD (TCDL): 5 PSF - SINGLE-PLY MEMBRANE ROOF (NOT INCLUDING SELF-WEIGHT)
  C. BOTTOM CHORD LIVE LOAD (BCLL): 10 PSF (NON-CONCURRENT WITH TCLL)
  D. BOTTOM CHORD DEAD LOAD (BCDL): 5 PSF
  E. TOP CHORD WIND LOAD: REF COMPONENTS AND CLADDING SCHEDULE
- TRUSS DEFLECTION LIMITS: TRUSSES SHALL BE LIMITED TO THE FOLLOWING DEFLETION LIMITS:
  A. PITCHED ROOF TRUSS : LIVE LOAD (L/240) TOTAL LOAD (L/180)
  B. SHALLOW (< = 4 : 12) PITCHED ROOF TRUSSES : LIVE LOAD (L/360) TOTAL LOAD (L/240)
  C. PITCHED ROOF TRUSS: 1.00 X DEFLECTION FROM ACTUAL DEAD LOAD.
- DRAG TRUSSES SHALL BE PROVIDED DIRECTLY OVER INTERIOR SHEAR WALLS AND SHALL BE DESIGNED FOR A TOTAL FORCE EQUAL TO THE LENGTH OF THE SHEAR WALL MULTIPLED BY THE ALLOWABLE SHEAR VALUE PROVIDED IN THE SHEAR WALL SCHEDULE FOR THAT SHEAR WALL TYPE.
- TRUSS RESTRAINT/BRACING METHODS SHALL BE IN ACCORDANCE WITH BCSI-B3 UNLESS NOTED OTHERWISE.

ROOF DECKING NOTES:
1. ROOF DECKING SHALL BE 3/4" APA RATED SHEATHING (SPAN RATING 32/16).
2. PANELS SHALL SPAN 3 MORE RAFTERS IN THE .ONG DIMENSION.
3. PANEL CLIPS:
   A. SINGLE-PLY OR MODIFIED BITUMEN ROOFING SYSTEMS:
      a. LOW SLOPE ROOF (LESS THAN OR EQUAL TO 2:12)
         • DECKING SHALL HAVE PANEL EDGE CLIPS (H-CLIPS) LOCATED MIDWAY BETWEEN EACH SUPPORT.
      b. SLOPE GREATER THAN 2:12
         • DECKING SHALL HAVE PANEL EDGE CLIPS (H-CLIPS) LOCATED MIDWAY BETWEEN EACH SUPPORT FOR ANY SPAN GREATER THAN 12.2' O.C.
   B. ANY OTHER TYPE OF ROOFING SYSTEM
      a. DECKING SHALL HAVE PANEL EDGE CLIPS (H-CLIPS) LOCATED MIDWAY BETWEEN EACH SUPPORT.

ROOF DECKING FASTENING		
ZONE	PANE EDGE / BOUNDARY	FIELD
ZONE 1	@ 6" O.C. MAX	@ 12" O.C. MAX
ZONE 2	@ 6" O.C. MAX	@ 6" O.C. MAX
ZONE 3	@ 4" O.C. MAX	@ 6" O.C. MAX
ZONE 3 OVERHANG	@ 3" O.C. MAX	@ 6" O.C. MAX

ROOF DECKING FASTENING NOTES:
- ALL NAILS SHALL BE 0.131"Ø X 2½" RING SHANK NAILS.
- REFERENCE THE COMPONENTS AND CLADDING WIND PRESSURE MAP ON THE
- GENERAL NOTES FOR ZONE LOCATIONS.
- EDGE SPACING ALSO APPLIES OVER THE TOP OF SHEARWALLS.



6A S0.4 FLOOR PLAN - ROOF WIND ZONE
1/16" = 1'-0"

ROOF WIND ZONE LEGEND
- CORNER
- EDGE
- INTERIOR
- OVER HANG

BEAM SCHEDULE					
BEAM TAG	BEAM SIZE	STUD PACK - NUMBER OF STUDS	FACE-MOUNT HANGER	TOP-FLANGE HANGER	NOTE NUMBER
B226	(3)2X6	2	LUS26-2	HU26-2TF	1,2,3,4,6,7,8,9
B328	(3)-2X8	2	LUS26-3	HUS48TF	1,2,3,4,6,7,8,9
B3212	(3)-2X12	3	HU210-3	HU212-3TF	1,2,3,4,6,7,8,9
B411	GL - 3 1/2" X 11 1/4"	3	HHUS410	HB3.56/11.25	3,4,5,6,7,8,9

BEAM LEGEND NOTES:
1. MULTIPLE PLY DIMENSIONAL LUMBER BEAMS SHALL RECEIVE 1/2" PLYWOOD SHEATHING. SEE TYPICAL DETAIL.
2. FOR NAILING BUILT-UP BEAMS REFER TO DETAIL 2A/S4.0
3. FOR KING AND JACK STUD REQUIREMENTS FOR EXTERIOR HEADERS REFER TO DETAIL 4C/S4.1
4. FOR KING AND JACK STUD REQUIREMENTS IN INTERIOR HEADERS REFER TO DETAIL 5B/S4.1
5. BEAMS SHALL BE ANTHONY POWER BEAM GLUE LAMINATED BEAMS OR APPROVED EQUAL.
6. STUD PACKS ARE REQUIRED WHEN BEAM IS BEARING ON A WALL ASSEMBLY. STUD PACKS MUST CONTINUE ALL THE WAY TO THE FOUNDATION UNLESS TRANSFERRED BY A BEAM.
7. ALL STUDS IN STUD PACK SHALL BE NO.2 SOUTHER PINE OR BETTER.
8. SHEATHING AND/OR DRYWALL MUST BE ATTACHED TO EACH INDIVIDUAL STUD IN THE STUD PACK.
9. ALL STUDS IN STUD PACK MUST BE FASTENED PER MECHANICALLY LAMINATED BUILT-UP COLUMN-NAILED - REFER TO 6A/S4.1

WALL STUD SCHEDULE				
TOP OF WALL	MAX PLATE HT	EXTERIOR WALL	INTERIOR NON-LOAD BEARING	PARTY WALL
ROOF	8' - 11 5/8"	2X6 NO.2 @ 16" O.C.	2X4 STUD @ 16" O.C.	2X4 STUD @ 16" O.C.
3RD	10' - 8"	2X6 NO.2 @ 16" O.C.	2X4 STUD @ 16" O.C.	2X4 STUD @ 12" O.C.
2ND	10' - 9 5/8"	2X6 NO.2 @ 16" O.C.	2X4 STUD @ 16" O.C.	2X4 STUD @ 8" O.C.

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Date	Description
05.19.2022	Progress Set

FRAMING PLAN - ROOF
MARCO POLO - 101 W 33RD STREET - BRYAN, TX 77803

S0.4