

MARCO POLO - 101 W 33RD STREET

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

FOR CONSTRUCTION

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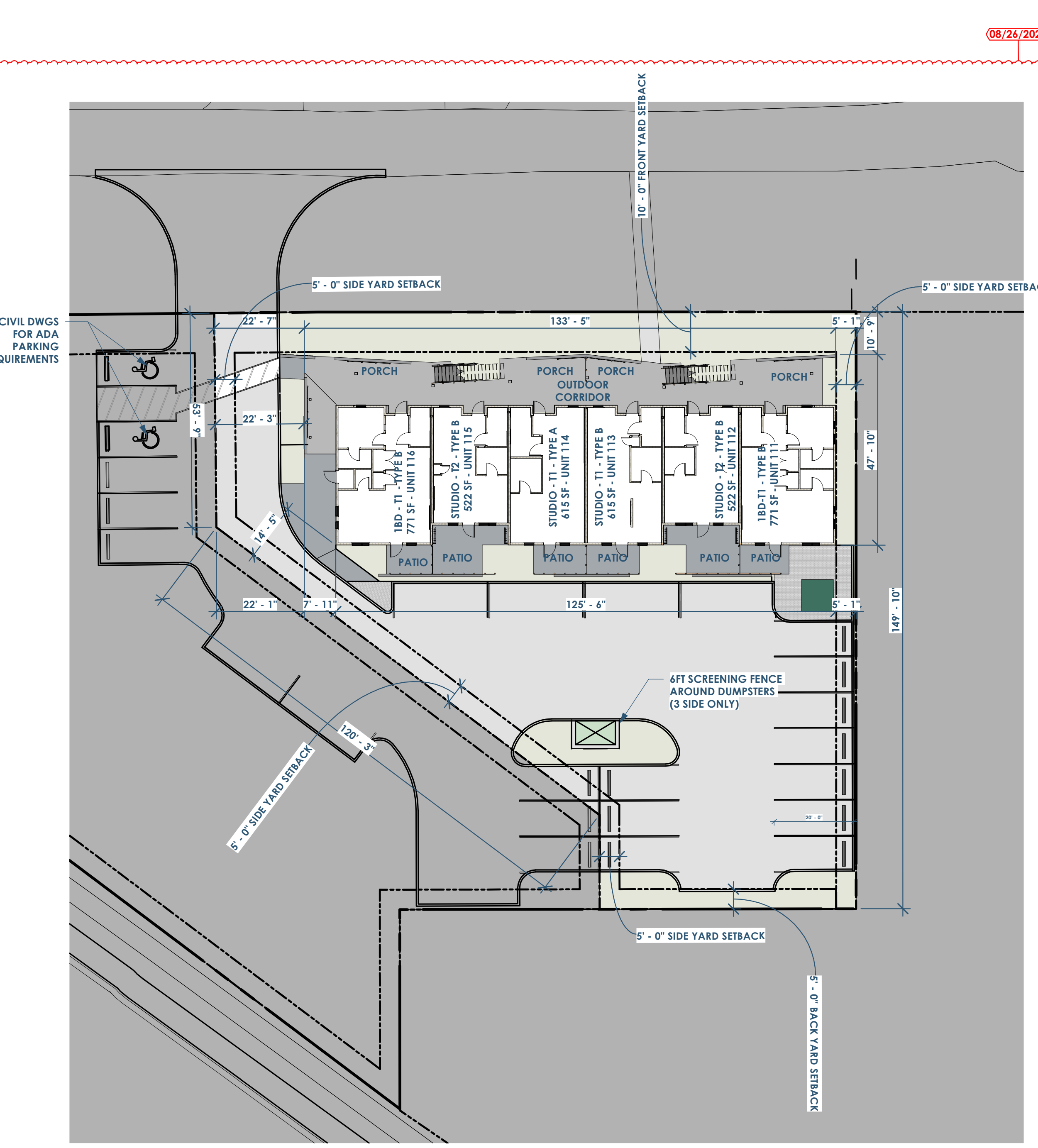
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REGISTERED ARCHITECT
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STATE OF TEXAS
22039
8.26.22

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6B SITE PLAN
1" = 20'-0"

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED DURING THE INITIAL PERMIT APPLICATION, BUT INSTEAD ARE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD AFTER THE PERMIT HAS BEEN ISSUED. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAD BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- LIST OF DEFERRED SUBMITTALS**
- IRRIGATION
 - BUILDING SIGNAGE
 - FIRE SPRINKLERS
 - STAIRS AND RAILING DETAILING
 - METAL PLATE CONNECTED WOOD TRUSSES
 - ELECTRICAL FAULT CURRENT CALCULATION
 - RPZ / BACKFLOW PREVENTER CERTIFICATION
 - THIRD PARTY INSPECTIONS



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

CODE INFORMATION	
APPLICABLE CODES:	GENERAL: • BUILDING/DWELLING CODE IBC 2015 & BRYAN, TX AMENDMENTS • INTERNATIONAL ENERGY CONSERVATION CODE 2015 & BRYAN, TX AMENDMENTS PLUMBING: • PLUMBING CODE IPC 2015 & BRYAN, TX AMENDMENTS MECHANICAL: • MECHANICAL CODE IMC 2015 & BRYAN, TX AMENDMENTS ELECTRICAL: • ELECTRICAL CODE NEC 2009 & BRYAN, TX AMENDMENTS FIRE: • FIRE/LIFE SAFETY CODE 2009 NFPA-1 & BRYAN, TX AMENDMENTS ACCESSIBILITY: • ANSI STANDARD A117.1-2009 - FOR ACCESSIBILITY • FAIR HOUSING ACT FUEL: • INTERNATIONAL FUEL GAS CODE 2015 & BRYAN, TX AMENDMENTS
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:	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 VB (SPRINKLERED): • ACTUAL: 35FT • ALLOWED: 40FT
504.4 NUMBER OF STORIES	R-2 - TYPE VB (SPRINKLERED): • ACTUAL: 3 • ALLOWED: 4
506.2 ALLOWABLE AREA DETERMINATION	• TABULAR PER FLOOR AREA LIMIT PER CHAPTER 5 = 7000 SQ.FT. • ALLOW HEIGHT = 40 FT; ALLOW STORIES = 3 • NFPA 13 SPRINKLERS
506.3 FRONTAGE INCREASE:	• COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, IF 0.589 • PERIMETER = 354 FT • FRONTAGE PERIMETER, F 304 FT • WEIGHTED AVERAGE DISTANCE FROM "F" = 228.75 FT • COMPUTE ALLOWABLE PER STORY AREA, AA = AT (N+S IF) = 25120.94 SQ.FT. • MAXIMUM ALLOWABLE AREA = AA X S = 75342.83 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 REVERSED ALLOWABLE HEIGHT IS 40 FT.
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 < 50 = 1 HR • 50 <= X < 10 = 1.5 HR • 10 <= X < 30 = 0 HR • X >= 30 = 0 HR
708.3 FIRE-RESISTANCE RATING	CORRIDORS: 1/2HR RATED DWELLING UNIT AND SLEEPING UNIT SEPARATIONS: 1/2HR RATED BETWEEN DWELLING UNITS: 1/2HR RATED
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
SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS): SECTION 1020 CORRIDORS	NFPA 13R SPRINKLER THROUGHOUT PROJECT (R-2) CORRIDORS: 1/2HR RATED
SECTION 1004 OCCUPANT LOAD	SEE SECTION 1021 EGRESS BALCONIES FOR CORRIDOR RATING AT EXTERIOR WALL RESIDENTIAL: 200 GROSS
1004.2.1 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 FOR R-2: 250 (W/SPRINKLER)
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE	20FT (WITH NFPA 13R SPRINKLERS)
1020.4 DEAD ENDS:	SECTION 1020 EGRESS BALCONIES
SECTION 1021 EGRESS BALCONIES	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 • BATH/TVS; SHOWERS: 1 PER DWELLING

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 ANY 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 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, 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 FROM, 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.
- ANY CHANGES TO THE PLANS DURING CONSTRUCTION NEED TO BE APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD AND THE CITY. THE CHANGES WILL NEED TO BE SUBMITTED AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. SEE SECTION 107.4 OF THE 2015 IBC.
- FIRE SPRINKLER/FIRE ALARM DRAWINGS NEED TO BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE (414 LAWRENCE STREET, BRYAN, TEXAS, 77801 OR MARC.MCCERON.FIRE.MARSHAL.MMCCERON@BRYANTX.GOV OR KIMBERLY.FREDERICK.FREDERICK@BRYANTX.GOV).
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, ETC. OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED WITH SIGNS OR STENCILING. SEE SECTION 703.5 OF 2015 IBC.
- PER IFC 906.1 ALL DWELLING UNITS SHOULD INCLUDE A MINIMUM RATED (1-A-10-B-C) FIRE EXTINGUISHER IN A CONSPICUOUS, READY ACCESS AREA. NO FIRE EXTINGUISHERS ARE REQUIRED IN THE COMMON AREAS.

FHA COMPLIANCE

- ELEVATORS: NO
- ADA UNITS (ALL ADA UNITS ARE LOCATED ON THE 1ST FLOOR)
- TYPE A ADA UNITS (5% OF 18 UNITS TOTAL) = 1 (1 UNIT IS PROVIDED ON THE 1ST FLOOR)
- TYPE B ADA UNITS = 5 (THE REMAINING UNITS ON THE 1ST FLOOR)
- ACCESSIBLE PARKING SPACES
- ACCESSIBLE SPACES REQUIRED: 2 PER 26-50 SPACES
- TOTAL SPACES PROVIDED: 2 SPACES

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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

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Date	Description
08/10/2022	Issued for Permit
08/26/2022	Permit Revisions