

1. As of today, July 7, 2022 there are outstanding Site Review items. Building construction plans cannot be released for construction until all Site Review items have been approved.
2. I've attached the City's addressing plan. Please use these numbers for the units..**Sheets updated**
3. Please submit the Specifications Manual, if applicable. **Will be attached in overall revision submittal package.**
4. Please label all drawings "For Construction". **All sheets are updated**
5. Please submit all SWPPP forms and documents, if applicable, if you haven't already done so. **This is not applicable.**
6. Please show the ADA parking spaces as being compliant with Rule 68.104 (TCA) / House Bill 3163. **This information is provided on sheet C2 of the civil drawings**
7. Please add a note - 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.**Notes added on sheet G000**
8. Please contact the New Services Assistant at Bryan Texas Utilities (BTU – the local power company) 979-821-5770 to set up a new project if you haven't already done so. **The owner will contact**
9. Sheet G000
 - a. Please list all deferred submittals on the Cover/Title Sheet. If there are no deferred submittals, please make a statement on the Cover/Title Sheet that there are no deferred submittals. Deferred submittals include fire sprinkler drawings, truss drawings, metal building drawings, etc. Please ensure all disciplines have any relevant deferred submittals on the list. **Added on sheet G000**
 - b. Deferred Submittals – Please add a note that the Fire Sprinkler/Fire Alarm Drawings need to be submitted to the Fire Marshal's Office (414 Lawrence Street, Bryan, Texas, 77801 or Marc McFeron, Fire Marshal, mmcferon@bryantx.gov or Kimberly Frederick, kfrederick@bryantx.gov).**Note added on sheet G000**
 - c. Applicable Codes - Please use and reference the 2015 International Codes, the 2020 NEC, the Federal Fair Housing Act and Bryan's Amendments to the adopted codes. **Added on sheet G000**
 - d. Sprinklers (Section 903 Automatic Sprinkler Systems) – Please call out a 13-R system. **Corrected on sheet**
 - e. 1020.4 Dead Ends - Please call out a 13-R system. **Corrected on sheet**
 - f. Please make a note for the following to be in the attic space: 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. **Note added on sheet G000**

g. Please add a table showing how you're meeting the Federal Fair Housing Act. I added a few notes about FHA compliance on sheet G000. Please let me know if you were looking for more information. Please call out the number of Type A and Type B units. Called out on sheet G000

10. Sheet G001

- a. Please enlarge these layouts – you may need to add a sheet. The separations between the units are hard to see. These have been enlarged.
- b. Please ensure you don't need to provide any separation between the ceiling on the third floor and the attic space. Will the area between the ceiling (on the 3rd floor) and roof deck be sprinklered? We have updated these drawings to show the continuous rated wall through the cavities.
- c. Please ensure you don't need to provide draftstopping every two units or 3,000 SF. We have updated these drawings to show the continuous rated wall through the cavities. The cavity areas are less than 3000sf.
- d. Occupant Load Table – Please round the numbers up. Updated

11. Structural Sheets

a. Please add your Texas Firm Registration Number to the title block. Added to all sheets.

12. Sheet S0.0

- a. Please send a list of any deferred submittals to the Architect so that those items may be placed on the Deferred Submittals list on the Cover Sheet. Please include "third party inspections" as a deferred submittal. All deferred submittals listed on G000.
- b. FYI – Please submit third party inspections as they are done not all at once at the end of the project. Will do.
- c. Foundation Design Criteria – Please submit an electronic copy of the Geotechnical Report done by Dudley Engineering, Report Number 22-00109 and dated April 27, 2022. Will be attached in overall revision submittal package.

13. Sheets S0.2 and S0.3

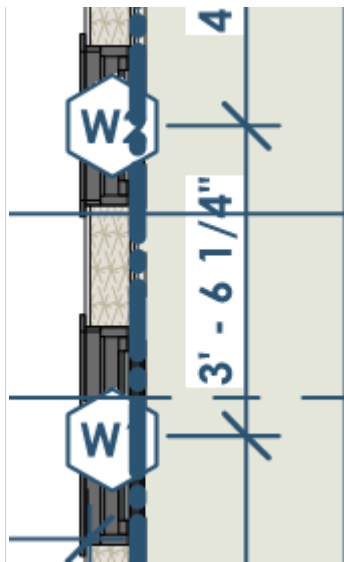
a. There's a callout for Detail / Section 6A on Sheet A500 but there isn't a detail 6A on that sheet. Corrected

14. Sheet S0.4

a. There's a callout for Detail / Section 1A on Sheet A504 but there isn't a detail 1A on that sheet. Corrected

15. Sheets A101, A102 and A103

- a. NOT A CODE ISSUE: Have you considered stacking the washer and dryer? It might free up some much needed storage space. You won't be able to do it in all of the units because of the location of the water heater but you might be able to do it in several units.
- b. Please ensure the area of the openings on the east wall does not exceed the amount allowed by Table 705.8. Please see note below.
- c. Please differentiate the windows on the east wall (however you choose to show it) to ensure the windows installed are rated. The SF area of all the windows on the east facade is under 25%, so as I understand it, per 705.8, since this wall is over 5ft away from the property line, these openings can be 'unprotected openings', and do not need to be rated. Please let me know if I misunderstood your request here. We've included an elevation diagram to show the percentages on sheet A201.
- d. Please ensure you don't need guards on the exterior windows on the second and third floors on the east and west sides of the building. Per 1015.8, the lower sash of all the double hung windows is locked to 4" max. This was called out on the window schedule. Please let me know if I misunderstood your comment, here. Nonetheless, for cost savings, however, we changed these windows to single hung windows, instead.
- e. Please add an interior wall detail for each interior wall type. The detail will need to show from the finished floor to the bottom of the ceiling / roof deck. Please call out stud spacing, materials, etc. Added and modified the details.
- f. Please show the location of the water heaters. Added to sheet P100
- g. Please relocated either the window callouts or the detail boxes. Corrected

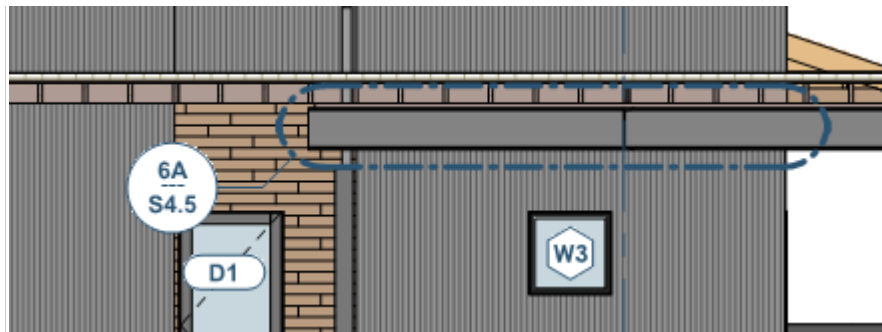


16. Sheet A150

- a. Please show the lighting fixture layout. **Added**
- b. Please enlarge these plans. **Enlarged**

17. Sheet A301

- a. You might consider moving these callouts because in the black and white sheets, they're getting lost in the exterior materials. **Corrected**



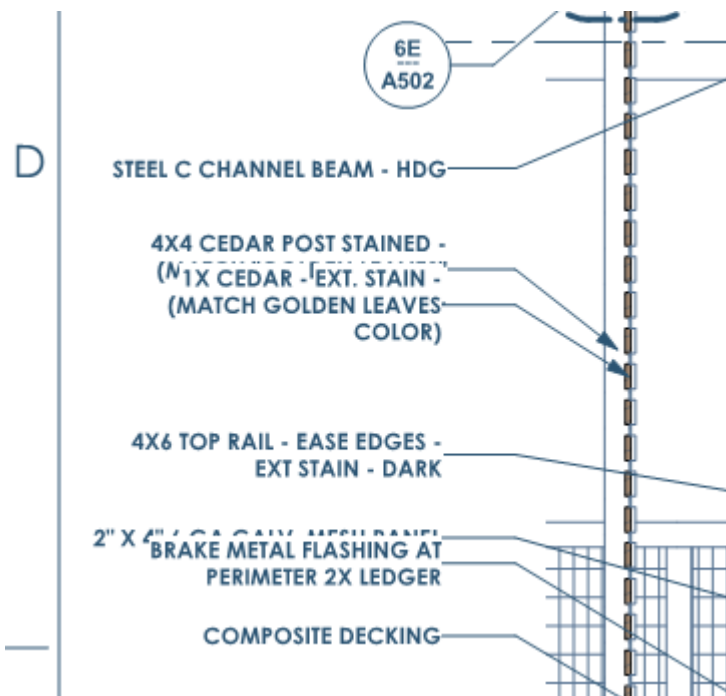
18. Sheets A400, A401 and A402

- a. Please call out the R-value. **Added**
- b. Please call out the stud spacing. **Added**

19. Sheet A410

- a. 3A – Stair Section - There are several references to Section 6E on Sheet A502 but there isn't a Section 6E on that sheet. It may need to be revised to Sheet A503. **Corrected**
- b. Will the shop drawings for the prefab stairs be a deferred submittal? **Yes**. We will need more dimensions on the stairs.

c. Please clean up this text – Corrected



20. Sheets A470, A471 and A472

a. Please dimension the kick / toe space at the bottom of the cabinets. Updated.

21. Sheet A471

a. 6D – Elevation – There is a reference to Sections 5D and 6D on Sheet A450 but that sheet is not part of the City's set of plans. It may need to be revised to Sheet A751. Corrected

22. Sheet A600

- a. Please differentiate the windows on the east wall (however you choose to show it) to ensure the windows installed are rated. The SF area of all the windows on the east facade is under 25%, so as I understand it, per [705.8](#), since this wall is over 5ft away from the property line, these openings can be 'unprotected openings', and do not need to be rated. Please let me know if I misunderstood your request here. We've included an elevation diagram to show the percentages on sheet A201.

August 9, 2022

RE: Marco Polo Comments Responses - 101 W 33Rd St - Bryan, TX

To Whom It Concerns:

3. MEP Sheets

- a. Please add your Texas Firm Registration Number to the title block.

RESPONSE: Had architect update border to include firm numbers. Fixed on all sheets.

- b. Please use and reference the 2015 International Codes, 2020 NEC and Bryan's Amendments to the adopted codes.

RESPONSE: Updated code info on all sheets.

- c. Please send a list of any deferred submittals to the architect so they may be placed on the Cover Sheet with the rest of the deferred submittals.

RESPONSE: Architect will include Fault Current Deferred submittal on list. Added note to sheet E200

- d. Please make a note on the appropriate details that all condensate must be routed to the sanitary sewer. The roof drains may be routed to the storm sewer but condensate must be routed to the sanitary sewer

RESPONSE: Added condensate pumps to the mechanical equipment and condensate now runs to waste box behind washer.

- e. Please note on electrical plans the maximum available fault current per Article 110.24 of the 2020 NEC. Needs to include date the calculation was made. Required for service equipment marking in the field by electrical contractor. This can be a deferred submittal just makes sure it's on the Cover with the other deferred submittals.

RESPONSE: Architect will include Fault Current Deferred submittal on list. Added note to sheet E200

- f. Backflow test report by a city approved certified tester is required to be submitted to Development Services at time of plumbing final and for Certificate of Occupancy issuance per Section 122-60 of Article 122 of City Ordinance. A copy of a list of approved certified backflow testers is available from the city upon request.

RESPONSE: Architect will include on Deferred submittal on list. Added note to plumbing sheet.

24. Sheet P101

- a. You may use trap guards if you prefer.

RESPONSE: Added option to plumbing schedule

- b. Condensate needs to be routed to the sanitary sewer.

RESPONSE: Condensate run to sanitary sewer. All laterals to storm sewer were removed.

- c. Have you considered putting in a floor drain in the restrooms in only the ADA units? Since there doesn't appear to be any roll-in showers, the floor may get more water. [Katie/Ryan let me know if you want a floor drain and trap primer valve in the bathroom of the ADA unit

RESPONSE: Added as option on plumbing fixture schedules.

- d. Note 11 has to do with a ball valve for a hose bib.[This should be note #17]

RESPONSE: Fixed keyed note number.

. Sheet P201

- a. Please clean up this text –

RESPONSE: Fixed errant text.

- b. Detail 10 – Please utilize an RPZ and add a HUB drain to the floor sink.

RESPONSE: Clarified RPZ and HUB drain requirements.

26. Sheet E100

- a. Please show tamper resistant receptacles where required by Code per Article 406.12 of the 2020 NEC

RESPONSE: Added TR to all receptacles where required.

27. Sheet E104

- a. Please update the title

RESPONSE: Sheet is named roof power plan

28. Sheet E300

- a. Please show a tamper resistant receptacle in the legend

RESPONSE: Updated legend to show TR.

If I can be of further assistance, please let me know.

Sincerely,



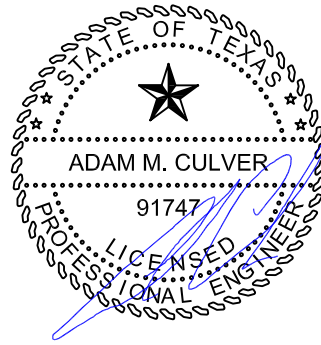
Adam Culver, PE

AMC Engineers
Contact Information

Austin Address:
AMC Engineers
508 E Jackson St # 552
Burnet, Texas 78611

Phone: (512) 535-6427
(512) 923-8646

Email: info@amcengineers.com



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