

MARCO POLO - 101 W 33RD STREET

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

FOR CONSTRUCTION

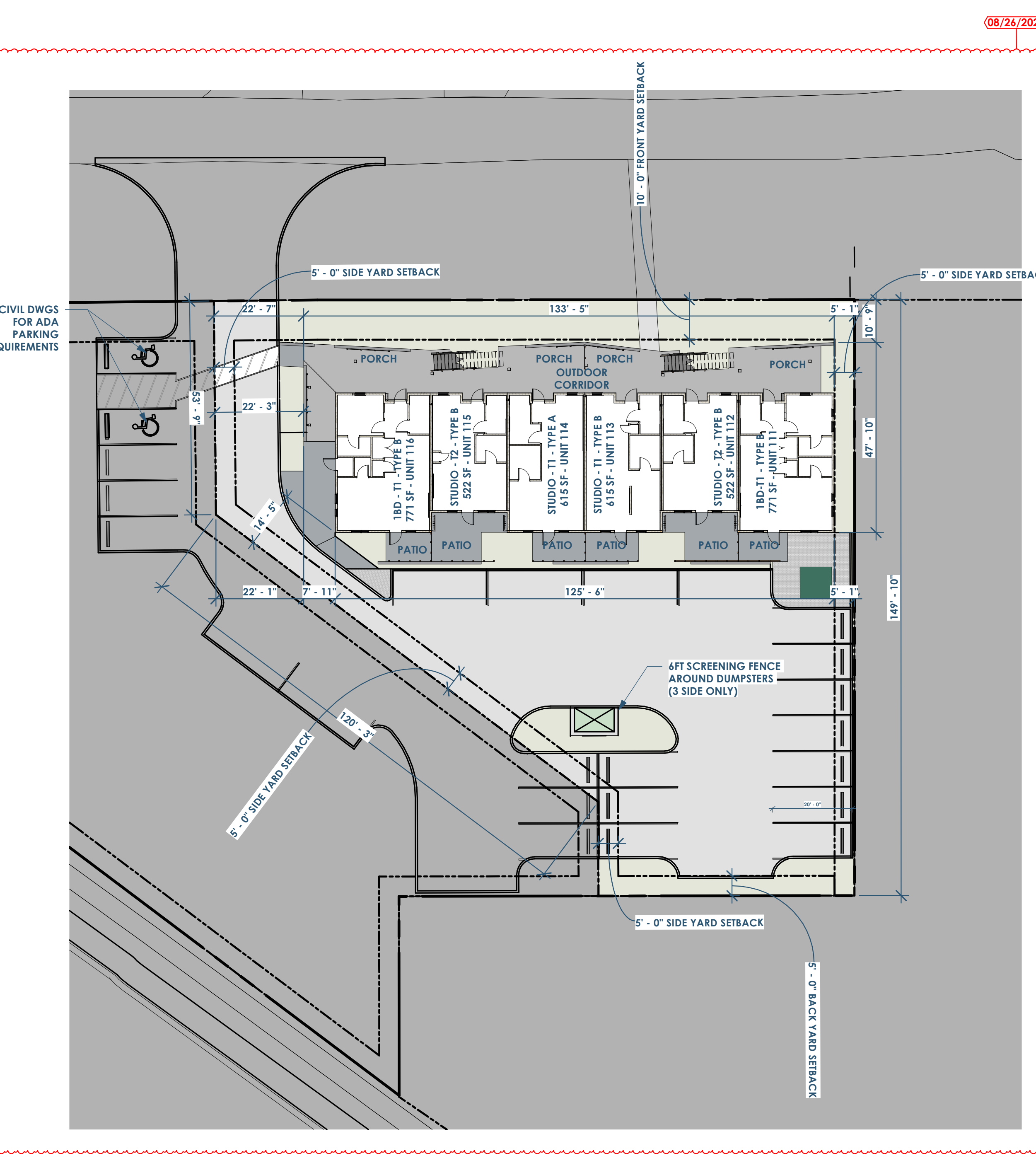
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68 SITE PLAN
G000 1" = 20'-0"

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 HAVE 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



CODE INFORMATION	
APPLICABLE CODES:	<p>GENERAL:</p> <ul style="list-style-type: none"> • BUILDING/DWELLING CODE IBC 2015 & BRYAN, TX AMENDMENTS • ENERGY CONSERVATION: 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/LIFE SAFETY CODE 2009 NFPA-1 & BRYAN, TX AMENDMENTS • ACCESSIBILITY: ANSI STANDARD A117.1-2009 - FOR ACCESSIBILITY • FAIR HOUSING ACT • INTERNATIONAL FUEL GAS CODE 2015 & BRYAN, TX AMENDMENTS <p>CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:</p> <p>SECTION 420 GROUPS I-1, R-2, R-3 AND R-4</p> <p>CHAPTER 5 CLASSIFICATION OF WORK:</p> <p>NEW</p> <p>504.3 HEIGHT IN FEET</p> <p>504.4 NUMBER OF STORIES</p> <p>506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE:</p> <p>508.3 NONSEPARATED OCCUPANCIES:</p> <p>508.4 SEPARATED OCCUPANCIES</p> <p>TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)</p> <p>TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE</p> <p>708.3 FIRE-RESISTANCE RATING</p> <p>711.2.4.3 DWELLING UNITS AND SLEEPING UNITS</p> <p>803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP</p> <p>SPRINKLERS (SECTION 900 AUTOMATIC SPRINKLER SYSTEMS):</p> <p>SECTION 1020 CORRIDORS</p> <p>SECTION 1004 OCCUPANT LOAD</p> <p>1004.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE</p> <p>SECTION 1017 EXIT ACCESS TRAVEL DISTANCE</p> <p>1020.4 DEAD ENDS</p> <p>SECTION 1021 EGRESS BALCONIES</p> <p>SECTION 1020 CORRIDORS 1020.1 CONSTRUCTION</p> <p>CORRIDORS SHALL BE FIRE-RESISTANCE-RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE-RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.</p> <p>EXCEPTIONS: CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.</p> <p>2902.1 MINIMUM NUMBER OF FIXTURES:</p> <p>...</p> <p>R-2</p> <ul style="list-style-type: none"> • WATER CLOSETS: 1 PER DWELLING • LAVATORIES: 1 PER DWELLING • BATH/UBS, 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 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 TO APPROVED BY THE OWNER/ARCHITECT PRIOR TO CONSTRUCTION.
- DETAILS ARE TO BE INTERPRETED AS TYPICAL, THAT IS, UNLESS SPECIFICALLY CALLED OUT OTHERWISE, THE DETAIL IS TO BE APPLIED TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- ALL EXTERIOR FLATWORK AROUND THE BUILDING TO SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ANY PENETRATIONS IN THE EXTERIOR ENVELOPE TO BE SEALED TO PREVENT ANY AIR/WATER LEAKAGE PER IBC CODE REQUIREMENTS.
- ALL FINISH AND COLOR SELECTIONS TO BE VERIFIED WITH ARCHITECT UNLESS OTHERWISE NOTED, SLOPE FLOOR 2% TOWARD ANY DRAINS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL KEEP THE CONSTRUCTION CLEAN-REMOVING ANY ACCUMULATION OF DEBRIS AND/OR UNUSED EQUIPMENT.
- CONTRACTOR TO BE RESPONSIBLE FOR THE COLLECTION, TRANSPORT AND DISPOSAL OF ALL CONSTRUCTION WASTE.
- CONTRACTORS RESPONSIBLE FOR ANY TEMPORARY SHORING THAT MIGHT BE NECESSARY DURING CONSTRUCTION, ALL SHORING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR.
- GENERAL CONTRACTOR TO VERIFY WITH THE M/E/P CONTRACTORS ALL PIPE/DUCT LOCATION PRIOR TO FRAMING.
- MANUFACTURED MATERIAL/EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR TO PROTECT ANY EXPOSED CONCRETE THAT IS MEANT TO BE A FINISHED SURFACE.
- GENERAL CONTRACTOR TO PROVIDE ARCHITECT AT LEAST (2) WEEKS WHEN REVIEWING ANY SHOP DRAWINGS AND/OR SUBSTITUTION REQUESTS.
- REVIEW OF SHOP DRAWINGS DOES NOT CONSTITUTE THE APPROVAL OF SAFETY REQUIREMENTS AND/OR CONSTRUCTION MEAN AND METHODS.
- THE PRESENCE OF THE ARCHITECT ON SITE DOES NOT CONSTITUTE APPROVAL OF THE WORK. THE CONTRACTOR SHALL CALL THE ARCHITECT'S ATTENTION TO ANYTHING SPECIFICALLY NEEDS THE ARCHITECT'S APPROVAL.
- ONLY ARCHITECTURAL AND STRUCTURAL DRAWINGS HAVE BEEN COORDINATED WITH THE ARCHITECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY WORK OUTSIDE THESE SCOPES (M/E/P, FOR EXAMPLE) THAT INTERFERES WITH THIS ARCHITECT DRAWING SET.
- GENERAL CONTRACTOR TO EDUCATE THE OWNER ON THE OPERATION AND MAINTENANCE OF ALL INSTALLED PRODUCT AND/OR EQUIPMENT.
- PRIOR TO SUBSTANTIAL COMPLETION, 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, mmc@bryantx.gov OR KIMBERLY FREDERICK, KIMBERLY@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

SHEET INDEX		
Sheet Number	Sheet Name	Sheet Last Issue Date
G000	COVER	07/22/22 - Permit Revisions
G001	CODE & LIFE SAFETY	07/22/22 - Permit Revisions
G002	CODE & LIFE SAFETY	07/22/22 - Permit Revisions
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S0.3	FOUNDATION PLAN - 3RD FLOOR	07/22/22 - Permit Revisions
S0.4	FRAMING PLAN - ROOF	07/22/22 - Permit Revisions
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S4.3	TYPICAL WOOD FRAMING LATERAL DETAILS	07/22/22 - Permit Revisions
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S4.5	TYPICAL STEEL DETAILS	07/22/22 - Permit Revisions
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A471	UNIT PLANS - (TYPE A ADA UNIT - 1ST FLOOR ONLY)	07/22/22 - Permit Revisions
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2A VICINITY MAP
G000 1" = 200'-0"

COVER

G000