208 NORTH LOGAN CONDOMINIUMS

208 NORTH LOGAN AVENUE
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R

ARCHITECT:

WINCHESTER ARCHITECTS
201A NORTH MAIN
BRYAN, TEXAS 77803
979-823-4039
CONTACT NATHAN WINCHESTER
nathan@winchester-architects.com

CONTRACTOR:

STYLECRAFT BUILDERS
4090 STATE HWY 6 SOUTH
COLLEGE STATION, TX 77845
PROJECT MANAGER - JEFF WRIGHT
OFFICE: 979.690.1222 EXT. 152
JWRIGHT@STYLECRAFT.COM

DRAWING INDEX ARCHITECTURAL

DWG. NO.	DRAWING DESCRIPTION
CVR1.1	COVERSHEET, CODE COMPLIANCE
SP1.1	SITE PLAN
SP1.2	LANDSCAPE PLAN
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A1.2	BLDG B FLOOR PLANS
A2.1	BLDG A ELEVATIONS
A2.2	BLDG B ELEVATIONS
A3.1	BLDG SECTIONS
A4.1	FIRE SEPARATION DETAILS
MEP1	BLDG A MEP PLANS
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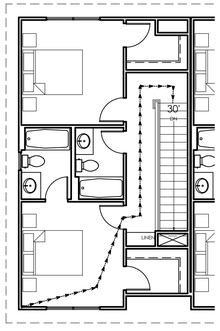
S1.1	FOUNDATION PLANS

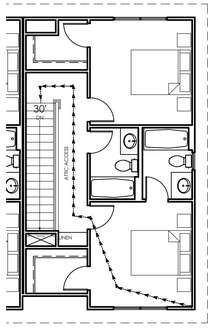
DRAWING INDEX DEFERRED SUBMITTALS

DWG. NO.	DRAWING DESCRIPTION
1	FIRE SPRINKLER DRAWINGS
2	TRUSS DRAWINGS
3	FIRE SPRINKLER DRAWINGS FIRE SPRINKLER DRAWINGS TO BE SUBMITTED TO: FIRE MARSHAL'S OFFICE 414 LAWRENCE STREET BRYAN, TEXAS 77801 MARC MCFERON, FIRE MARSHAL MMCFERON@BRYANTX.GOV

LIFE SAFETY PLANS



04 BLDG A 2ND FLOOR EGRESS
REF: NONE 1/8"=1'-0"



02 BLDG B 2ND FLOOR EGRESS
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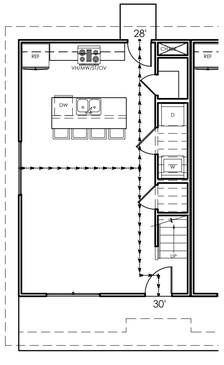

03 BLDG A 1ST FLOOR EGRESS
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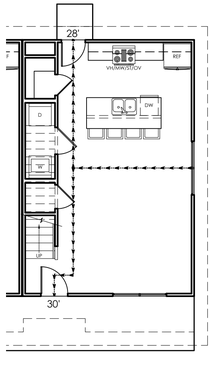

01 BLDG B 1ST FLOOR EGRESS
REF: NONE 1/8"=1'-0"

CODE COMPLIANCE

PROJECT INFORMATION/DESCRIPTION:
Logan Street Condominiums
208 North Logan Street, Bryan, Texas 77803

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRIC CODE
2012 TEXAS ACCESSIBILITY STANDARDS
ALL LOCAL AMENDMENTS AND REVISIONS ADOPTED BY THE CITY OF BRYAN

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 2021 IBC.

ZONING DESIGNATION (PER MUNICIPAL CODES): MF – MULTIFAMILY
OCCUPANCY CLASS GROUPS (IBC SECTION 302.1): R-2: APARTMENT HOUSES
CONSTRUCTION TYPES (IBC SECTIONS 602.1-602.5): VB

Building Height and Area Limitations: (IBC Table 504.3, 504.4 and 506.2)

Limitation Type	Proposed	Allowed
Height	27'-1 1/8"	60'
Number of Stories	2	3
Area - 1st Floor	1649 S.F	21,000 S.F
Area - 2nd Floor	1846 S.F	21,000 S.F
Total Area	3495 S.F	

Fire Resistance Rating Requirements

Fire Resistance Rating Requirements (IBC Table 601)	Rating Required by construction type	Rating Provided	Assembly
Structural Frame	0*	*	N/A
Bearing Walls - Exterior	0*	*	N/A
Bearing Walls - Interior	0*	*	N/A
Nonbearing walls & partitions - Exterior	0*	*	N/A
Nonbearing walls & partitions - Interior	0*	*	N/A
Floor Construction	0*	*	N/A
Roof Construction	0*	*	N/A

* Additional fire ratings required at specific locations. See sheet A3.1 for details and locations.

Is an automatic sprinkler system provided? YES.
Is a fire alarm provided (IBC 907.2.9.1- Exception 2)? NO
Fire separations between individual units (IBC Section 420)
Separation Walls: Per section 708.3 Exception 2, Dwelling units in VB, sprinklered buildings to have no less than 1/2-hour fire rating. Separation Walls provided are 1 hour walls for Sound Transmission ratings.

Stair Notes:
Stair handrails: Per 1009.3 Exception 2, 48" between handrails not required if building is sprinklered.
Stair width: Per 1011.2 Exception 1, 36" wide if occupant load is less than 50.

Plumbing Requirements (IBC Section Table 2902.1)

Fixture type	Required Fixtures	Fixtures Provided
W.C	1 per unit	2 per unit
LAV	1 per unit	2 per unit
Bath/Shower	1 per unit	2 per unit
Kitchen Sink	1 per unit	1 per unit
Clothes Washer conn.	1 per 20 units	1 per unit

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WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

COVERSHEET, CODE COMPLIANCE

208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

DRAWN WBP
CHECKED NW
DATE 01/31/24

REVISIONS

SHEET
CVR1.1

ACCORDING TO MAP NO. 48041C0195E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, DATED MAY 16, 2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE A PORTION OF THE SURVEYOR. THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FIRM MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. MASER CONSULTING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

MASER CONSULTING P.A.
Customer Loyalty through Client Satisfaction
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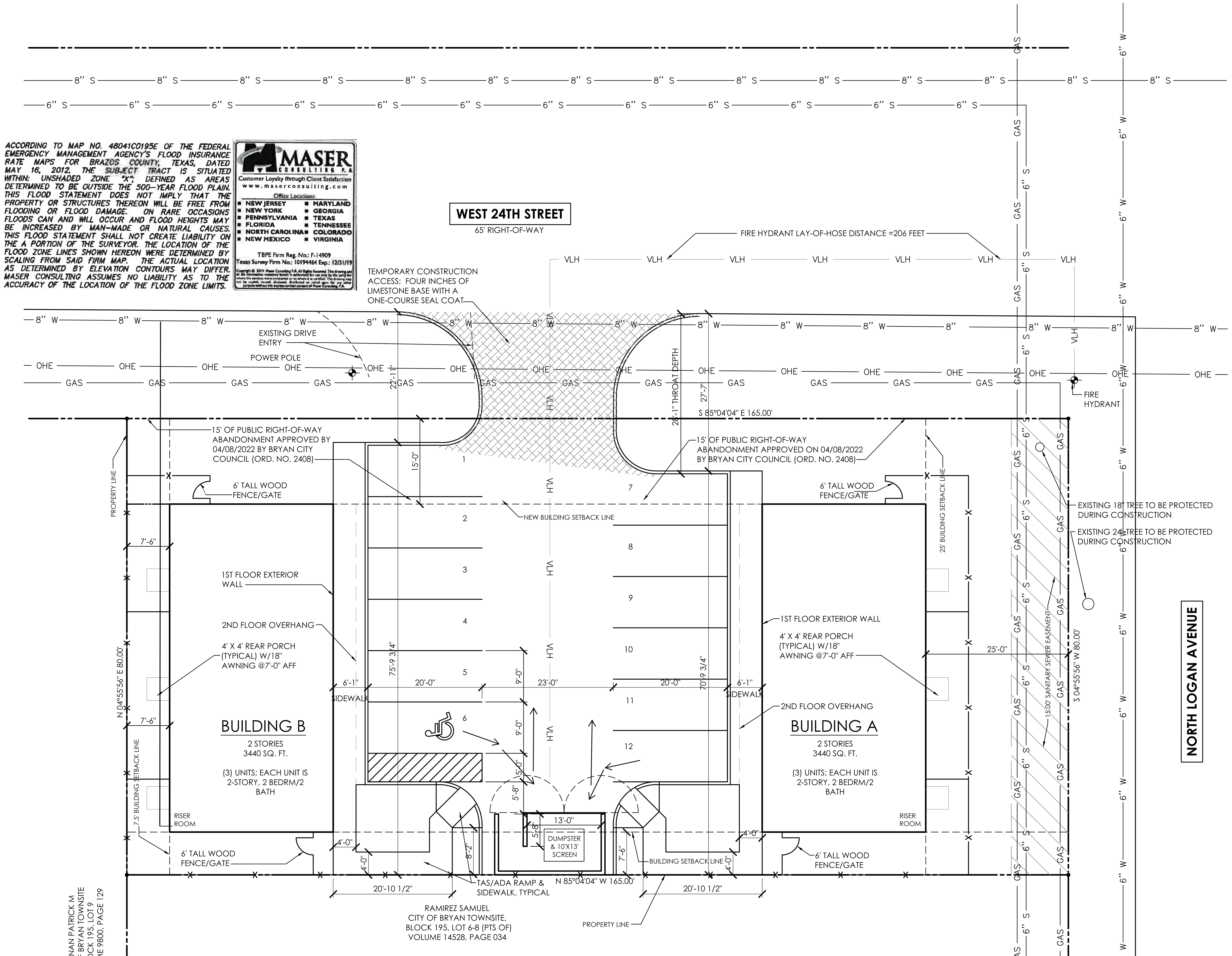
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO
- VIRGINIA

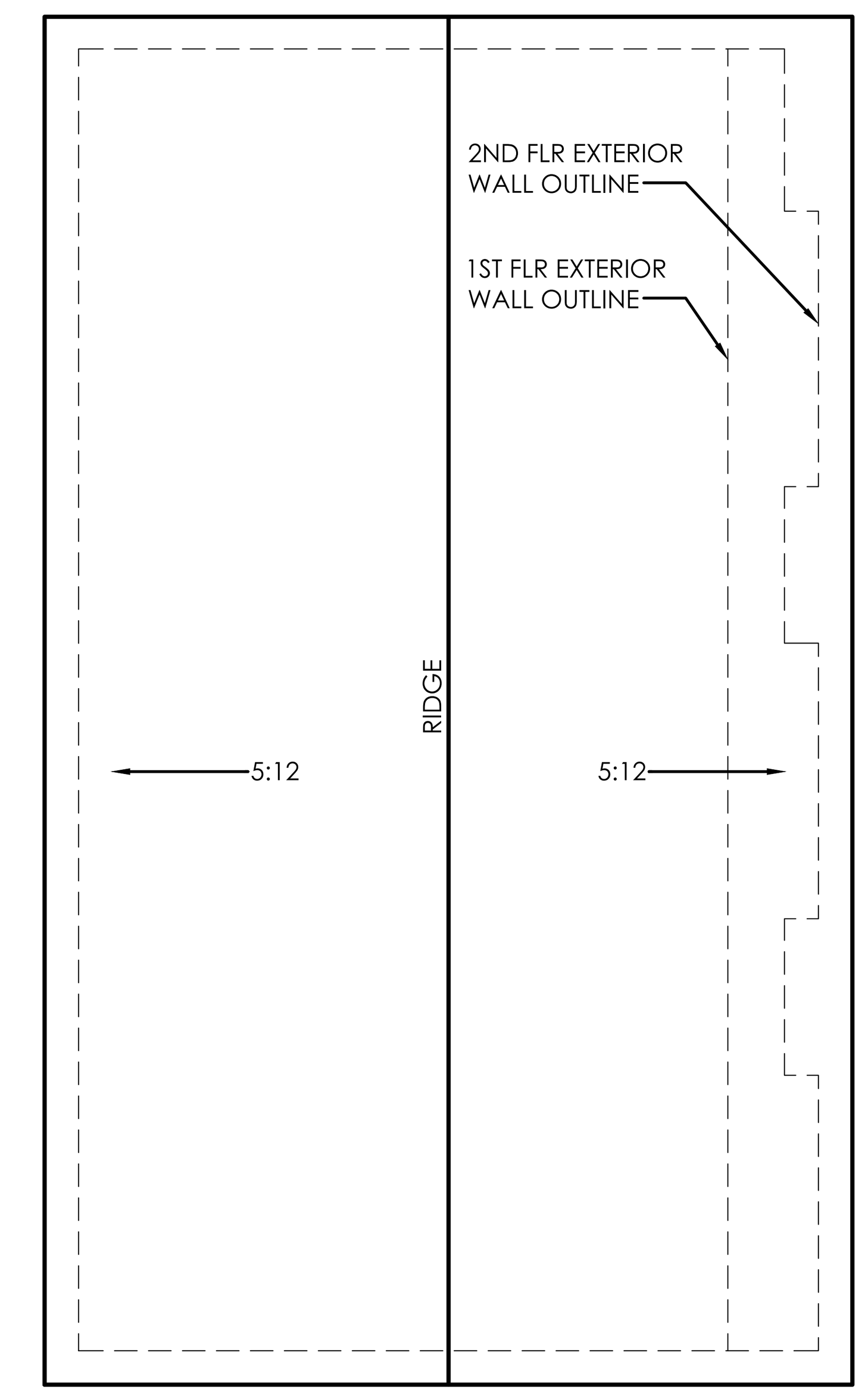
TBPE Firm Reg. No.: F-14909
Texas Survey Firm No.: 10194464 Exp.: 12/31/19



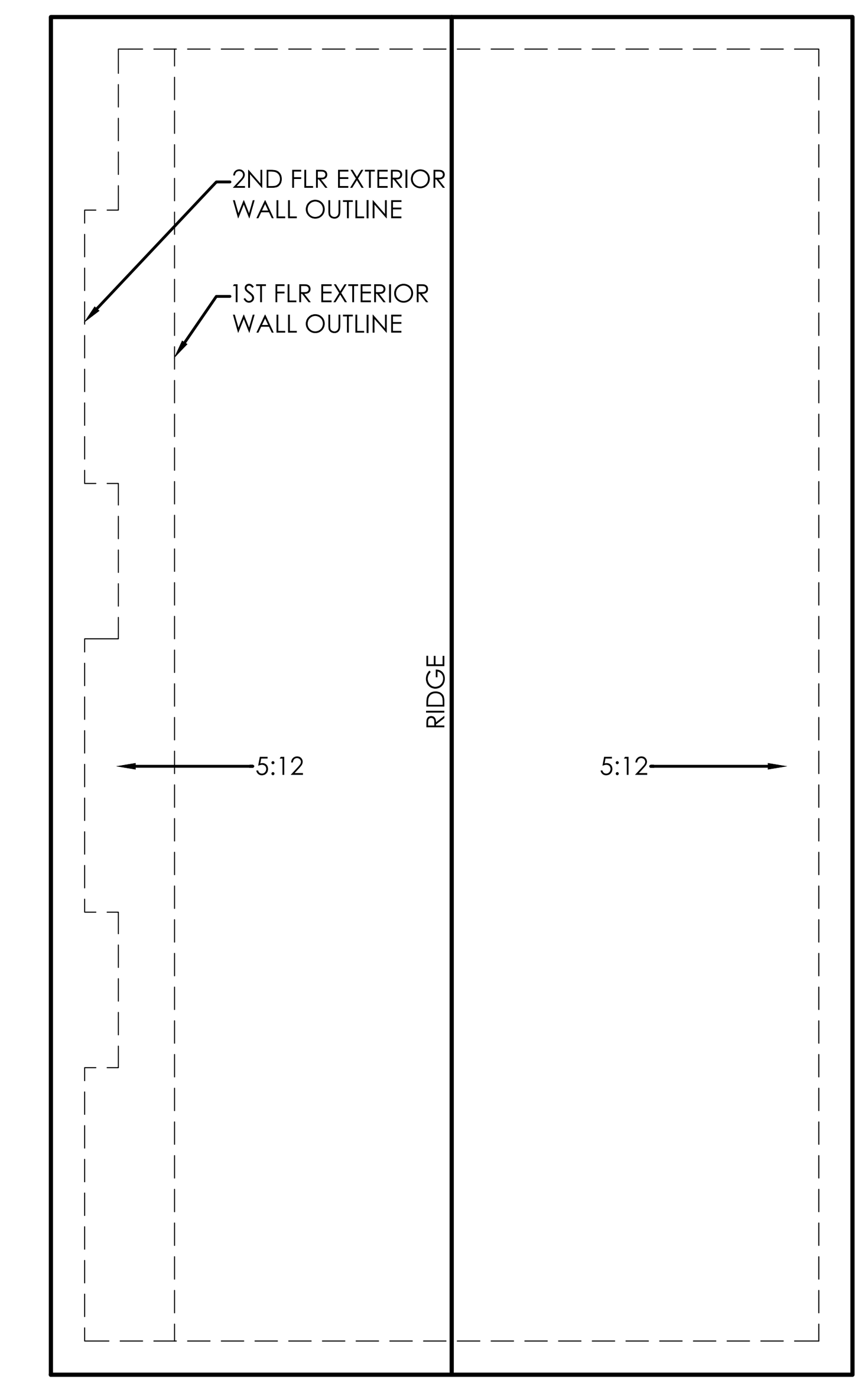
-ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
-THE SUBJECT PROPERTY WAS ZONED MULTIPLE-FAMILY DISTRICT (MF) BY BRYAN CITY COUNCIL 03/17/22 ORD. NO. 2408.
-THE PLANNED USE FOR THIS SITE IS CONDOMINIUMS.
-ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
- (6) TOTAL 3/4" WATER TAPS, (1) TOTAL 4" SEWER TAP. LOCATIONS TO BE DETERMINED IN FIELD.

PARKING ASSUMPTIONS:
12 BEDROOMS TOTAL FOR PROPERTY
12x1 SPACE PER BEDROOM = 12
12 SPACES SHOWN

01 SITE PLAN
REF: NONE
1"=10'-0"



04 BLDG B ROOF PLAN
REF: NONE
1/8"=1'-0"



03 BLDG A ROOF PLAN
REF: NONE
1/8"=1'-0"

02 VICINITY MAP
REF: NONE
NO SCALE

WINCHESTER ARCHITECTS

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

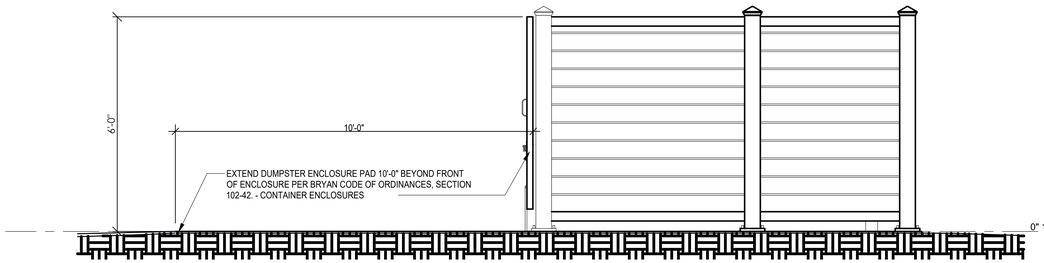
SITE PLAN

208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

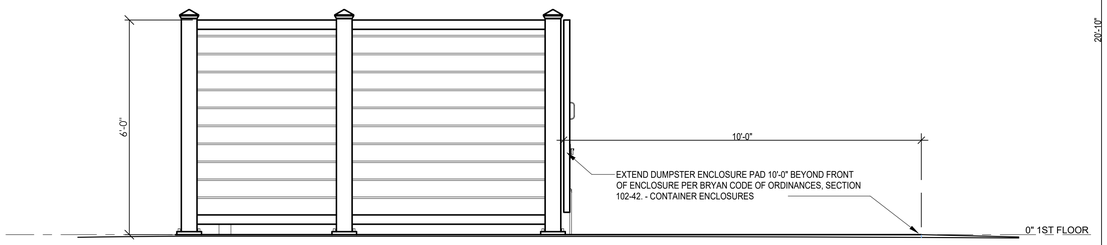
REGISTERED ARCHITECT
NATHAN WINCHESTER
21822
STATE OF TEXAS
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24
REVISIONS	

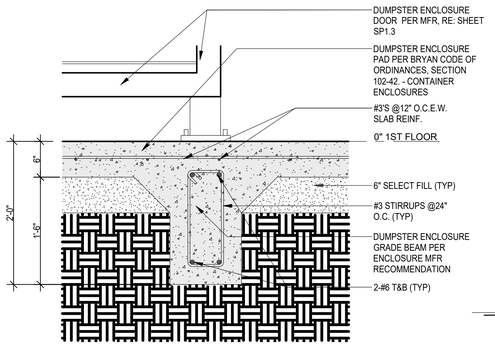
SHEET
SP1.1



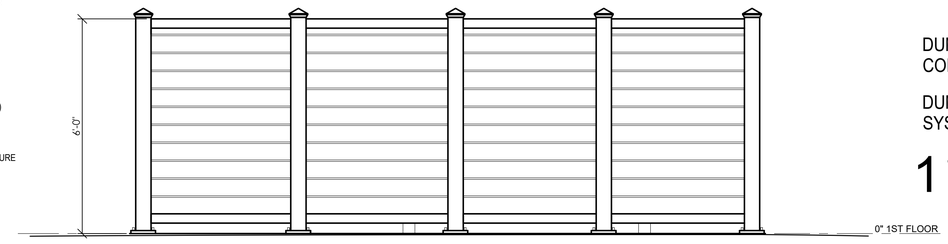
6 RIGHT ELEVATION
1/2" = 1'-0"



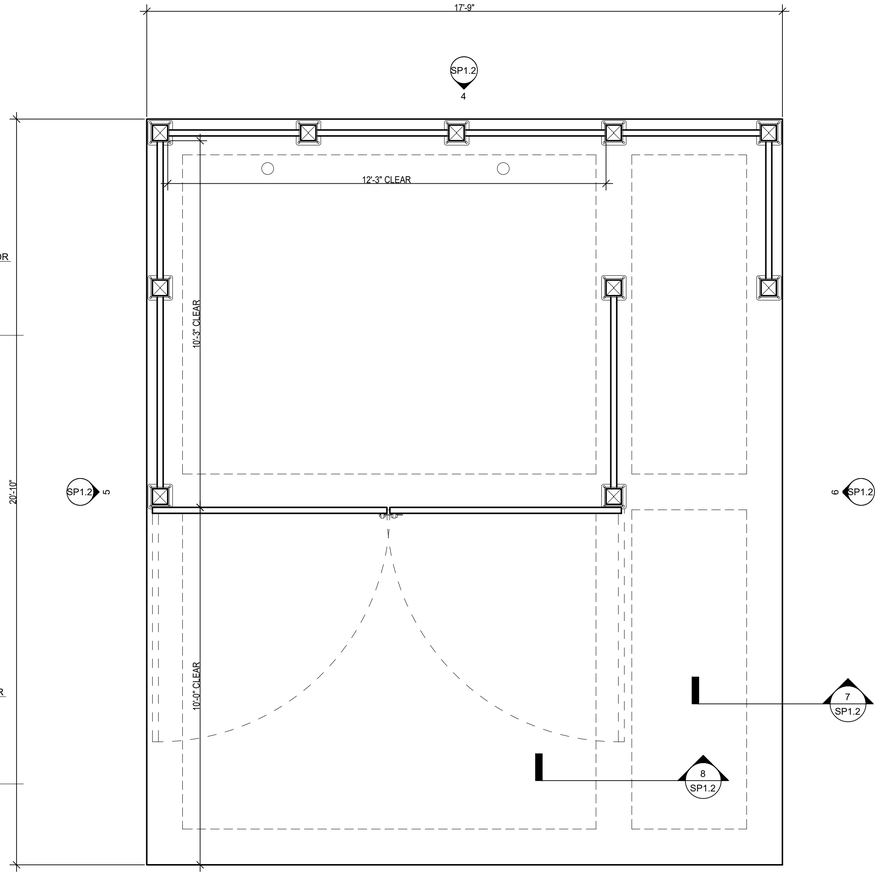
5 LEFT ELEVATION
1/2" = 1'-0"



8 INTERIOR GRADE BEAM
1" = 1'-0"



4 BACK ELEVATION
1/2" = 1'-0"

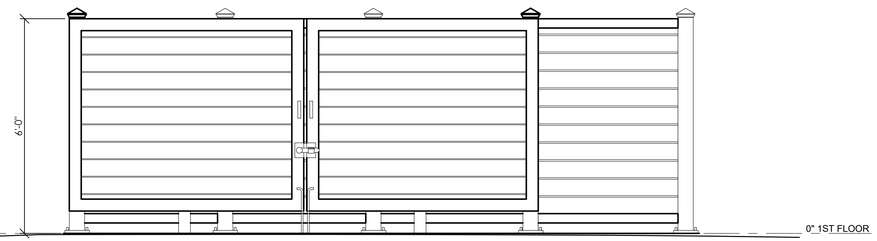


DUMPSTER ENCLOSURE CLEAR DIMENSIONS AND PAD PER BRYAN CODE OF ORDINANCES, SECTION 102-42. - CONTAINER ENCLOSURES

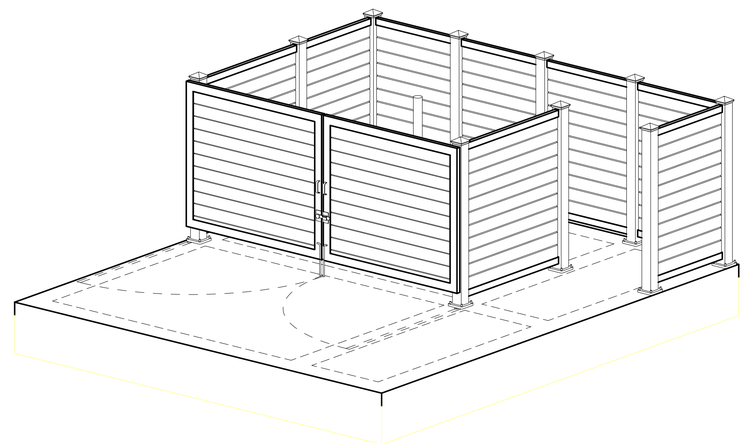
DUMPSTER ENCLOSURE DESIGN TO BE PER COVRIT DUMPSTER ENCLOSURE SYSTEMS: COVRIT 1111 ADA (OR EQUIVALENT) RE: SPECS, SHEET SP1.3

1 1ST FLOOR
1/2" = 1'-0"

7 EXTERIOR GRADE BEAM
1" = 1'-0"



3 FRONT ELEVATION
1/2" = 1'-0"



2 DUMPSTER ENCLOSURE/PAD AXO

ARCHITECTS

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

05/20/24 FOR PERMITTING ONLY - NOT FOR CONSTRUCTION; UNTIL PERMITTED.

DUMPSTER ENCLOSURE DETAILS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R [0.3000 ACRES]

REGISTERED ARCHITECT
MATHEW WINCHESTER
21822
STATE OF TEXAS
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
SP1.2

CityScapes®
ARCHITECTURAL INNOVATIONS

SECTION 32 35 00
SITE SCREENING DEVICES

Display hidden notes to specifier. (Don't know how? Click Here)

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Pre-Formed Panels: For screening or buffering trash enclosures, utility areas, privacy areas, mechanical units, etc.
   1. Plankwall PVC (Polyvinyl Chloride).
   2. PlankArt PVC planks with printed content
   3. Powder coated metal.
   4. Painted metal.
   5. Insulated metal.
   6. Natural wood.
   7. Composite plank.
   8. NatureScreen trellis.

B. Aluminum Support Framing: For direct attachment of screen support columns to/into concrete pads, piers, or footings provided by others.

C. Operable gates for access through screens.

D. Not Included in This Specification:
   1. Touch-up painting required for scratches and screw heads.
   2. Field painting of prime painted screens

1.2 RELATED SECTIONS

A. Section 01 23 00 - Alternates. For direction regarding bidding of screens as alternates.

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):
   1. ASTM B 221 - Aluminum and Aluminum Alloy Extruded Bars, Rods, Wire Profiles, and Tubes.

B. The Aluminum Association, Inc. (AA):
   1. AA ADM-1516166 - Aluminum Design Manual

C. American Society of Civil Engineers (ASCE):
   1. ASCE 7-18 - Minimum Design Loads for Buildings and Other Structures.

1.4 SUBMITTALS

A. Submit under provisions of Section 01 33 00 - Administrative Requirements.

B. Product Data:
   1. Manufacturer's data sheets on each product to be used.
   2. Preparation instructions and recommendations.
   3. Storage and handling requirements and recommendations.
   4. Typical installation methods.
   5. Sufficient data and detail to indicate compliance with these specifications.

C. Verification Samples: Two representative units of each panel type.
   1. Color Selection: Submit paint chart with full range of colors available for Architect's selection. Custom color samples available upon purchase

D. Shop Drawings: Indicate layout heights, component connection details, and details of interface with adjacent construction.

E. Certification: Manufacturer's Certificate of Compliance certifying that panels supplied meet or exceed requirements specified.

F. Closeout Submittals: Warranty documents, issued and executed by manufacturer, countersigned by Contractor.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum one years documented experience.

B. Installer Qualifications: Company specializing in performing Work of this section with minimum two years documented experience with projects of similar scope and complexity.

C. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.

D. Mock-Up: Construct a mock-up with actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
   1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
   2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
   3. Retain mock-up during construction as a standard for comparison with completed work.
   4. Do not alter or remove mock-up until work is completed or removal is authorized.

1.6 PRE-INSTALLATION CONFERENCE

A. Convene a conference approximately two weeks before scheduled commencement of the Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.
   1. Notify Architect four (4) calendar days in advance of scheduled meeting date.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer and material.

B. Storage and Handling: Protect materials and finishes during handling and installation to prevent damage.

C. Protect from damage due to weather, excessive temperature, and construction operations.

1.8 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

B. Field Measurements: Take measurements of supporting paving, footings, or piers. Indicate measurements on shop drawings fully documenting any field condition that may interfere with the screen system installation.

1.9 COORDINATION

A. Installer for work under this Section shall be responsible for coordination of panel and framing sizes and required options with the Contractor's requirements.
   1. Request information on sizes and options required from the Contractor.

B. Submit shop drawings to the Contractor and obtain written approval of shop drawing from the Contractor prior to fabrication.

C. Confirm size, type, and location of supporting construction as adequate to resist column supports.

1.10 WARRANTY

A. If any part of the screen system fails because of a manufacturing defect within 1 to 5 years from the date of substantial completion, the manufacturer will furnish the required replacement parts without charge. Any local transportation, related service labor, or diagnostic call charges are not included.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: CityScapes International Inc., which is located at: 4200 Lyman Ct.; Hilliard, OH 43026; Toll Free Tel: 877-SCREENS; Tel: 614-850-2549; Fax: 800-726-4817; Email:request info (mlhiatt@cityscapesinc.com); Web:https://cityscapesinc.com/
   1. Basis of Design: Covrit Gates and Screening System by CityScapes International Inc.

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 PERFORMANCE AND DESIGN REQUIREMENTS

A. Regulatory Requirements: Comply with requirements of building authorities having jurisdiction in Project location.

B. Design Criteria: Manufacturer is responsible for the structural design of all materials, assembly, and attachments to resist snow, wind, suction and uplift loading at any point without damage or permanent set.
   1. Framing: Designed in accordance with the Aluminum Design Manual to resist the following loading:
      a. ASCE 7-18 - Minimum Design Loads for Buildings and Other Structures; American Society of Civil Engineers.

2.3 MATERIALS

A. Paneling: Minimum Thickness: 0.050"
   1. Plankwall, PVC (Polyvinyl Chloride).
   2. PlankArt PVC planks with printed content
   3. Aluminum Extruded Sheets: Powder coated.
   4. Aluminum Extruded Shapes: Powder coated.
   5. Aluminum Extruded Sheets: Painted.
   6. Coated textured flat steel sheets with foam core.
   7. Natural Wood infill
   8. NatureScreen: Galfan wire mesh in extruded aluminum frame.

B. Operable Access Gates: Minimum Panel thickness: 0.050"

   1. ToughGate: Natural wood sheets.
   2. ToughGate: Powder coated extruded Aluminum sheets.
   3. ToughGate: Powder coated extruded Aluminum shapes.
   4. ToughGate: Painted extruded Aluminum sheets.
   5. ToughGate: PVC (Polyvinyl Chloride) sheets.
   6. MegaGate: Natural wood sheets.
   7. MegaGate: Powder coated extruded Aluminum sheets.
   8. MegaGate: Powder coated extruded Aluminum shapes.
   9. MegaGate: Painted extruded Aluminum sheets.
   10. MegaGate: PVC (Polyvinyl Chloride) sheets.

C. Framing: Aluminum Plate, Shapes and Bar: ASTM B221, alloy 6005-T5, 6061-T5 or 6063-T5.

D. Threaded Fasteners: Screws, bolts, nut and washers to be Stainless Steel.
   1. Post Backer assembly fasteners shall be #10-16 stainless steel Self-Drilling screws.
   2. Provide lock washer or other locking device at all bolted connections.

2.4 FABRICATION

A. Factory-Formed Panel Systems: Continuous interlocking panel connections and indicated or necessary components.
   1. Form components true to shape, accurate in size, square and free from distortion or defects. Cut panels to precise lengths indicated on approved shop drawings.

B. Fabricate products to the following configurations:
   1. Panel Style: Plankwall vertical.
   2. Panel Style: Plankwall horizontal.
   3. Panel Style: Planar Formed Aluminum Panel.
   4. Panel Style: 7.2 Perforated aluminum rib.
   5. Panel Style: Metal louver.
   6. Panel Style: 7.2 aluminum rib.
   7. Panel Style: Slatwall 4 inch.
   8. Panel Style: Slatwall 6 inch.
   9. Panel Style: Natural wood horizontal.
   10. Panel Style: Natural wood vertical.
   11. Panel Style: Natural stone attached to textured steel.
   12. Panel Style: NatureScreen.
   13. Panel Style: Ventilated Plankwall.
   14. Panel Style: PlankART Printed Plankwall.
   15. Panel Style: _____.
   16. ToughGate Gate Style: Madison.
   17. ToughGate Gate Style: Mission.
   18. ToughGate Gate Style: Muir Woods.
   19. ToughGate Gate Style: Augusta.
   20. ToughGate Gate Style: Redondo.
   21. ToughGate Gate Style: Sequoia.
   22. ToughGate Gate Style: Flagstaff.
   23. ToughGate Gate Style: Potomac.
   24. ToughGate Gate Style: 7.2 aluminum rib.
   25. ToughGate Gate Style: Planar Formed aluminum panel.
   26. ToughGate Gate Style: Perforated metal.
   27. ToughGate Gate Style: Metal louver.
   28. ToughGate Gate Style: Slatwall 4 inch (102 mm).
   29. ToughGate Gate Style: Slatwall 6 inch (152 mm).
   30. ToughGate Gate Style: Natural wood.
   31. ToughGate Gate Style: Custom.
   32. MegaGate Gate Style: Madison.
   33. MegaGate Gate Style: Mission.
   34. MegaGate Gate Style: Muir Woods.

   35. MegaGate Gate Style: Augusta.
   36. MegaGate Gate Style: Redondo.
   37. MegaGate Gate Style: Sequoia.
   38. MegaGate Gate Style: Flagstaff.
   39. MegaGate Gate Style: Potomac.
   40. MegaGate Gate Style: 7.2 aluminum rib.
   41. MegaGate Gate Style: Planar Formed aluminum panel.
   42. MegaGate Gate Style: Perforated metal.
   43. MegaGate Gate Style: Metal louver.
   44. MegaGate Gate Style: Slatwall 4 inch (102 mm).
   45. MegaGate Gate Style: Slatwall 6 inch (152 mm).
   46. MegaGate Gate Style: Natural wood.
   47. MegaGate Gate Style: Custom.
   48. Panel Height: 6 ft (1829 mm).
   49. Panel Height: 7 ft (2134 mm).
   50. Panel Height: 8 ft (2438 mm).
   51. Panel Height: Custom.
   52. Panel and Gate Height: 6 ft (1829 mm).
   53. Panel and Gate Height: 7 ft (2134 mm).
   54. Panel and Gate Height: 8 ft (2438 mm).
   55. Panel and Gate Height: Custom.
   56. Gate Width: 40 inches (1016 mm).
   57. Gate Width: 63 inches (1600 mm).
   58. Gate Width: 75 inches (1905 mm).
   59. Gate Width: ___ inches (___ mm).
   60. Column Cap Style: Aluminum fitted cap.
   61. Column Cap Style: Pyramid cap aluminum.
   62. Column Cap Style: Pyramid Hip ASA resin.
   63. Column Cap Style: Plateau Hip ASA resin.
   64. Column Cap Style: Shallow Hip aluminum.
   65. Column Cap Style: Shallow Hip aluminum with Lighting.
   66. Dumpster Layout: 11 x 11 ft (3353 x 3353 mm).
   67. Dumpster Layout: 11 x 11 ft (3353 x 3353 mm) Walk-in.
   68. Dumpster Layout: 11 x 11 ft (3353 x 3353 mm) ADA Walk-in.
   69. Dumpster Layout: 11 x 22 ft (3353 x 6706 mm).
   70. Dumpster Layout: 13 x 13 ft (3962 x 3962 mm).
   71. Dumpster Layout: 13 x 13 ft (3962 x 3962 mm) Walk-in.
   72. Dumpster Layout: 13 x 13 ft (3962 x 3962 mm) Walk-in.
   73. Dumpster Layout: 13 x 26 ft (3962 x 7925 mm).
   74. Dumpster Layout: ___ x ___ ft (___ x ___ mm).
   75. Trim and Closures: Fabricated and finished with Manufacturer's standard coating system, unless shown otherwise on drawings.

C. Framing: Fabricate and assemble components in largest practical sizes, for delivery to the site.
   1. Construct corner assemblies to required shape with joints tightly fitted.
   2. Supply components required for anchorage of framing. Fabricate anchors and related components of material and finish as required, or as specifically noted.

D. Gate Hardware: Provide manufacturer's adjustable standard of size required to fit support pipe provided.
   1. Hinge Type: Cradle.
   2. Hinge Type: Hold open.
   3. Hinge Type: Barrel.

2.5 FINISHES

A. Aluminum Framing: Mill finish.

B. Panel Coating: Manufacturer's standard powder coating system, factory applied.
   1. Color: Selected from full range of manufacturer's standard colors.

   2. Color: Custom color paint as selected and approved by Architect.

PART 3 EXECUTION

3.1 EXAMINATION

A. Installer's Examination: Examine conditions under which construction activities of this section are to be performed.
   1. Submit written notification to Architect and Screen manufacturer if such conditions are unacceptable.
   2. Beginning erection constitutes installer's acceptance of conditions.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install units in accordance with the manufacturer's instructions and approved shop drawings. Keep perimeter lines straight, plumb, and level. Provide brackets, anchors, and accessories necessary for complete installation.

B. Fasten structural supports to/into paving, footings, or piers at spacing as indicated on approved shop drawings.

C. Metal Separation: Where aluminum materials would contact dissimilar materials, insert rubber grommets at attachment points, thus eliminating where dissimilar metals would otherwise be in contact.

D. Do not cut or abrade finishes which cannot be restored. Return items with such finishes to shop for required alterations.

3.4 ERECTION TOLERANCES

A. Maximum misalignment from true position: 1/4 inch (6 mm).

3.5 CLEANING AND PROTECTION

A. Remove all protective masking from material immediately after installation.

B. Protection:
   1. Ensure that finishes and structure of installed systems are not damaged by subsequent construction activities.
   2. If minor damage to finishes occurs, repair damage in accordance with manufacturer's recommendations; provide replacement components if repaired finishes are unacceptable to Architect.

C. Prior to Substantial Completion: Remove dust or other foreign matter from component surfaces; clean finishes in accordance with manufacturer's instructions.
   1. Clean units in accordance with the manufacturer's instructions.

END OF SECTION

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

05/20/24 FOR PERMITTING ONLY - NOT FOR CONSTRUCTION; UNTIL PERMITTED.

DUMPSTER ENCLOSURE SPECIFICATIONS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

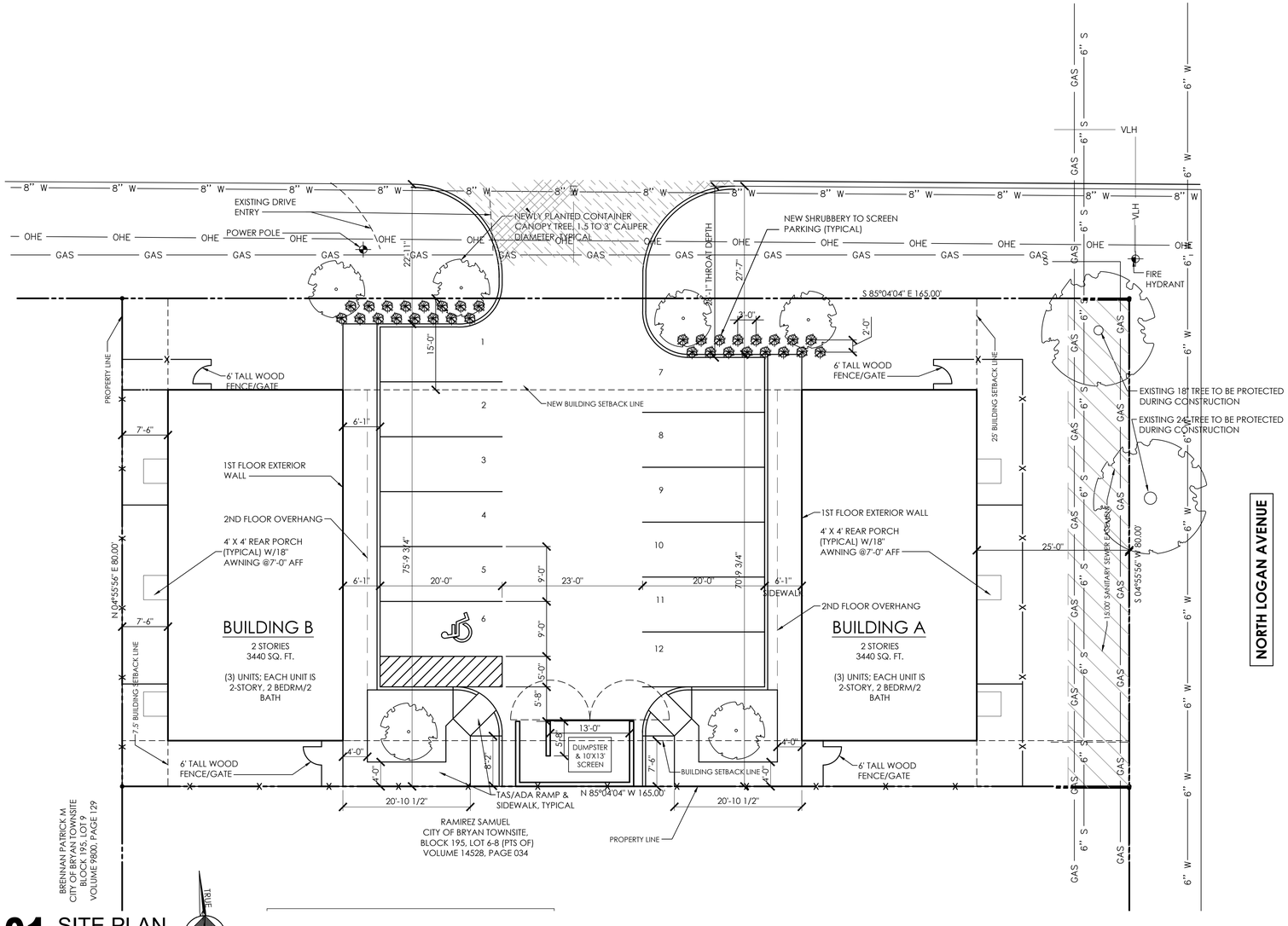
REGISTERED ARCHITECT
MATHAN W. HICKMAN
21822
STATE OF TEXAS

01/31/24

DRAWN	WBF
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
SP1.3



01 SITE PLAN
REF: NONE

1"=10'-0"

Article VII. Landscaping Requirements
Division 2. Requirements
Sec. 62-429 Landscaping Requirements
(a) Building site.
(1) Area Requirements.

Developed Area	Area (SF)	Total	Notes
Main Structure(s)			
Building 1	1879		
Building 2	1879		
Parking	4162		
Total Developed Area		7920	See Area Requirements Art Vii Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1)Area Requirements a.

Lot Area	
	13200 (Area within Property Lines)

Impervious Coverage	Subtotal	Total	Notes
Permitted Impervious Coverage	11880		(90% of Lot Area)
Proposed Impervious Coverage			
Total Developed Area	7920		(See Lot Coverage, Article I. In General
Walks	932		Division 1. Generally | Sec. 62-1 General
Total Proposed Impervious Coverage		8852	LESS THAN PERMITTED IMPERVIOUS COVERAGE AS REQUIRED.

Area To Be Landscaped	Total	Notes
15% of Total Developed Area (Total Landscape Area/Points Required)	1328	See Area Requirements Art Vii Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1)Area Requirements a.
Minimum Tree Landscape Area Required	664	(>50% of Area to Be Landscaped) See Area Requirements Art Vii Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1)Area Requirements b.
Minimum Canopy Tree Landscape Area Required	664	(>50% of Minimum Tree Landscape Area) See Area Requirements Art Vii Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (1)Area Requirements c.

(2) Tree Areas Granted by Landscape Type

Tree Type	Quantity	SF/Type	Subtotal	Total	Notes
c.1. Existing canopy trees protected during construction	2	225	450		
c.2. Newly planted container canopy trees 1.5 to 3"	6	200	1200		
c.3. Newly planted container canopy trees > 3"	0	350	0		
Total Canopy Trees Proposed				1650	(664 Required by 'Minimum Canopy Tree Landscape Required')
c.4. Existing noncanopy trees protected during construction	0	100	0		
c.5. Newly planted noncanopy 1.5 to 3"	0	150	0		
c.6 Newly planted noncanopy >3"	0	225	0		
Total Noncanopy Trees Proposed				0	(No Minimum)
Total Tree Area Proposed				1650	(664 Required by 'Minimum Canopy Tree Landscape Required')

(3) Shrubs and Planting Beds Areas Granted By Landscape Type

Shrub Type	Quantity	SF/Type	Subtotal	Total	Notes
a. < 2gallons	0	5	0		
b. 2 gallons	0	10	0		
c. 15 gallons	0	15	0		
d. Planting beds	0	1	0		
Total Shrubs and Planting Beds Areas Proposed				0	(No Minimum)

(4) Grasses and Groundcovers

Grasses and Groundcovers Type	Area	Area/100sf	Total	Notes
Total Grasses and Groundcovers	4348	10	199	(Max 15% of Total Landscaped Area Allowed) See Area Requirements Art Vii Landscaping Division 2 Sec. 62-429 Landscaping Requirements (a) Building Site (4)Grasses and Groundcovers

Total Landscape Area/Points Required	1328
Total Landscape Area/Points Provided	1849
Total Excess Area/Points	521

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

LANDSCAPE PLAN

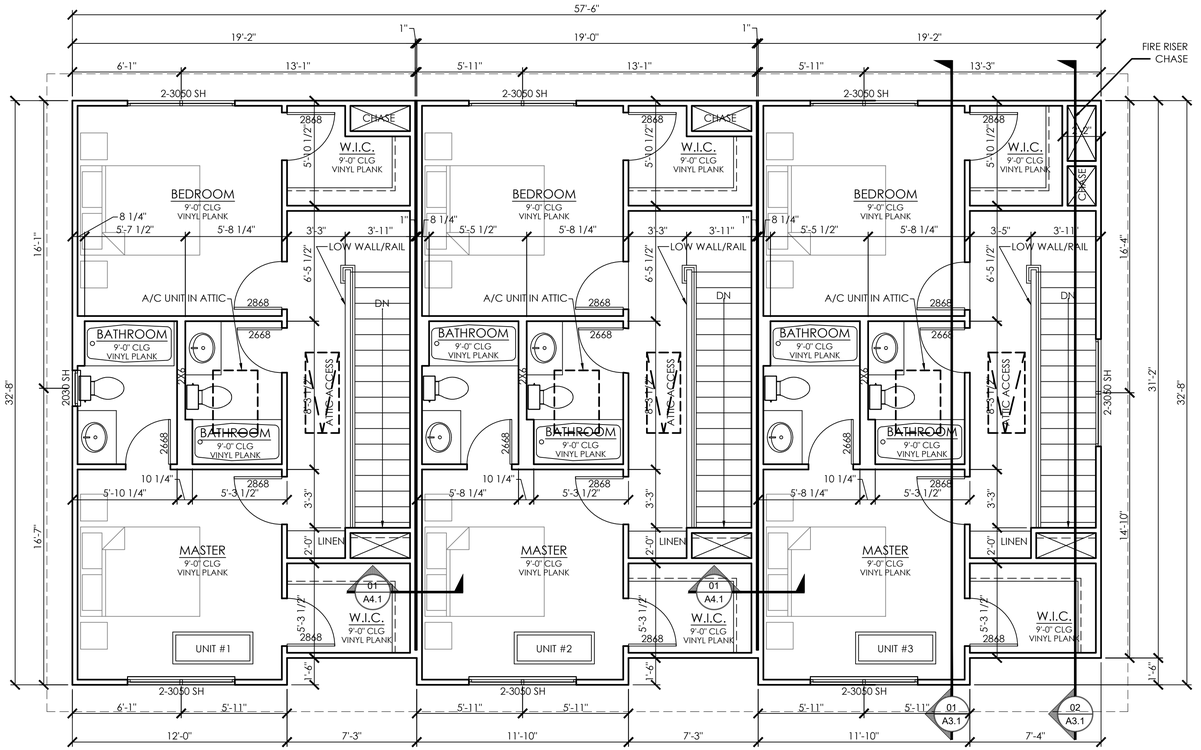
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT
BRYAN WINCHESTER
21823
STATE OF TEXAS
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

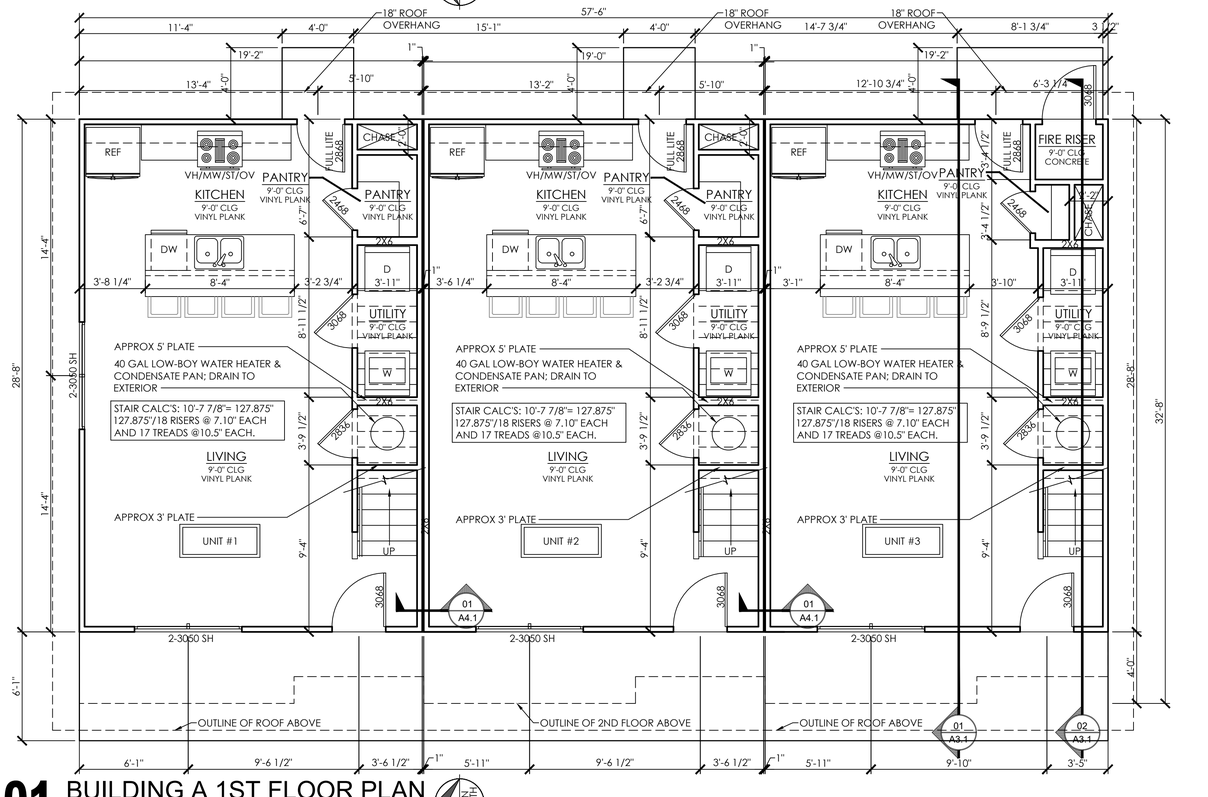
SHEET
SP2.1



02 BUILDING A 2ND FLOOR PLAN

REF: NONE

1/4"=1'-0"



01 BUILDING A 1ST FLOOR PLAN

REF: NONE

1/4"=1'-0"

GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND/OR COMMENCING CONSTRUCTION.
2. PROVIDE GUTTERS AT ALL HORIZONTAL ROOF EDGES. VERIFY LOCATION OF DOWN SPOUTS W/ OWNER AT SITE.
3. GRADE SITE TO DIVERT WATER AWAY FROM BUILDING.
4. VERIFY ALL DIMENSIONS AT JOB SITE.
5. DO NOT SCALE DRAWINGS.
6. USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS W/ SILL SEAL FOAM.
7. ALL STUDS ARE 16" O.C.U.N.O.
8. WINDOW SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
9. ALL STUDS ARE #2 SPF NOT TO EXCEED 19% MOISTURE CONTENT.
10. ALL DIMENSIONS TO WOOD FRAMING SHOWN ARE FROM OUTSIDE OF STUD TO OUTSIDE OF STUD UNLESS NOTED OTHERWISE.
11. ALL HEADER SPACERS TO BE CONTINUOUS 7/16" OSB.
12. ALL EXTERIOR WALLS TO BE INSULATED BY R-15 BATT INSULATION AND R5 CONTINUOUS INSULATION.
13. ALL CEILINGS AT ATTIC SPACES TO BE INSULATED BY R-38 BATT INSULATION.
14. WHERE POSSIBLE, TERMINATE ANY AND ALL ROOF VENTS ON REAR ROOF PLANE OR SIDEWALLS.
15. PROVIDE SOUND INSULATION @ ALL RESTROOMS, PLUMBING WALLS, TENANT SEPARATION WALLS, & BETWEEN FLOORS.
16. PROVIDE DECKED EQUIPMENT AREA IN ATTIC. VERIFY SIZE AND LOCATION IN FIELD WITH OWNER & MEP CONTRACTOR.
17. VERIFY ALL RETURN AIR LOCATIONS IN FIELD PRIOR TO FRAMING.
18. 5/8" F.C. GYP BD TO BE USED AT ALL DEMISING WALLS, EXTERIOR WALLS AND ALL CEILINGS. 1/2" GYP BD TO BE USED AT ALL OTHER INTERIOR GYP BD LOCATIONS.
19. REFER TO STRUCTURAL ENGINEER FOR WALL FRAMING, CEILING FRAMING AND WIND BRACING.

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BUILDING A FLOOR PLANS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

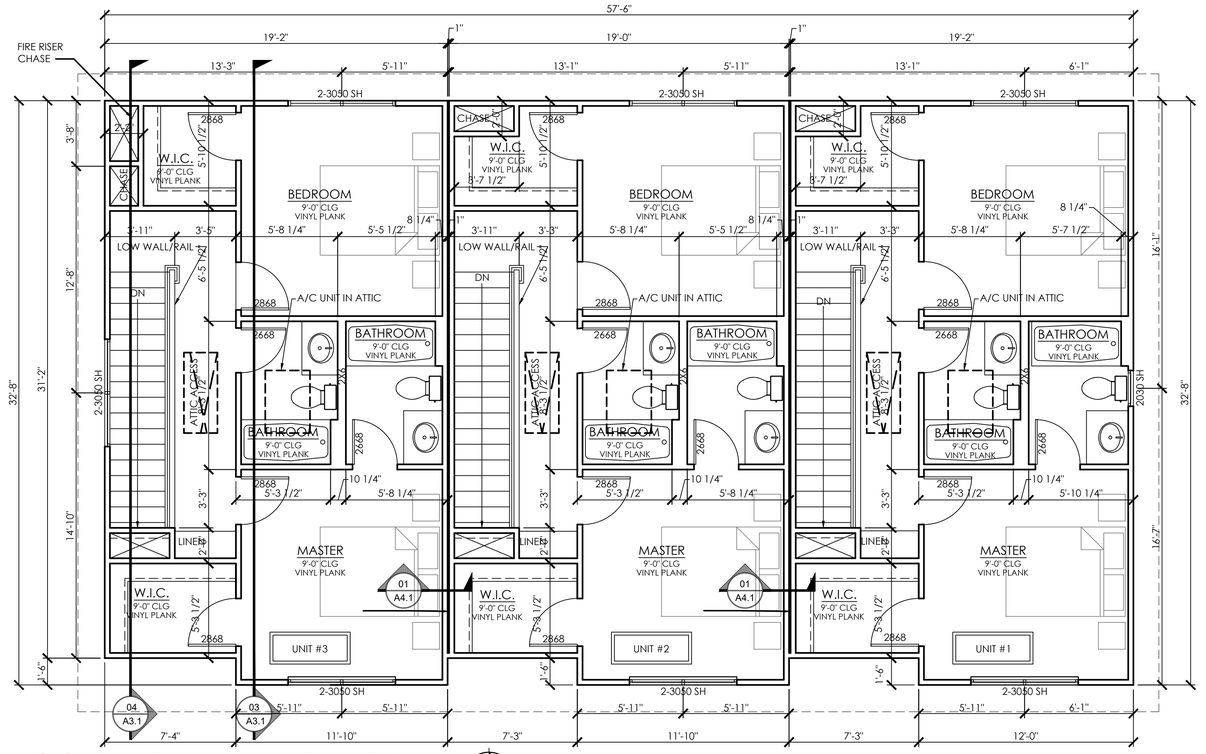
REGISTERED ARCHITECT
WITHAM WINCHESTER III
STATE OF TEXAS
21822

01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
A1.1



02 BUILDING B 2ND FLOOR PLAN

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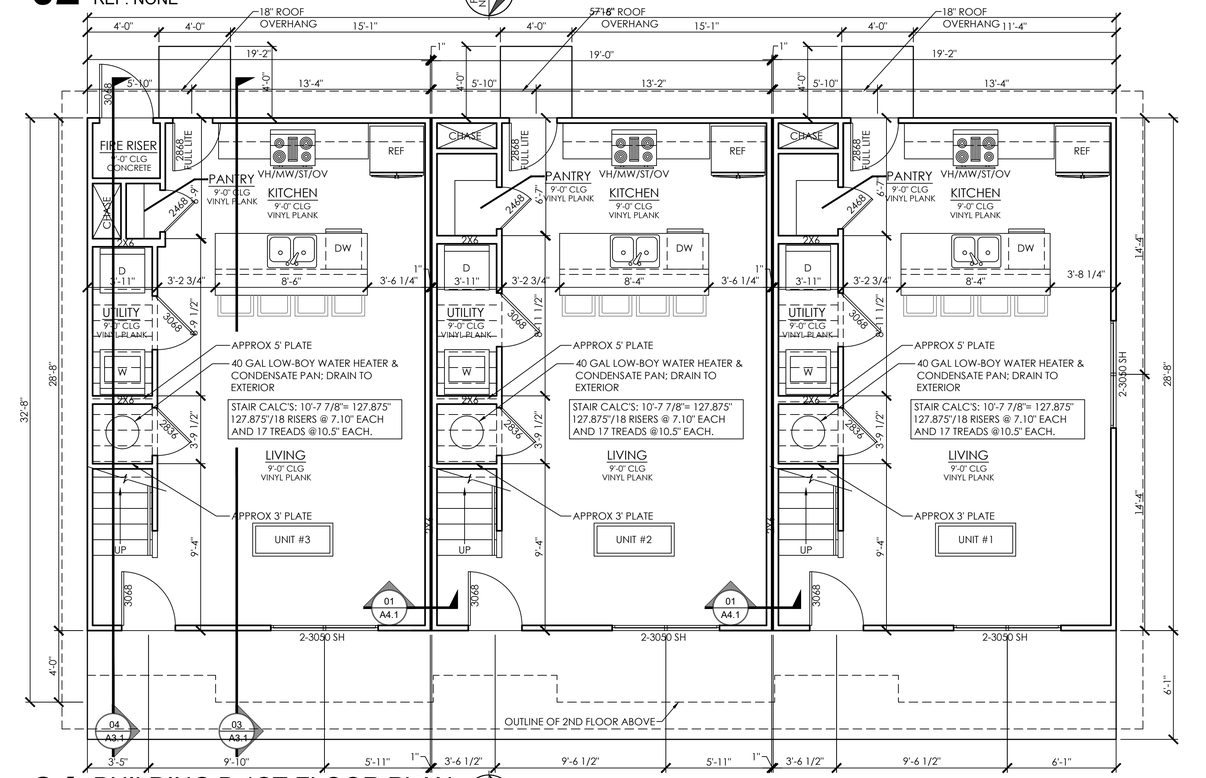

01 BUILDING B 1ST FLOOR PLAN

REF: NONE

1/4"=1'-0"

GENERAL NOTES

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4. VERIFY ALL DIMENSIONS AT JOB SITE.
5. DO NOT SCALE DRAWINGS.
6. USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS W/ SILL SEAL FOAM.
7. ALL STUDS ARE 16" O.C.U.N.O.
8. WINDOW SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
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WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BUILDING B FLOOR PLANS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

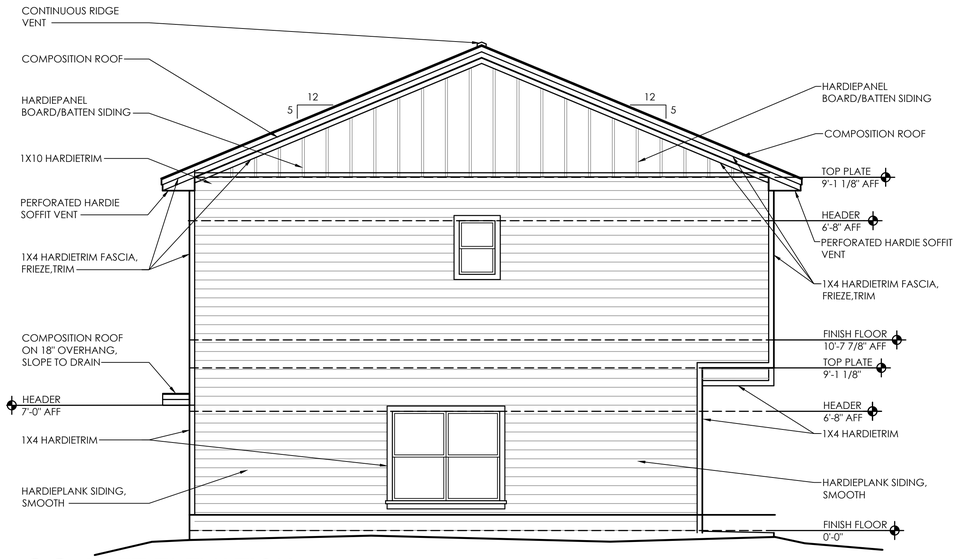
REGISTERED ARCHITECT
NATHAN WINCHESTER
21822
STATE OF TEXAS

01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
A1.2



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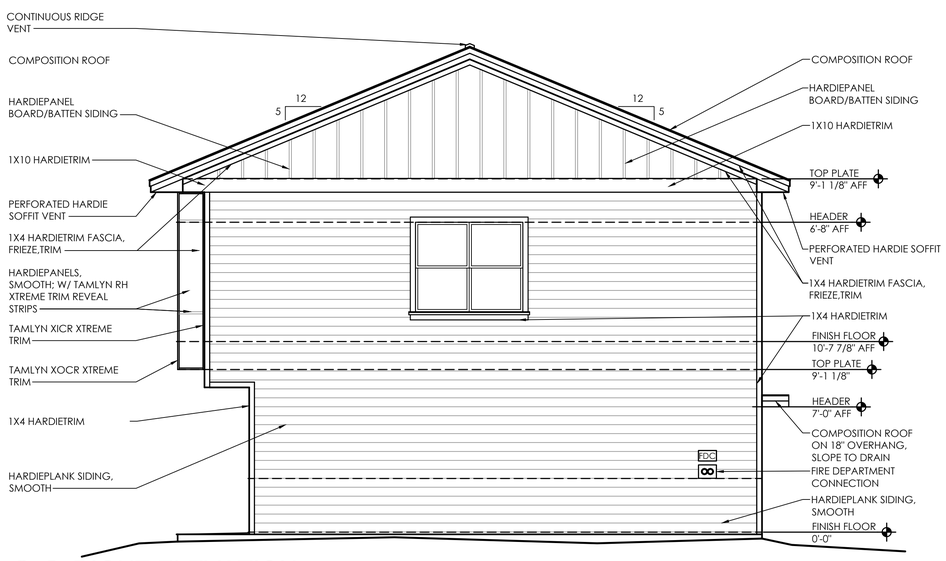
REF: A1.1 — 1/4"=1'-0"



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02 BACK ELEVATION
REF: A1.1 — 1/4"=1'-0"

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BUILDING A ELEVATIONS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

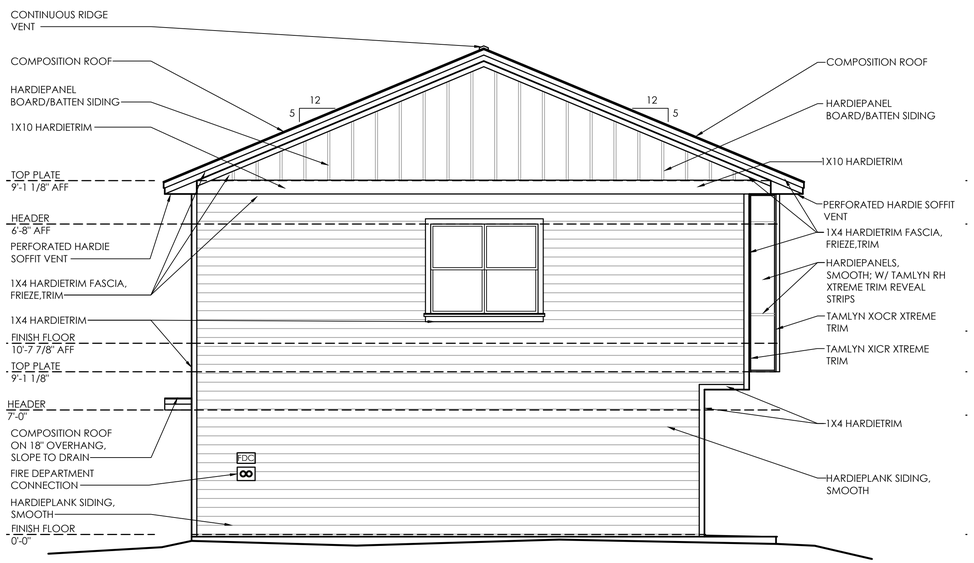
REGISTERED ARCHITECT — NATHAN WINCHESTER — 21822 — STATE OF TEXAS

01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
A2.1



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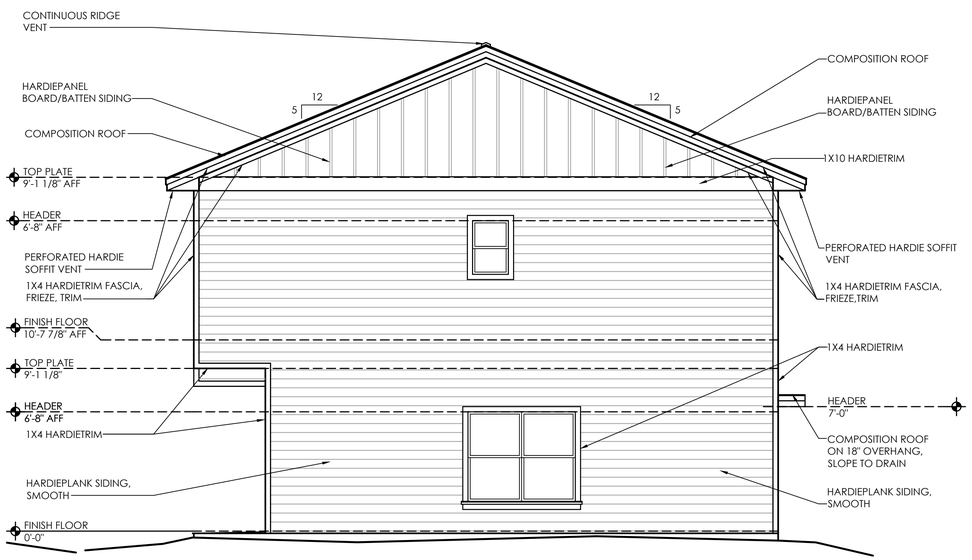

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02 BACK ELEVATION
REF: A1.1 1/4"=1'-0"

ARCHITECTS

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BLDG B ELEVATIONS

208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT
NATHAN WINCHESTER
21822
STATE OF TEXAS
01/31/24

DRAWN	WBP
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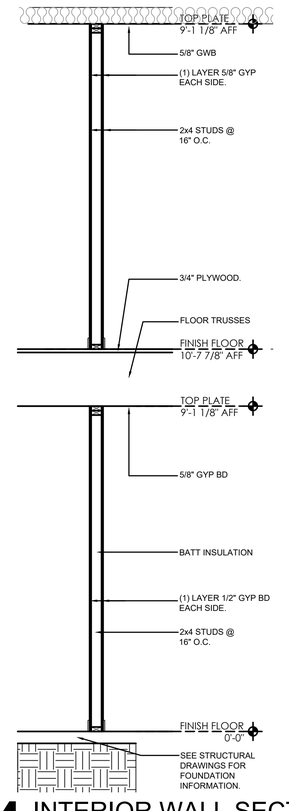
DATE	01/31/24

REVISIONS

SHEET
A2.2



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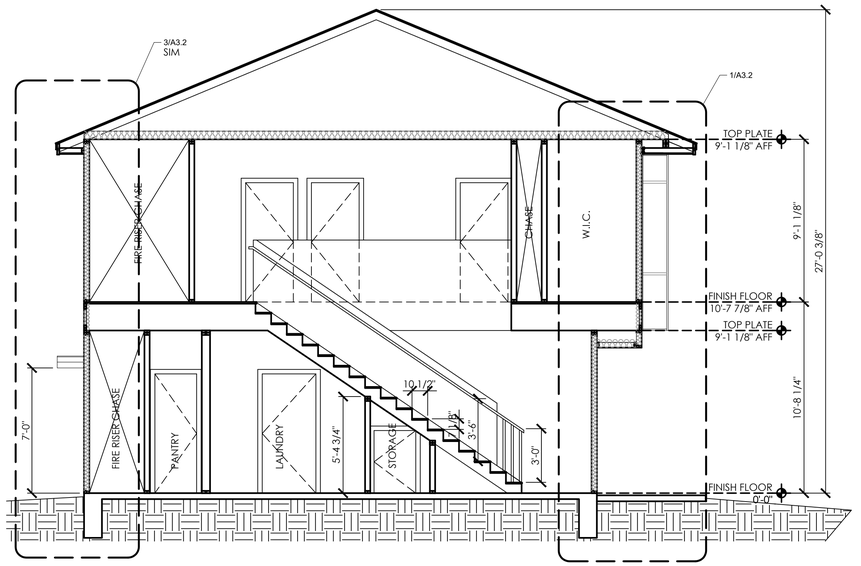

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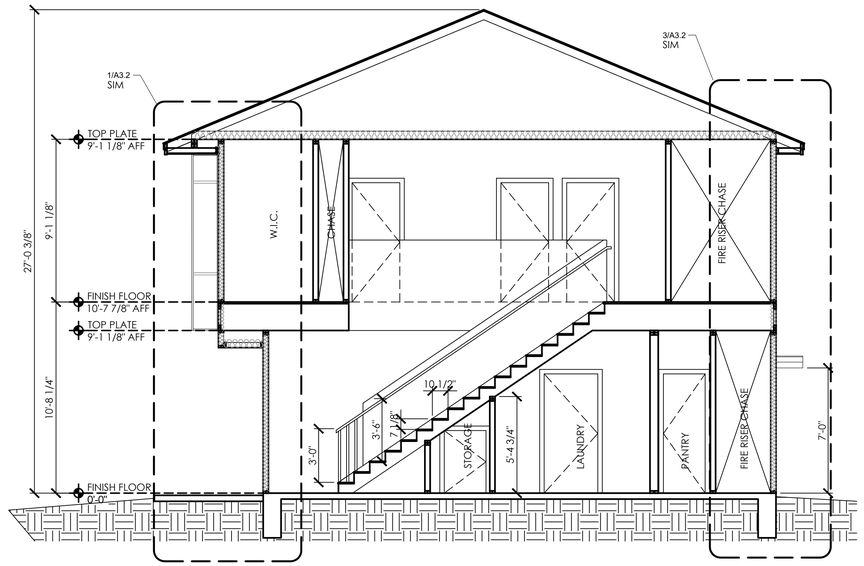

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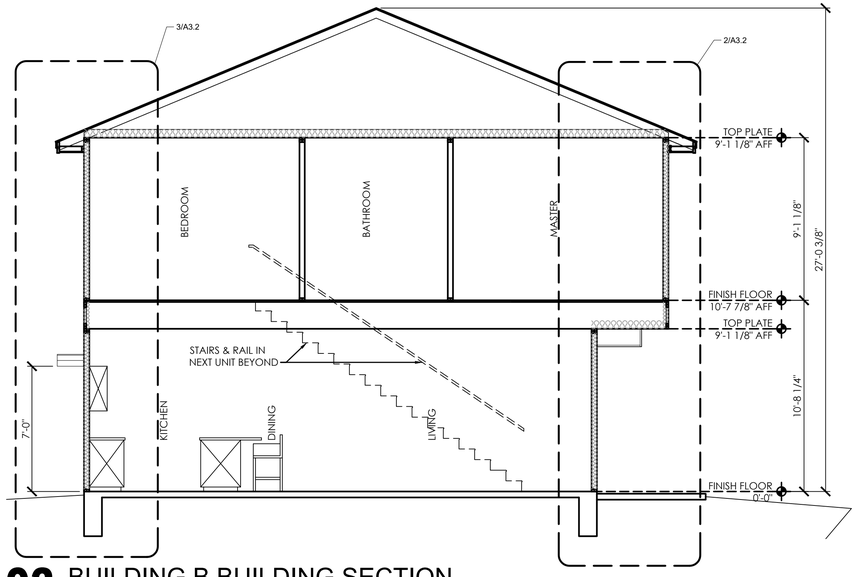

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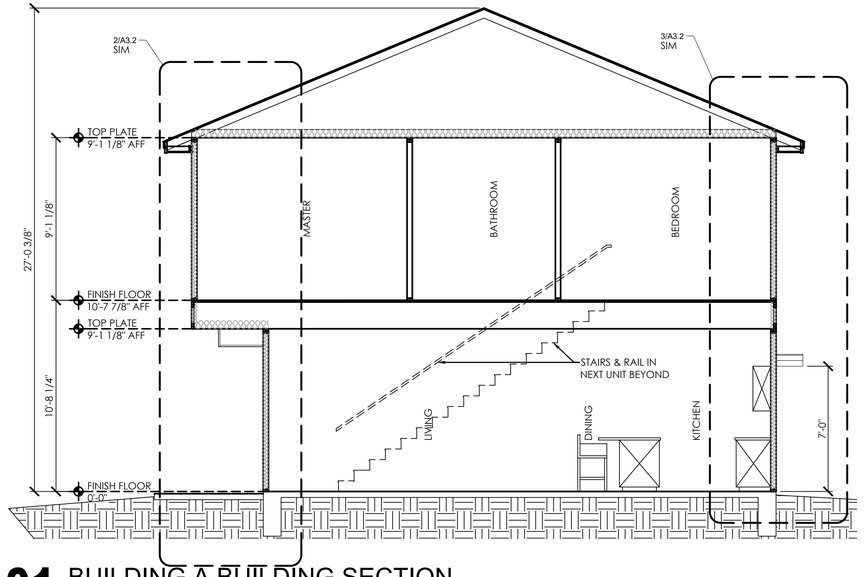


01 BUILDING A BUILDING SECTION
1/A1.1 1/4"=1'-0"

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BUILDING SECTIONS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

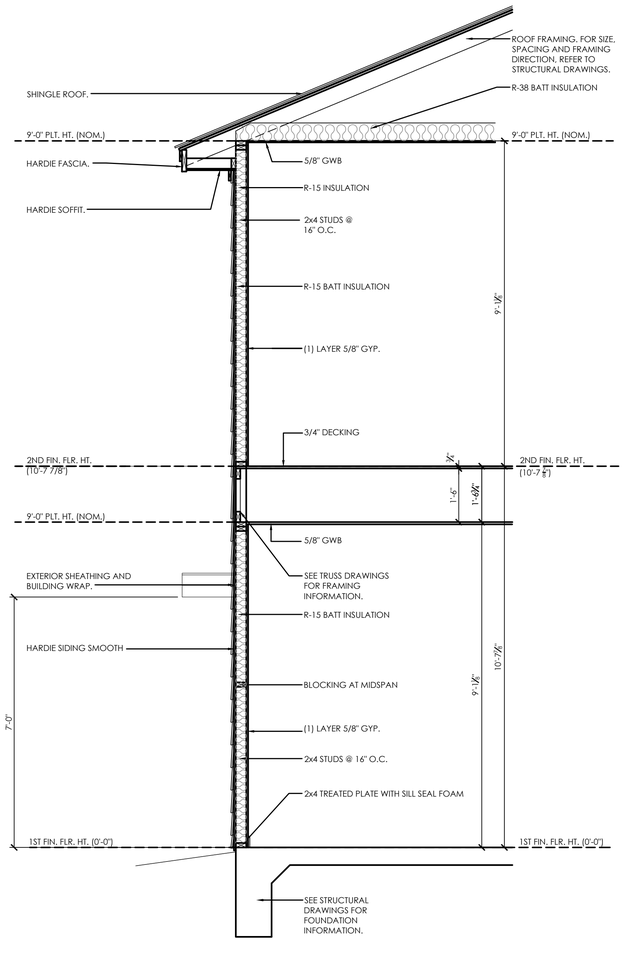
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT
BRYAN WINCHESTER
21822
STATE OF TEXAS
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
A3.1



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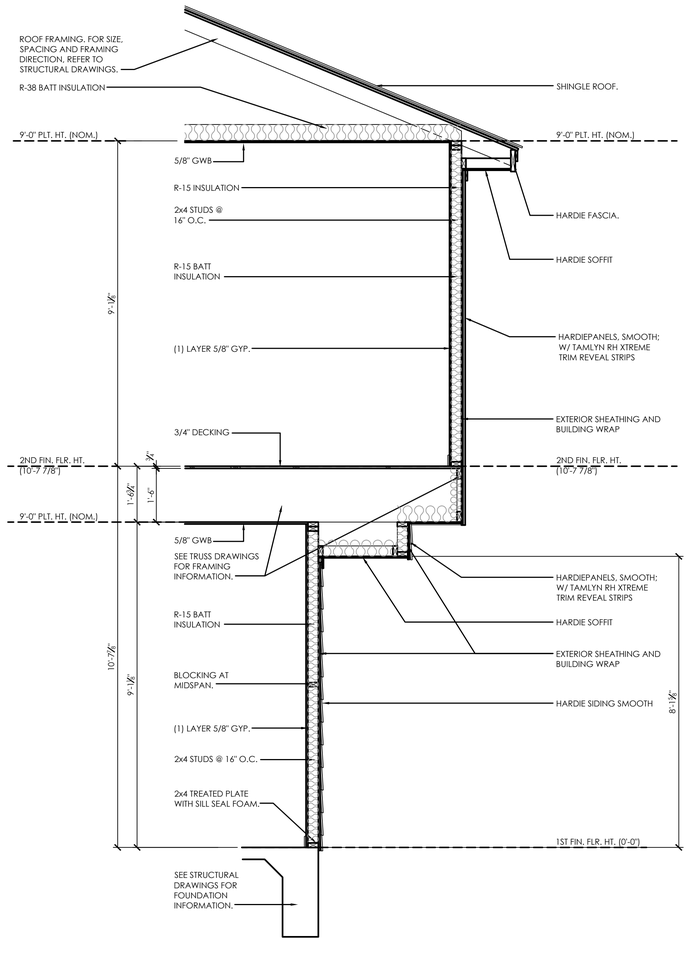

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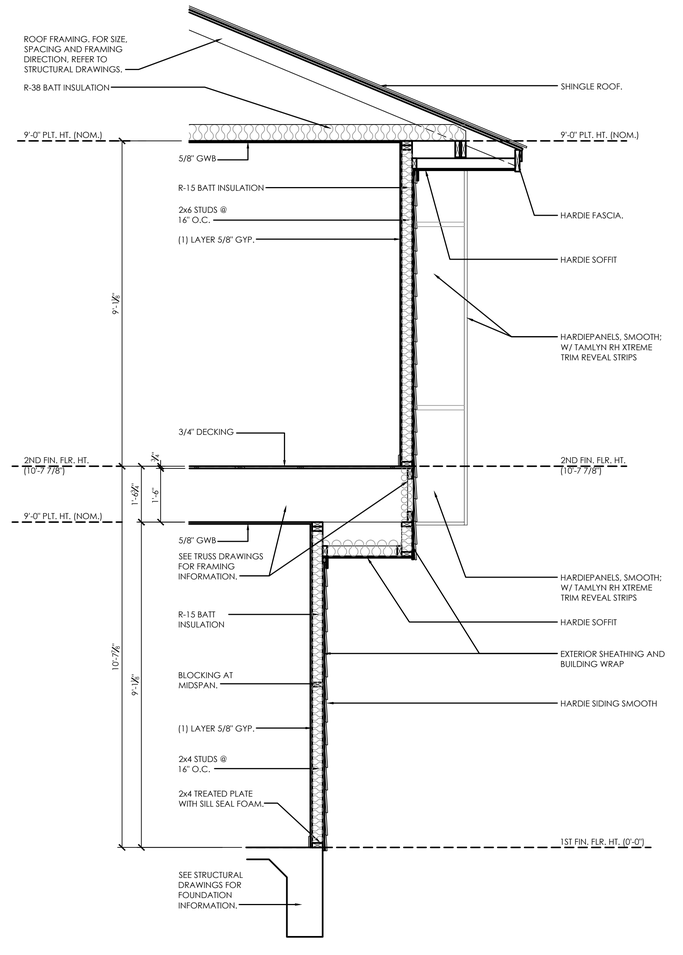


01 WALL SECTION
REF: NONE 1/2"-1'-0"

05/20/24 FOR PERMITTING ONLY - NOT FOR CONSTRUCTION; UNTIL PERMITTED.

ARCHITECTS

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

WALL SECTIONS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT
NATHAN WINCHESTER
21822
STATE OF TEXAS

01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET
A3.2

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

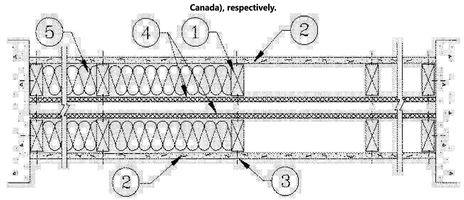
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

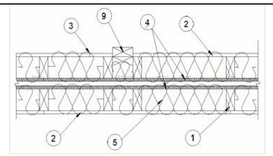
Design No. **U341**

January 29, 2024

Bearing Wall Rating — 1 Hr.
Finish Rating — Min 20 min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





HORIZONTAL SECTION

1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
When **Steel Framing Members*** (Item 6 or any alternate clips) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5C. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-530 (finish rating 23 min).

2B. **Gypsum Board* —** (As an alternate to Item 2, not shown) — Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC — Type C or Type X-1

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2D. **Gypsum Board* —** (As an alternate to Items 2, 2A, 2B and 2C) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X, Type DGG.

2E. **Gypsum Board* —** (As an alternate to Items 2 through 2D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board.

2F. **Gypsum Board* —** (As an alternate to Items 2 through 2E) - Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with item #6.
NATIONAL GYPSUM CO — Type SBWB

2G. **Gypsum Board* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES.

2H. **Gypsum Board* —** (As an alternate to Items 2 through 2G) — Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX

2I. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2H) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2J. **Gypsum Board* —** (As an alternate to 5/8 in. Type FSW in Item 2) — 2 layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in item 2, spaced 24 in. OC. Outer layer attached per Item 2.
NATIONAL GYPSUM CO — Type FSW.

2K. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3. **Joints and Nailheads —** Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. **Sheathing —** (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.
See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

5. **Batts and Blankets* —** 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.

5A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.

Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY for use with wet or dry application.

5B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 2A. Use of Sheathing, Item 4, does not nullify requirement of Item 5C for use with Item 2A) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) and Item 5A when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5E. Deleted.

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1) . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

6A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item 6CA) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 6) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —**Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** - Used to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels to the studs. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the studs with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.

PAC INTERNATIONAL L L C — Type RC-1 Boost

6F **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members* —** Used to attach furring channels (Item 6Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. **Mineral and Fiber Board* —** ((Optional, Not Shown) — For optional use as an additional layer on one or both sides of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing as described in Item 2. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

9. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

(Optional, Not Shown) Alternate Construction For Use On One Side Of The Wall.

10. **Mineral and Fiber Board* —** For use with Items 10A-10D) —Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

10A. **Glass Fiber Insulation —** (For use with Item 10) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

10B. **Batts and Blankets* —** (As an alternate to Item 10B, For use with Item 10), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

10C. **Adhesive —** (For use with Item 10) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

10D. **Gypsum Board* —** (For use with Item 10) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 10). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type C

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO —Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2024-01-29

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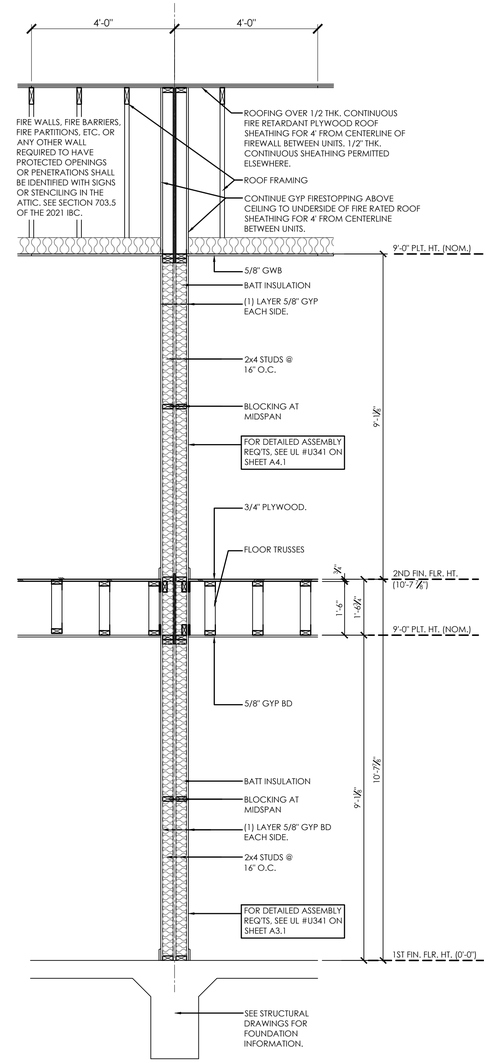


01 1 HOUR FIRE WALL DETAIL
REF: NONE
1/2"=1'-0"

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

FIRE SEPARATION WALL DETAILS

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

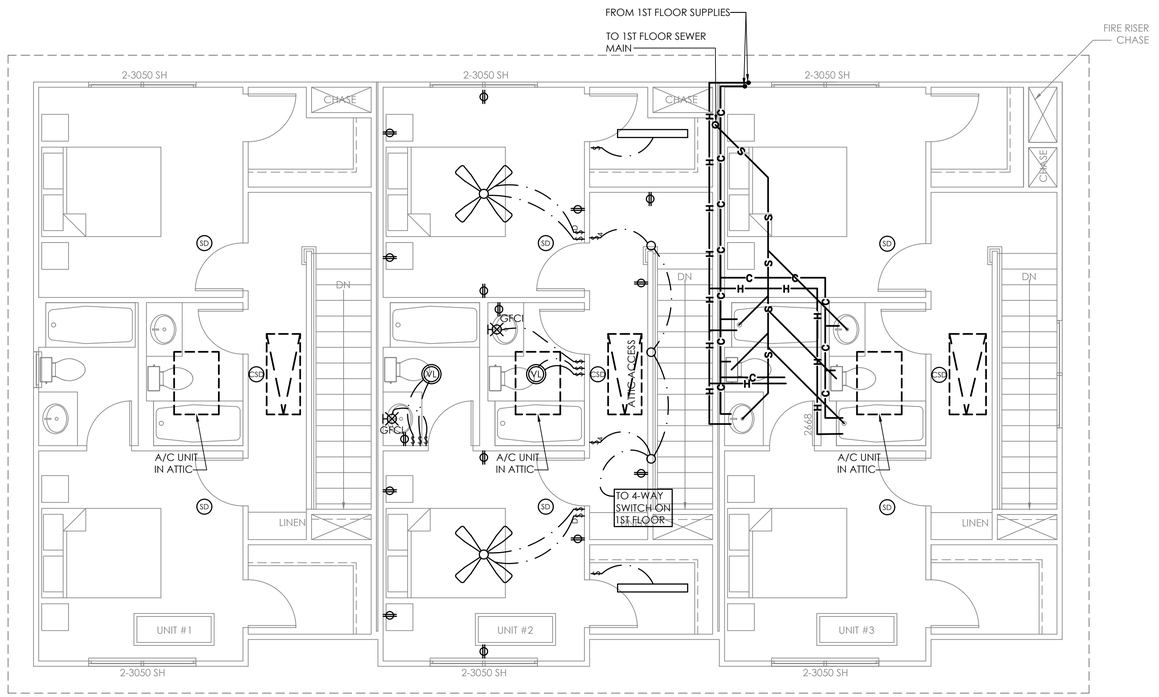
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT BRYAN WINCHESTER 21822 STATE OF TEXAS
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

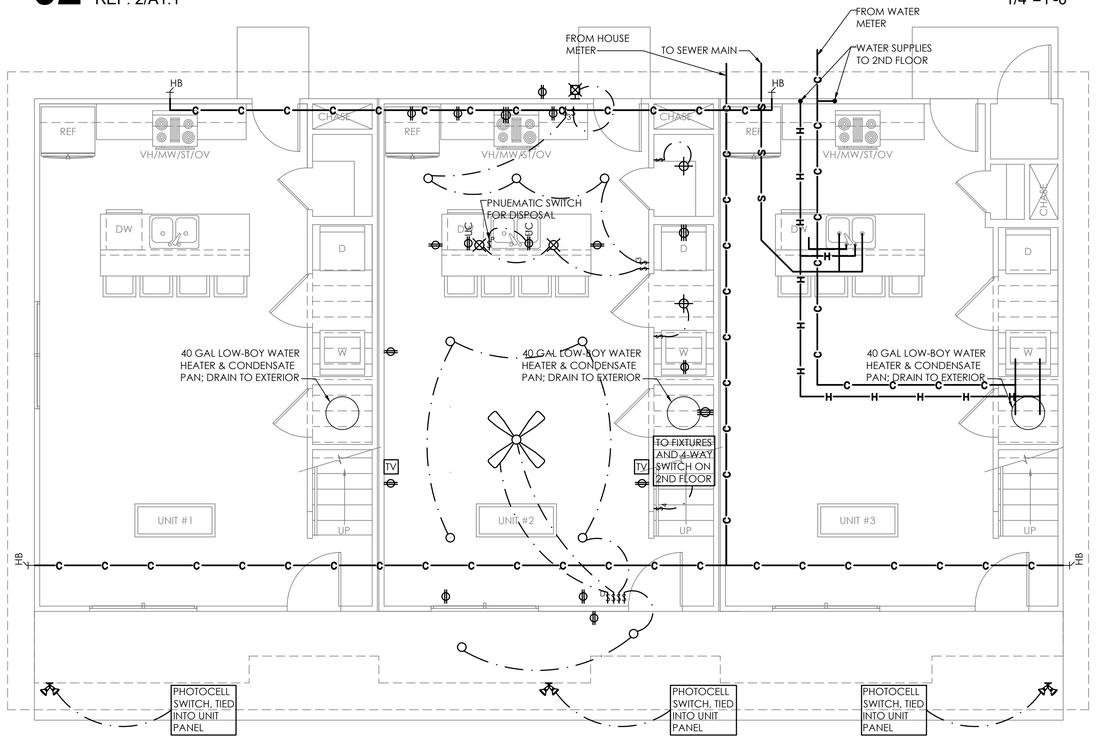
REVISIONS

SHEET
A4.1



02 BUILDING A 2ND FLOOR ELECTRICAL PLAN

REF: 2/A1.1 — 1/4"=1'-0"



01 BUILDING A 1ST FLOOR MEP PLAN

REF: 1/A1.1 — 1/4"=1'-0"

GENERAL NOTES TO MEP FLOOR PLANS

1. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO CONFORM TO LOCAL, STATE, AND NATIONAL CODES WHICH TAKE PRECEDENCE OVER THESE DRAWINGS.
2. SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
3. VERIFY HEIGHT OF WALL SCONCES AT JOB SITE.
4. ALL BATHROOM EXHAUST TO BE CONTROLLED BY TIMER SWITCHES.
5. OUTLETS AT KITCHEN & BATH COUNTERS, & EXTERIORS TO BE G.F.I.

SYMBOLS LEGEND

POWER

- SWITCH
- 3 — THREE-WAY SWITCH (TO A FIXTURE SWITCHED FROM 2 LOCATIONS)
- 4 — FOUR-WAY SWITCH (ONE OF THREE SWITCHES TO A FIXTURE)
- D — LIGHT DIMMER SWITCH
- R — RHEOSTAT SWITCH
- T — TIMER SWITCH
- T — TELEPHONE
- E — ETHERNET
- DUPLEX RECEPTACLE
- HALF SWITCHED RECEPTACLE
- FOURPLEX RECEPTACLE
- 42" — DUPLEX RECEPTACLE MOUNTED AT 42" ABOVE FIN. FLR.
- GFI — GROUND FAULT INTERCEPTOR
- BLW — RECEPTACLE BELOW OBJECT
- WP — EXTERIOR WEATHER PROOF DUPLEX RECEPTACLE
- 220 — 220 RECEPTACLE
- FLOOR RECEPTACLE
- CEILING RECEPTACLE
- PUSH-BUTTON CONTROL
- ELECTRIC PANEL
- TV — CABLE TV OULET
- GDO — GARAGE DOOR OPENER
- DB — DOOR BELL

LIGHTING

- CEILING MOUNT FIXTURE
- MP — MOISTURE PROTECTED FIXTURE
- WALL MOUNT FIXTURE
- 4" RECESSED FIXTURE
- SQUARE RECESSED FIXTURE
- RECESSED DIRECTED FIXTURE
- PEND — PENDANT FIXTURE
- SUSP — SUSPENDED FIXTURE
- STEP LIGHTS
- UC — UNDER CABINET FIXTURE
- OC — OVER CABINET FIXTURE
- CEILING FAN
- CEILING FAN / LIGHT COMBO
- SECURITY LIGHT
- FLUORESCENT LIGHT, SIZE AS INDICATED

PLUMBING

- HB — HOSE BIB
- H2O — 1/4" WATER SUPPLY LINE W/ SHUT-OFF VALVE
- G — GAS

MECHANICAL

- BATHROOM FAN
- T — THERMOSTAT
- H — HUMIDISTAT
- VL — VENT & LIGHT
- H L — HEATER & LIGHT
- SD — SMOKE DETECTOR
- CMD — CO/SMOKE DETECTOR
- R/A — RETURN AIR GRILLE

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

BLDG A MECHANICAL/ELECTRICAL/PLUMBING

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT — NATHAN WINCHESTER — 21822 — STATE OF TEXAS

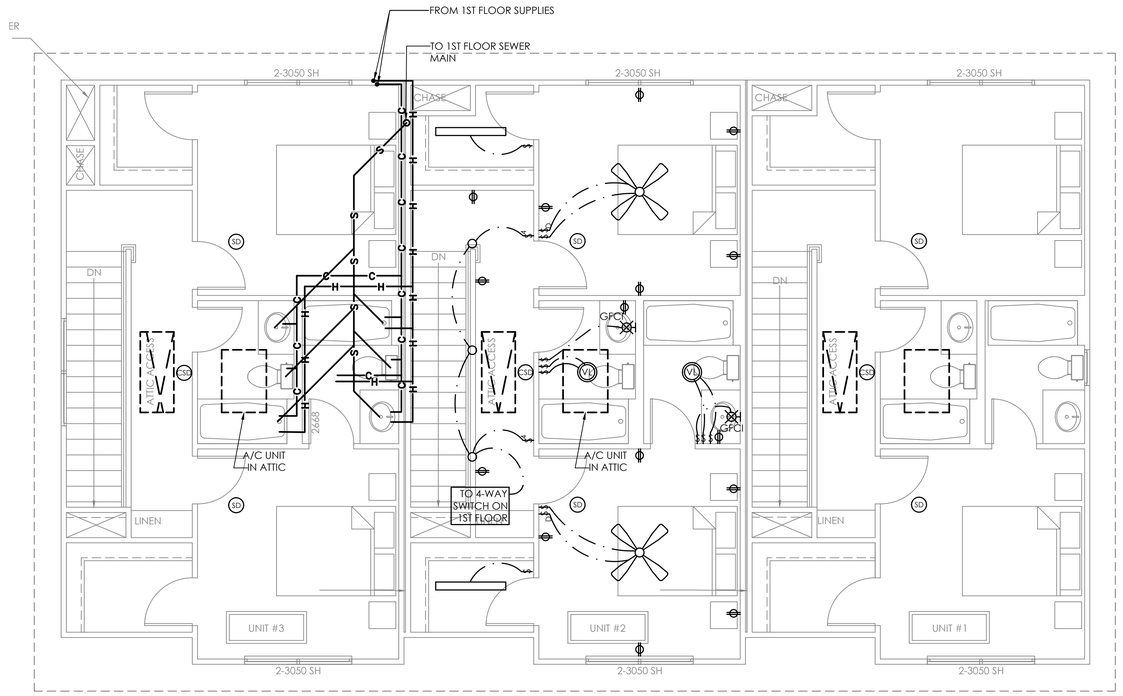
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET

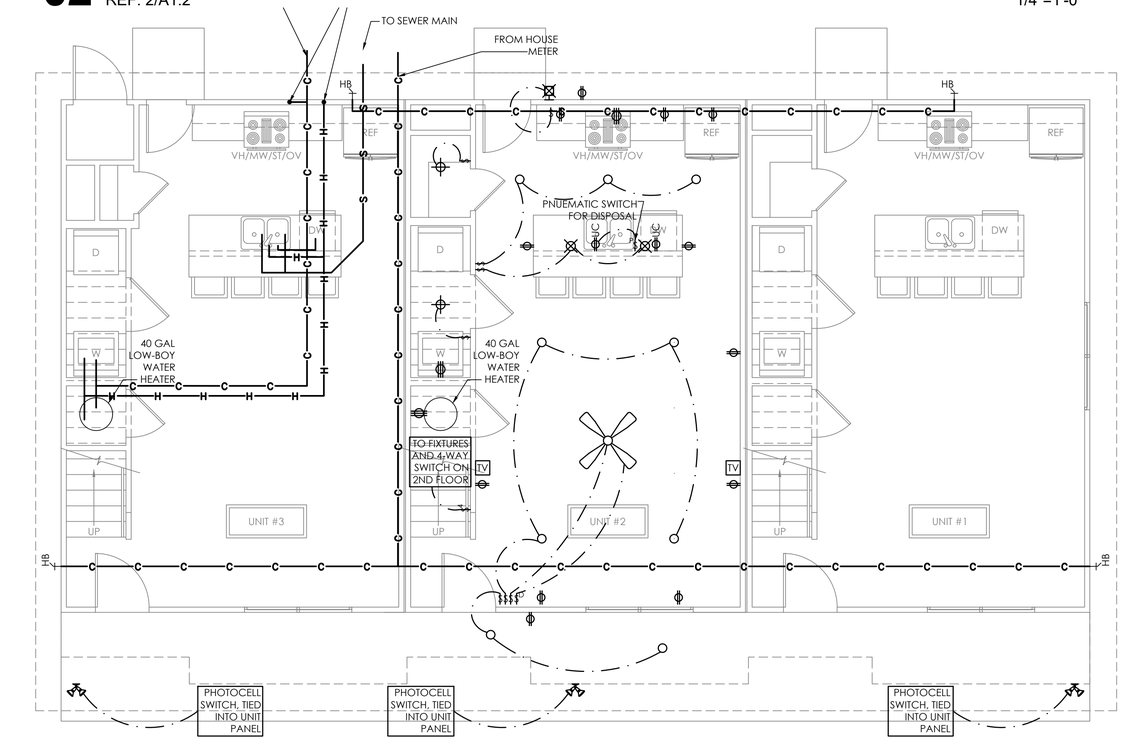
E1.1



02 BUILDING B 2ND FLOOR ELECTRICAL PLAN

REF: 2/A1.2

1/4"=1'-0"



01 BUILDING B 1ST FLOOR ELECTRICAL PLAN

REF: 1/A1.2

1/4"=1'-0"

GENERAL NOTES TO MEP FLOOR PLANS

1. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO CONFORM TO LOCAL, STATE, AND NATIONAL CODES WHICH TAKE PRECEDENCE OVER THESE DRAWINGS.
2. SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
3. VERIFY HEIGHT OF WALL SCONCES AT JOB SITE.
4. ALL BATHROOM EXHAUST TO BE CONTROLLED BY TIMER SWITCHES.
5. OUTLETS AT KITCHEN & BATH COUNTERS, & EXTERIORS TO BE G.F.I.

SYMBOLS LEGEND

POWER

	SWITCH
3	THREE-WAY SWITCH (TO A FIXTURE SWITCHED FROM 2 LOCATIONS)
4	FOUR-WAY SWITCH (ONE OF THREE SWITCHES TO A FIXTURE)
D	LIGHT DIMMER SWITCH
R	RHEOSTAT SWITCH
T	TIMER SWITCH
T	TELEPHONE
E	ETHERNET
	DUPLEX RECEPTACLE
	HALF SWITCHED RECEPTACLE
	FOURPLEX RECEPTACLE
42"	DUPLEX RECEPTACLE MOUNTED AT 42" ABOVE FIN. FLR.
GFI	GROUND FAULT INTERCEPTOR
BLW	RECEPTACLE BELOW OBJECT
WP	EXTERIOR WEATHER PROOF DUPLEX RECEPTACLE
220	220 RECEPTACLE
	FLOOR RECEPTACLE
	CEILING RECEPTACLE
	PUSH-BUTTON CONTROL
	ELECTRIC PANEL
TV	CABLE TV OULET
GDO	GARAGE DOOR OPENER
DB	DOOR BELL

LIGHTING

	CEILING MOUNT FIXTURE
MP	MOISTURE PROTECTED FIXTURE
H	WALL MOUNT FIXTURE
	4" RECESSED FIXTURE
	SQUARE RECESSED FIXTURE
	RECESSED DIRECTED FIXTURE
PEND	PENDANT FIXTURE
SUSP	SUSPENDED FIXTURE
	STEP LIGHTS
UC	UNDER CABINET FIXTURE
OC	OVER CABINET FIXTURE
	CEILING FAN
	CEILING FAN / LIGHT COMBO
	SECURITY LIGHT
	FLUORESCENT LIGHT, SIZE AS INDICATED

PLUMBING

HB	HOSE BIB
H2O	1/4" WATER SUPPLY LINE W/ SHUT-OFF VALVE
G	GAS

MECHANICAL

	BATHROOM FAN
T	THERMOSTAT
H	HUMIDISTAT
VL	VENT & LIGHT
H L	HEATER & LIGHT
SD	SMOKE DETECTOR
CSD	CO/SMOKE DETECTOR
R/A	RETURN AIR GRILLE

WINCHESTER ARCHITECTS
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BLDG B MECHANICAL/ELECTRICAL/PLUMBING

208 N LOGAN CONDOMINIUMS

WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 6R (0.3000 ACRES)

REGISTERED ARCHITECT — BRYAN WINCHESTER — 21822 — STATE OF TEXAS

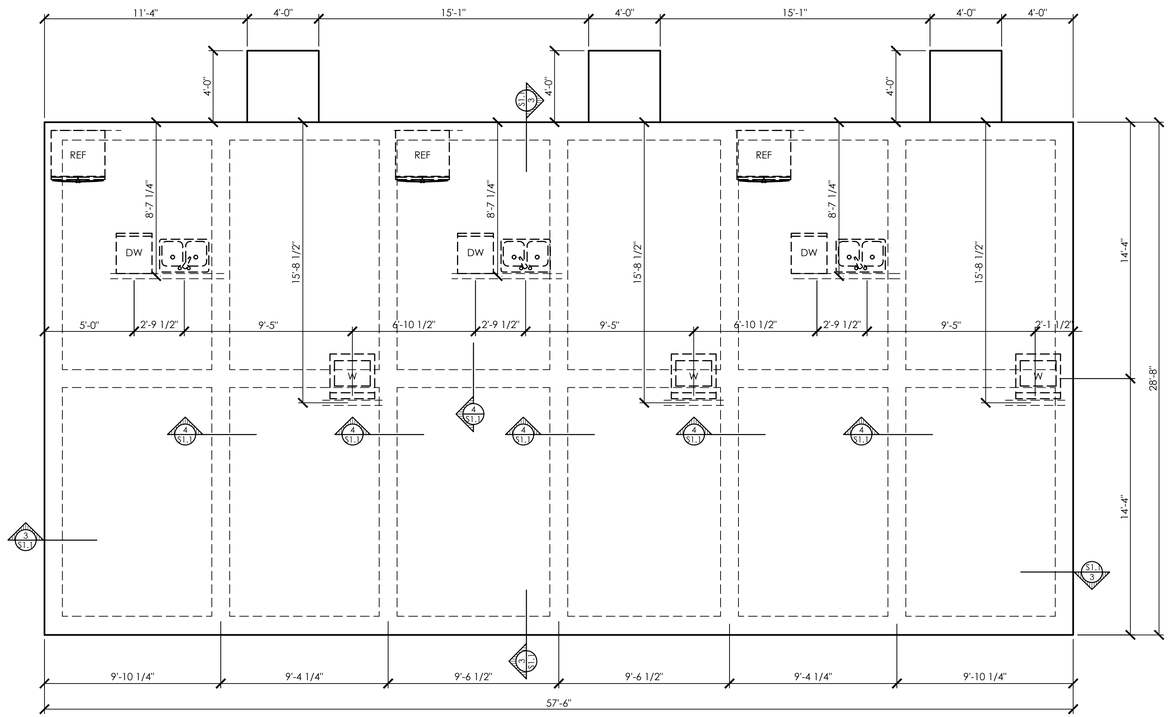
01/31/24

DRAWN	WBP
CHECKED	NW
DATE	01/31/24

REVISIONS

SHEET

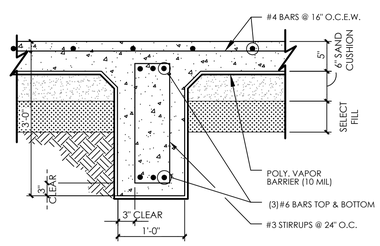
E1.2



01 BUILDING A FOUNDATION PLAN

REF: 1/A1.1

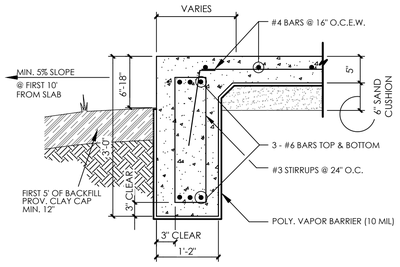
1/4"=1'-0"



04 FOUNDATION DETAIL

REF: 1&2/AS1.1

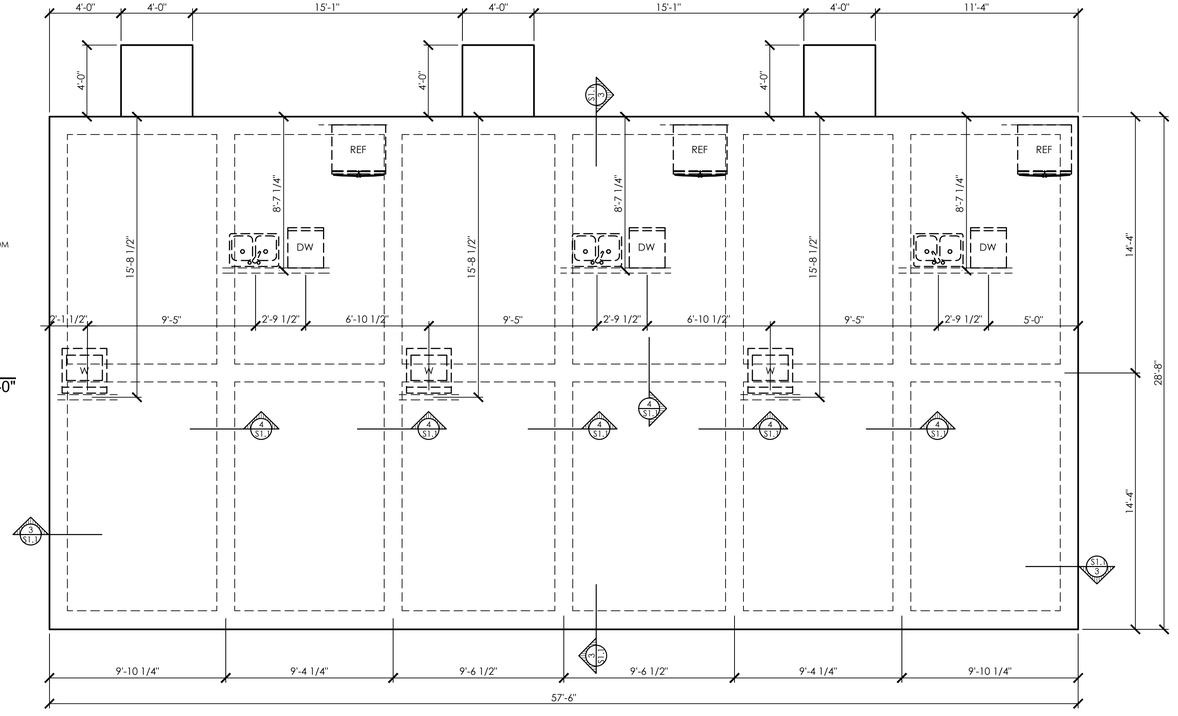
1"=1'-0"



03 FOUNDATION DETAIL

REF: 1&2/AS1.1

1"=1'-0"



02 BUILDING B FOUNDATION PLAN

REF: 1/A1.1

1/4"=1'-0"

FOUNDATION NOTES:

1. THE FOUNDATION (SLAB-ON-GRADE) SYSTEM WAS DESIGNED WITHOUT THE AID OF A GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS, BUT IS BASED ON MODERATELY TO HIGHLY EXPANSIVE SOILS TYPICAL TO THIS REGION. DUE TO THE HIGHLY EXPANSIVE SOILS, SOME MINOR DIFFERENTIAL MOVEMENT MAY STILL OCCUR DUE TO SEASONAL SOIL MOISTURE VARIATIONS.
2. THE FOUNDATION SYSTEM PRESENTED IS NOT TO BE USED IN GENERAL BY THE BUILDER, BUT SHALL BE USED ON A CASE-BY-CASE BASIS UPON APPROVAL. THE BUILDER SHALL NOT CONSIDER THIS FOUNDATION PLAN AND SYSTEM AN ENGINEERED FOUNDATION UNLESS A SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER APPEARS ON THE DRAWINGS, AND A DESIGN/INSPECTION LETTER HAS BEEN ISSUED BY THE ENGINEER FOR THAT FOUNDATION.
3. INTERIOR BEAMS THAT EXCEED 60 FEET IN LENGTH MUST BE A MINIMUM OF 30" DEEP. MAXIMUM BEAM SPACING SHALL BE 15 FEET AND SHALL BE CONTINUOUS OVER THE LENGTH OR WITH OF THE FOUNDATION.

I. SUBGRADE:

1. ALL VEGETATION SHALL BE REMOVED, AND THE TOP NINE (9) INCHES OF EXISTING SUBGRADE STRIPPED FROM THE AREAS COVERED BY THE FOUNDATION.
2. PRIOR TO PLACEMENT OF FILL OR SAND CUSHION, THE EXISTING SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND THE MOISTURE CONTENT MAINTAINED WITHIN A RANGE OF +/- 2% OF OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A DENSITY OF 95% STANDARD PROCTOR ASTM D-698.
3. IMPORTED FILL UNDER AND AROUND THE FOUNDATION SHALL BE A SANDY CLAY HAVING A PLASTICITY INDEX (PI) RANGE OF 8 TO 18, AND SHALL BE FREE FROM TRASH, ORGANIC MATTER OR OTHER FOREIGN DEBRIS. FILL SHALL BE PLACED IN SIX INCH LIFTS, WITH EACH LIFT WETTED OR DRIED TO A MOISTURE CONTENT RANGE OF -2% TO +3% BELOW OR ABOVE THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A UNIFORM DENSITY OF 95% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D-698.
4. FOUNDATION WATERPROOFING MEMBRANE SHALL OVERLAP BY A MINIMUM OF TWO (2) FEET, BE SEALED ALONG TOP JOINTS, AND SHOULD BE A MINIMUM THICKNESS OF 10 MIL.

II. CONCRETE:

1. ALL CONCRETE SHALL BE 4.5 SACK MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. ALL CONCRETE SHALL CONTAIN A WATER REDUCING AGENT EQUAL TO MASTER BUILDER'S POSSDITH 314N, THREE OUNCES PER SACK OF CEMENT.
3. ALL CONCRETE SHALL CONTAIN AIR ENTRAINING AGENT EQUAL TO MBVR, AND COMPATIBLE WITH THE WATER REDUCING AGENT, IN THE QUANTITY REQUIRED TO PRODUCE A 4% TO 5% AIR ENTRAINMENT.
4. ALL CONCRETE SHALL BE PROPERLY VIBRATED WHEN PLACED.
5. NO CONTRETE SHALL BE RACKED A DISTANCE GREATER THAN TEN FEET.
6. CONCRETE SHALL NOT BE PLACED IF THE AIR TEMPERATURE IS 50°F AND FALLING OR 95° AND HIGHER. CONCRETE MAY BE PLACED IF THE AIR TEMPERATURE IS 40°F AND RISING OR LESS THAN 95°F.

III. REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL BARS, HAVING A MINIMUM YIELD STRENGTH OF NOT LESS THAN 40 KSI CONFORMING TO ASTM A-615, GRADE 60.
2. ALL REINFORCING STEEL SHALL BE FREE FROM RUST OR OTHER BOND REDUCING AGENTS.
3. ALL LAPS, HOOKS, BANDS, SPLICES, ETC., IN THE REINFORCING STEEL SHALL CONFORM TO CRSI STANDARDS AND THE ACI CODE, LATEST EDITION.
4. BOTTOM BARS, IN THE GRADE BEAM, MAY BE SPLICED IN THE MIDDLE ONE THIRD OF THE SPAN BETWEEN FOOTINGS, OR AT INTERSECTING BEAMS. SPLICE SHALL HAVE A MINIMUM TWO (2) FOOT OVERLAP.
5. TOP BARS IN THE GRADE BEAM MAY BE SPLICED AT THE CENTERLINE OF THE FOOTING, OR AT INTERSECTING BEAMS. SPLICES SHALL HAVE A MINIMUM TWO (2) FOOT OVERLAP.
6. ALL SPLICES IN FOUNDATION MAT SHALL BE STAGGERED AND HAVE A MINIMUM ONE (1) FOOT OVERLAP.
7. CONCRETE COVERAGE FOR REINFORCING STEEL SHALL COMPLY WITH ACI CODE, LATEST EDITION. THE BEAM REINFORCING STEEL SHALL HAVE A THREE INCH MINIMUM CLEARANCE FROM THE SOIL; AND THE FOUNDATION MATT REINFORCING STEEL SHALL HAVE A ONE-AND-A-HALF-INCH MINIMUM CLEARANCE WITH THE VAPOR BARRIER.
8. WHERE PLUMBING PENETRATES THROUGH THE SLAB, PROVIDE DIAGONAL REINFORCING AROUND THESE OPENINGS. DIAGONAL STEEL SHALL BE #3 BARS, AT 48" LENGTHS, PLACED AT THREE (3) INCHES AWAY FROM THE PENETRATING OBJECT.
9. TWO #4 CORNER BARS, TOP AND BOTTOM, SHALL BE PLACED AT ALL EXTERIOR CORNERS, AND WHERE INTERIOR GRADE BEAMS INTERSECT WITH AN EXTERIOR GRADE BEAM.

IV. GRADING:

1. EXTERIOR GRADE BEAMS, UNLESS DESIGNED OTHERWISE, SHALL EXTEND INTO UNDISTURBED SUBGRADE A MINIMUM OF 18 INCHES.
2. FINAL GRADING AROUND THE FOUNDATION SHALL PROVIDE FOR A MINIMUM SLOPE OF 5%, AWAY FROM THE STRUCTURE, FOR A MINIMUM OF TEN (10) FEET, MEASURED HORIZONTALLY OUT FROM THE FOUNDATION. AT A MINIMUM, THE FIRST FIVE (5) FEET OF THIS BACKFILL SHALL CONSIST OF A CLAY "CAP" THAT IS A MINIMUM OF 12" THICK.
3. FINAL GRADING SHALL BE SUCH THAT NOT LESS THAN SIX INCHES AND NO MORE THAN EIGHTEEN INCHES OF THE EXTERIOR GRADE BEAM IS EXPOSED.

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FOUNDATION PLANS

208 N LOGAN CONDOMINIUMS

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NATHAN WINCHESTER
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REVISIONS

SHEET

S1.1