

PROJECT INFORMATION

SITE DATA

SITE ZONING:	C3
NEW DEVELOPED AREA:	3784 SQ. FT.
BUILDING SIZE:	1500 SQ. FT.
PARKING REQUIRED (1 PER 400 SQ FT)	2 SPACES
PAVED PARKING SPACES:	2 (1 ACCESSABLE)

BUILDING DATA

CONSTRUCTION TYPE (IBC CH. 6):	IIB
BUILDING USE:	S-2 WAREHOUSE
COVERED BUILDING AREA:	2,561 SQ. FT.
TOTAL FIRE AREA:	1500 SQ. FT.
ALLOWABLE FIRE AREA:	36,000 SQ. FT.
FULLY ENCLOSED SPACE:	1,500 SQ. FT.
CONDITIONED SPACE:	0 SQ. FT.
NOMINAL EYE HEIGHT:	14 FT
NOMINAL RIDGE HEIGHT:	15 FT
ALLOWABLE RIDGE HEIGHT:	35 FT COB STANDARDS TABLE 62-162
MAXIMUM STORAGE HEIGHT:	12 FT

CODES AND REGULATIONS

BUILDING CODE:	2021 IBC*
ELECTRIC CODE:	2023 NEC
MECHANICAL CODE:	2021 IMC
PLUMBING CODE:	2021 IPC
ACCESSIBILITY:	TAS 2012, ANSI 117.1-2017
ENERGY CODE:	2018 IECC
* SEE CITY OF BRYAN, TEXAS AMMENDMENTS TO ALL LISTED CODES	

IBC CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

PRIMARY STRUCTURE:	0 HR
EXTERIOR BEARING WALLS:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR NON-BEARING WALLS:	0 HR
INTERIOR NON-BEARING WALLS:	0 HR

IBC CHAPTER 8: INTERIOR FINISHES

ACCESS STAIRWELLS:	ASTM E84 CLASS A
ENCLOSED ROOMS AND SPACES:	ASTM E84 CLASS C

CHAPTER 9: FIRE PROTECTION SYSTEMS

NO AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED OR PROVIDED
ALL ASSOCIATED REQUIREMENTS OF CH'S 7 AND 9 OF THE 2021 IBC SHALL BE OBSERVED

CHAPTER 10: OCCUPANCY AND EGRESS

OCCUPANCY BY AREA

AREA LABEL	GROSS SQ. FT.	NET SQ. FT.	HEATED	COOLED	FACTOR (IBC TABLE 1004.5)	OCCUPANCY
STORAGE AREA	1430	1300	NO	NO	1 PER 300	5
OFFICE RESTROOM	70	54	YES	YES	1 PER 200	0
TOTAL GROSS AREA	1500	1354				5

EGRESS REQUIREMENTS

Maximum Allowable Travel Distance to Egress:	100 FT
Maximum Travel Distance Provided:	61 FT
Minimum number of Egress Locations:	1
Number of Egress Locations Provided:	1
STAIRWELL WIDTH REQUIRED:	N/A
STAIRWELL WIDTH PROVIDED:	N/A

IBC CH 29: PLUMBING CODE

	MEN	WOMEN	Other	TOTAL
OCCUPANCY BUSINESS	0	0	5	5
WATER CLOSETS REQUIRED / PROVIDED	0	0	1	1
LAVORATORIES REQUIRED / PROVIDED	0	0	1	1
WATER FOUNTAINS REQUIRED*/PROVIDED			0/0	0/0
SERVICE SINK REQUIRED / PROVIDED			0/0	1/1

Item to be Inspected	Inspector	Report To
Select Fill Sample	QC Lab	Ben Brown / Owner
Compaction Report - Each Lift	QC Lab	Ben Brown / Owner
Concrete Slab mix design	Concrete Provider	Ben Brown / Owner
Concrete Test Cylenders	QC Lab	Ben Brown / Owner
Concrete Driveway mix design	Concrete Provider	Ben Brown / Owner
Driveway Test Cylenders	QC Lab	Ben Brown / Owner
Foundation Pre Pour Inspection	Ben Brown	Owner
RAS Inspection	Eddie Hare	Owner / General Contractor

Item	Provided By	Provided To
Select Fill Sample	Earthwork Contractor	QC Testing Lab / Ben Brown
Plumbing Fixtures	Plumbing Contractor	Owner / General Contractor
Electrical Fixtures / Panel / Plugs and Switches	Electrical Contractor	Owner / General Contractor
Paint selection and color match	Painting Contractor	Owner / General Contractor
Concrete Anchors	Concrete Contractor	Ben Brown/ General Contractor
Irrigation Design	Irrigation Contractor	Owner / General Contractor
ADA Parking Sign & Post	Striping contractor	Owner / General Contractor
PEMB Design	PEMB Provider	Ben Brown/ Owner
RAS Review	Eddie Hare	Owner / General Contractor
Anchor Bolt Design	Ben Brown	Owner / General Contractor

Label	Title
CS	COVER SHEET
SP	SITE PLAN
LP	UTILITY AND LANDSCAPE PLAN
ECP	EROSION CONTROL PLAN
FP	PAVING PLAN AND DETAILS
A1	FLOOR PLAN, DOOR SCHEDULE, WALL DETAILS
A2	RCF AND LIFE SAFETY PLAN
A3	EXTERIOR ELEVATIONS
A4	SECTIONS & DETAILS AND NOTES
S1	FOUNDATION PLAN AND DETAILS
E1	ELECTRICAL PLAN
P1	PLUMBING PLAN



ARTISTIC RENDERING NOT FOR CONSTRUCTION PURPOSES
Sun angle 1pm July 4th

CALL FOR UTILITY LOCATES:
CITY OF BRYAN PUBLIC WORKS - 979-209-5900
TEXAS ONE CALL - DIAL 811
NOTE: TEXAS ONE CALL DOES NOT LOCATE BRYAN, TX UTILITIES

DRAWINGS PROVIDED BY:



(979) 739-2002
3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

COVER SHEET

PROJECT DESCRIPTION:

**1122 GROSESBECK DRIVE
BRYAN, TEXAS
LOTS 6 COULTER'S SUBDIVISON**

CLIENT INFORMATION:

JAIME HERNANDEZ
HERNANDEZJAIME0384@GMAIL.COM
979-402-2062

SEAL

DATE:

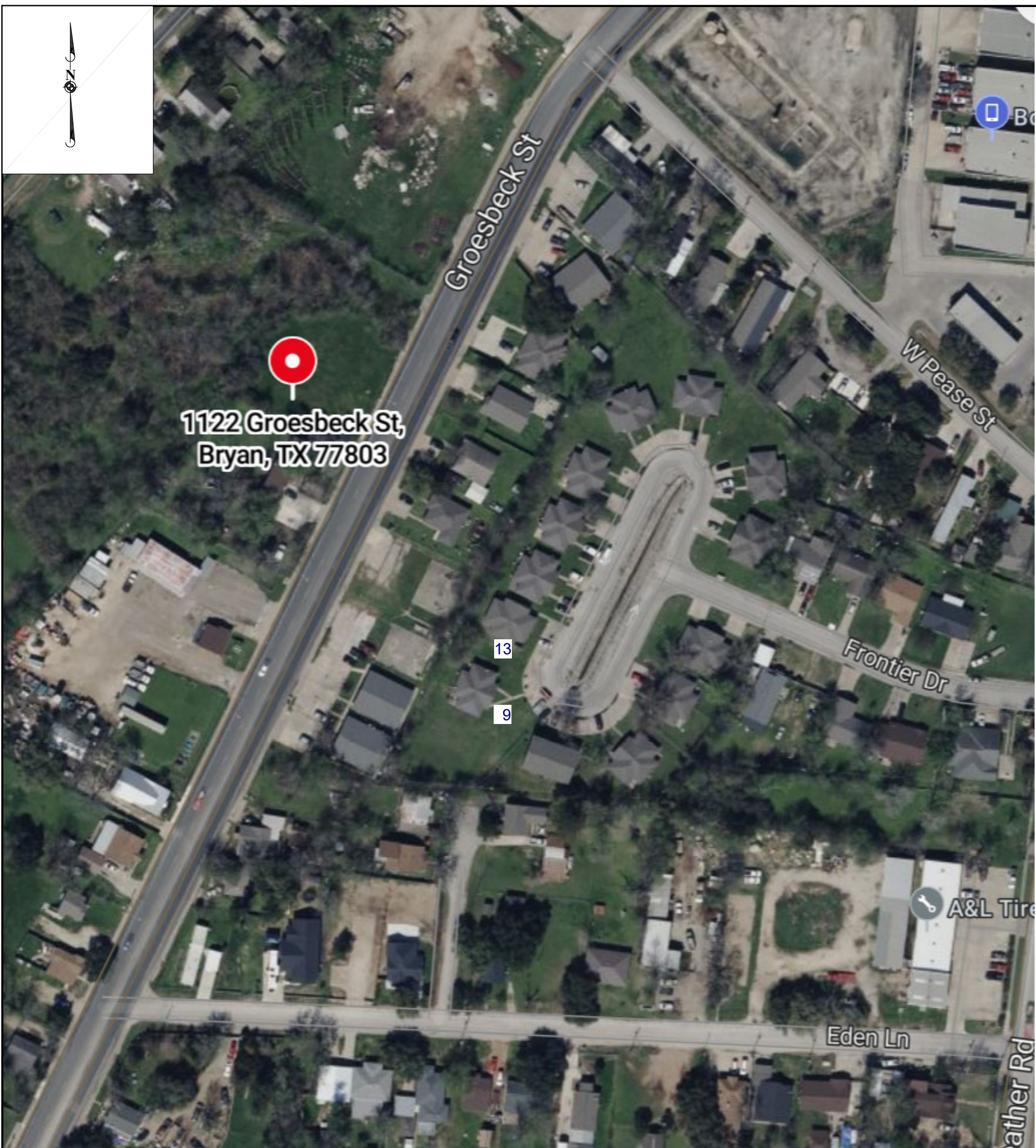
9/12/2024

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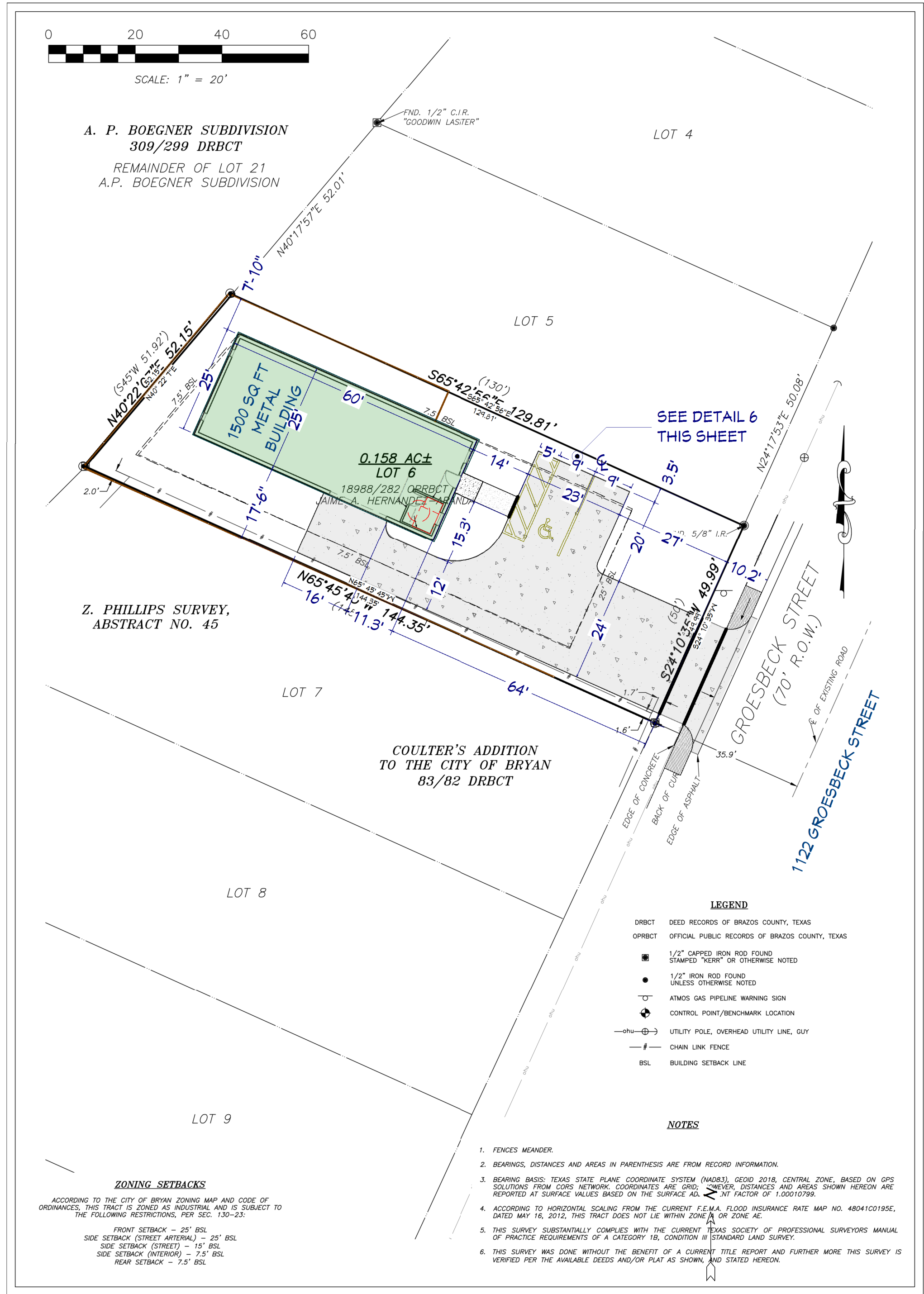
FULL SCALE 24"X36"

SHEET:

CS



1122 Groesbeck St,
Bryan, TX 77803



1122 GROESBECK STREET, BRYAN TEXAS

JOB NUMBER: 24000528(01)

CLIENT: JAIME HERNANDEZ-ARANDA

DATE: 1/31/2024

FIELD CREW: CM

OFFICE: JH/JP

FB/PG: 24000528(01)_GM.DXF

LOT SIX (6), COULTER'S ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

BILLY A. PATTERSON
6030
PROFESSIONAL SURVEYOR

Billy A. Patterson
BILLY A. PATTERSON, R.P.L.S. NO. 6900
FORM NO. 10193726

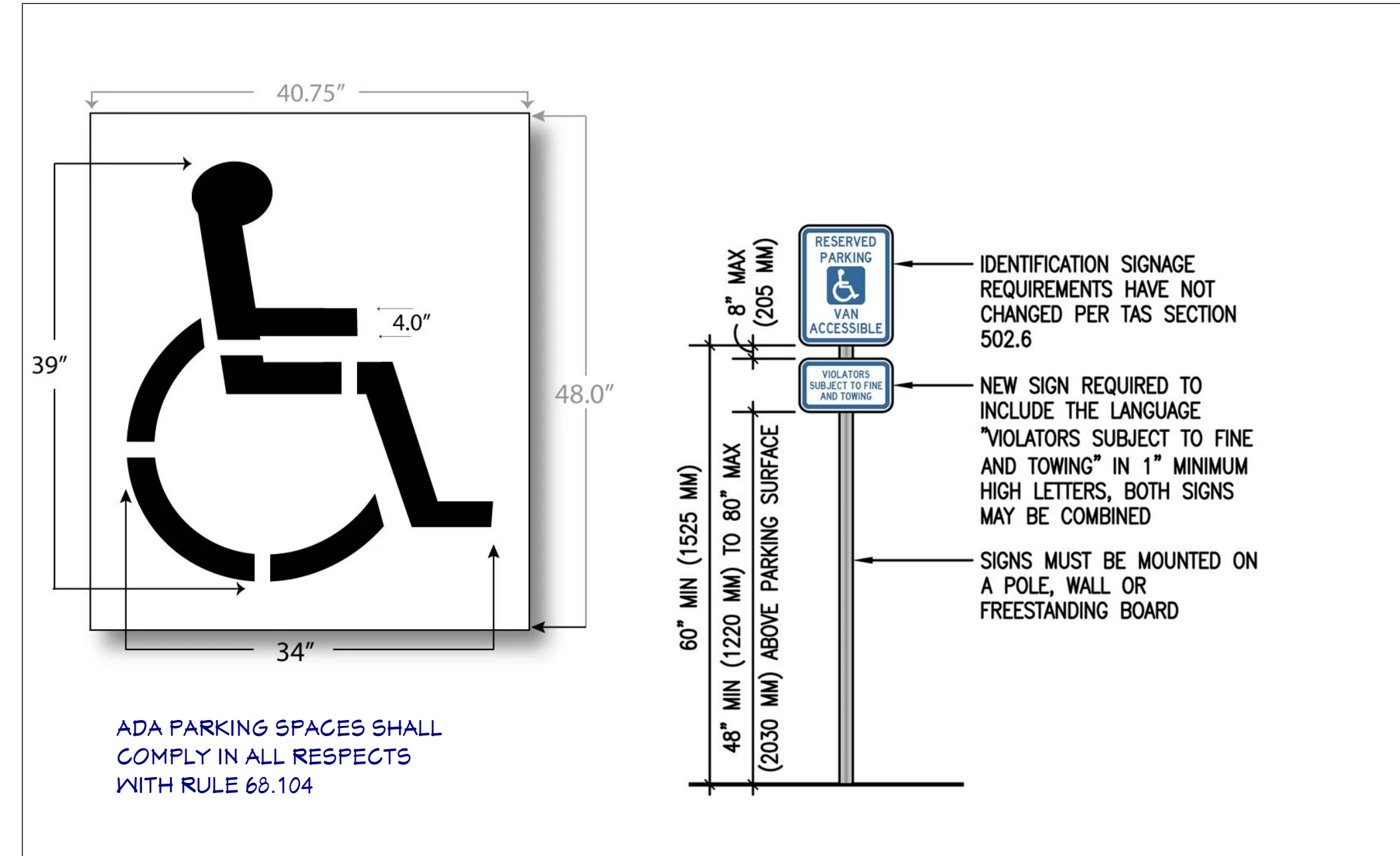
BRAZOS COUNTY, TEXAS

ATWELL
19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000

SITE PLAN
1 in = 20 ft

Note: All drainage from site facilities shall be diverted to Groesbeck ROW

PARKING REQUIREMENTS		
BUILDING AREA (SQ FT):	REQUIRED	PROVIDED
1500 SQ FT	2	2
PARKING REQUIRED 1 PER 900 SQ FT	2	2
ADA / VAN REQUIRED 2%	1	1
STANDARD 9' X 20'	1	1



6. PARKING SIGNAGE DETAIL

ADA PARKING SPACES SHALL COMPLY IN ALL RESPECTS WITH RULE 68.104

DRAWINGS PROVIDED BY:

THE *Ben Brown* GROUP

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3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

SITE PLAN

PROJECT DESCRIPTION:

**1122 GROESBECK DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S SUBDIVISION**

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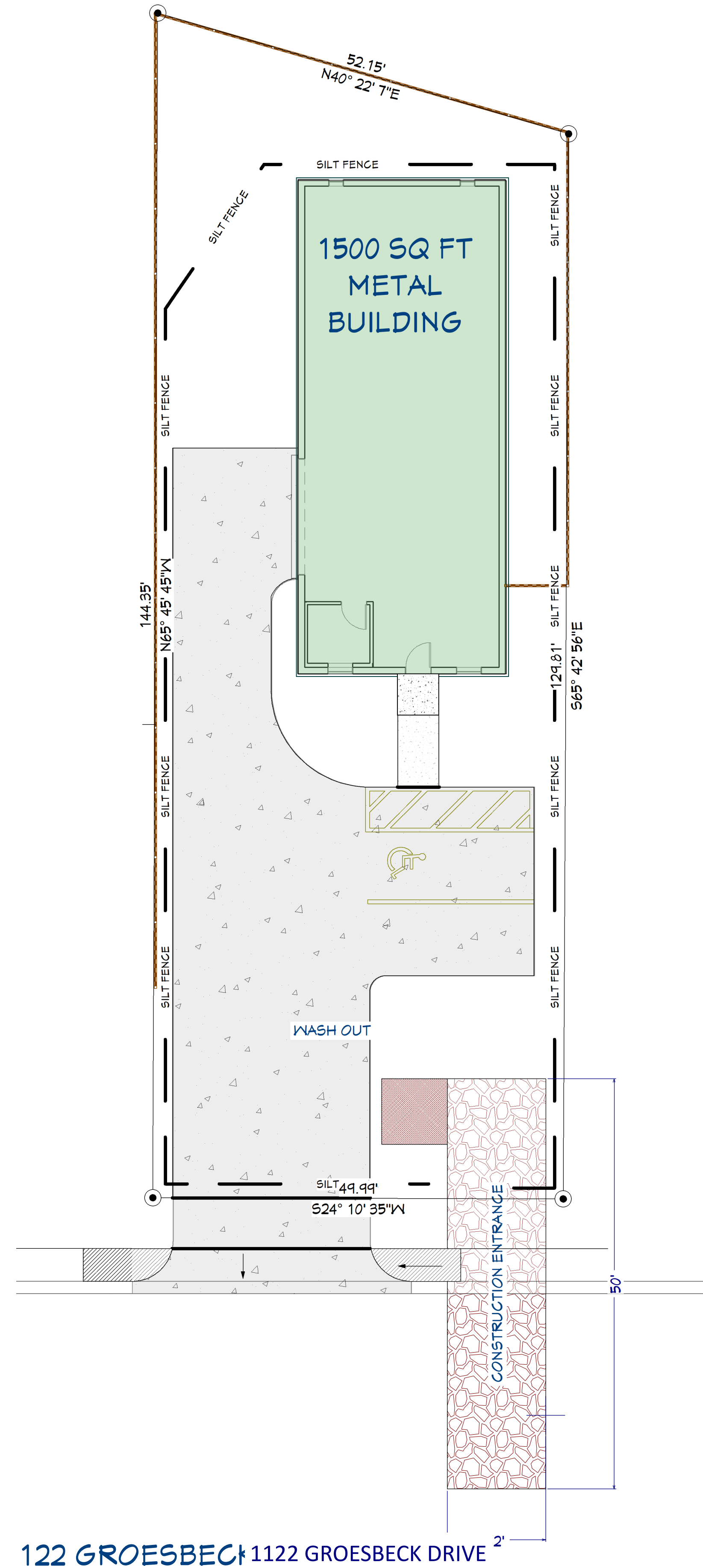
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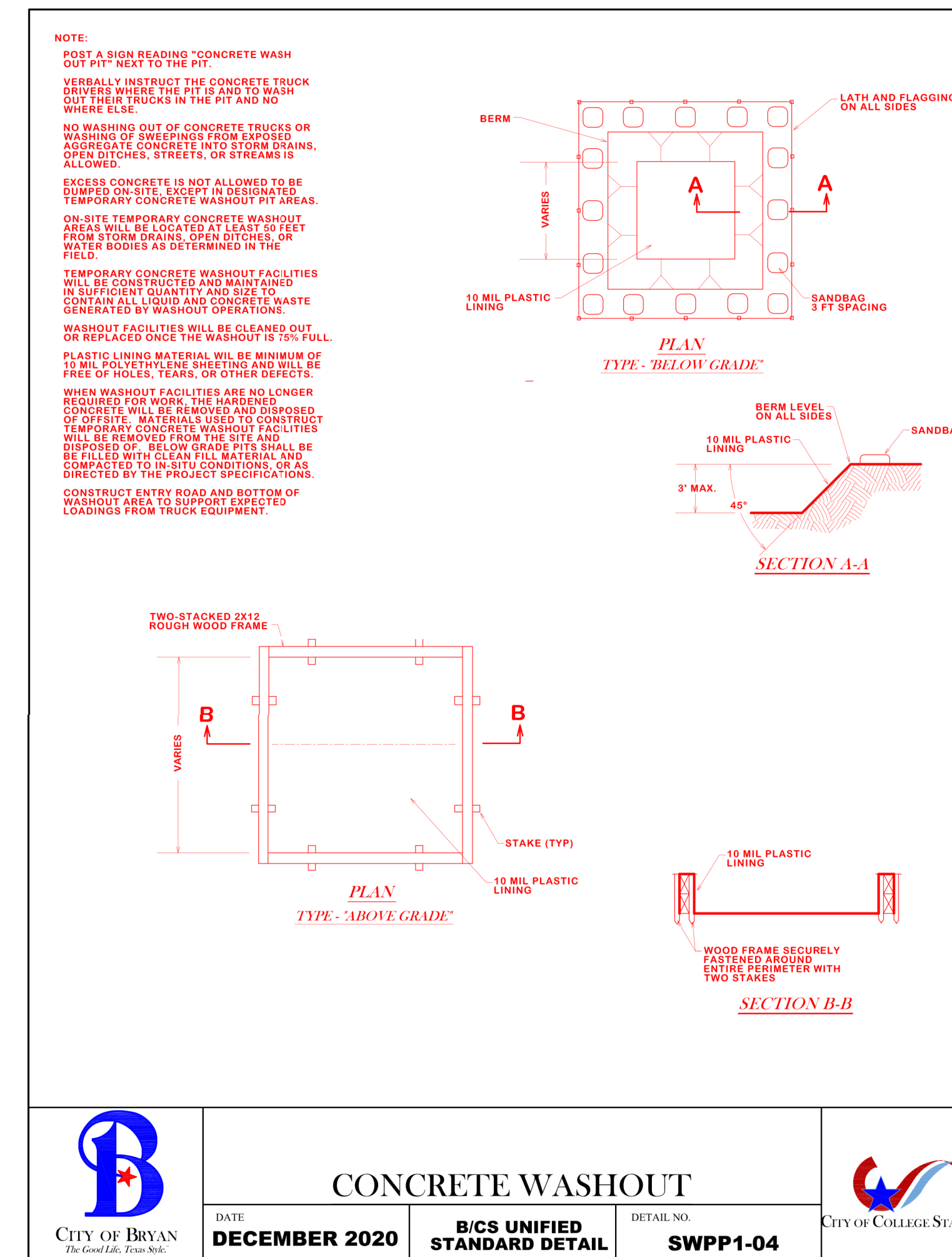
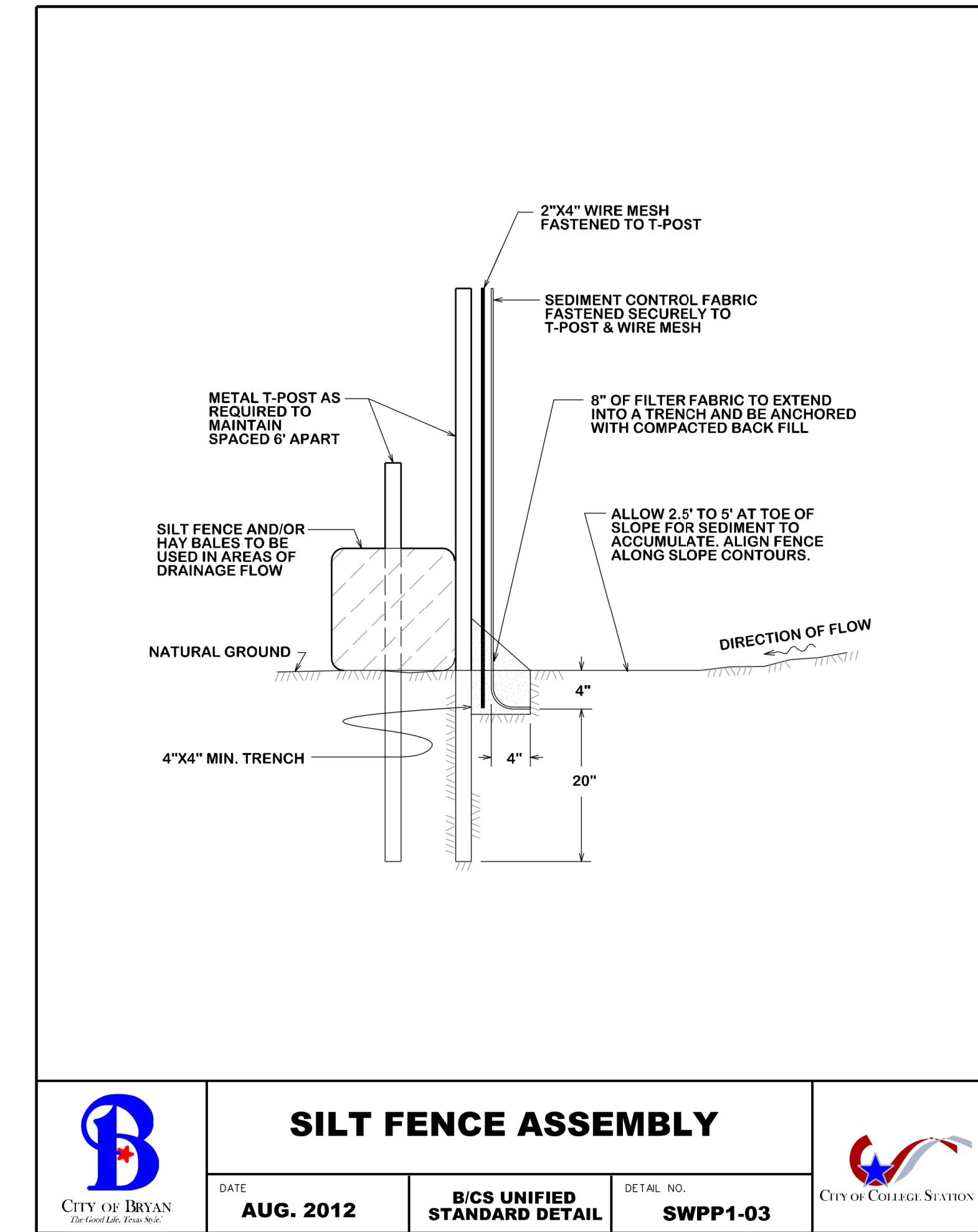
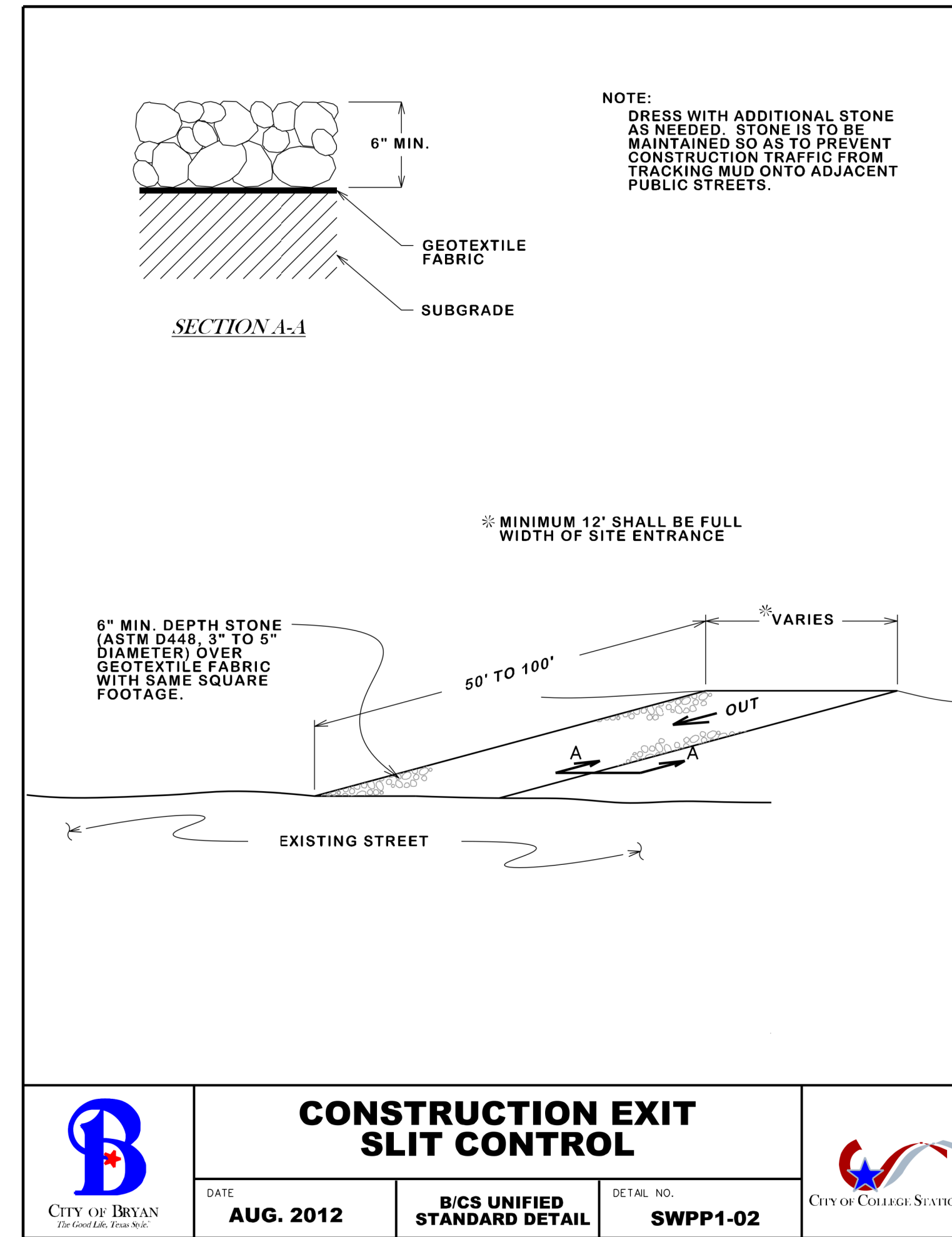
SHEET:

SP



122 GROESBECK 122 GROESBECK DRIVE

EROSION CONTROL PLAN
1 in = 10 ft



DRAWINGS PROVIDED BY:

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(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

EROSION CONTROL PLAN

PROJECT DESCRIPTION:

1122 GROESBECK DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S SUBDIVISION

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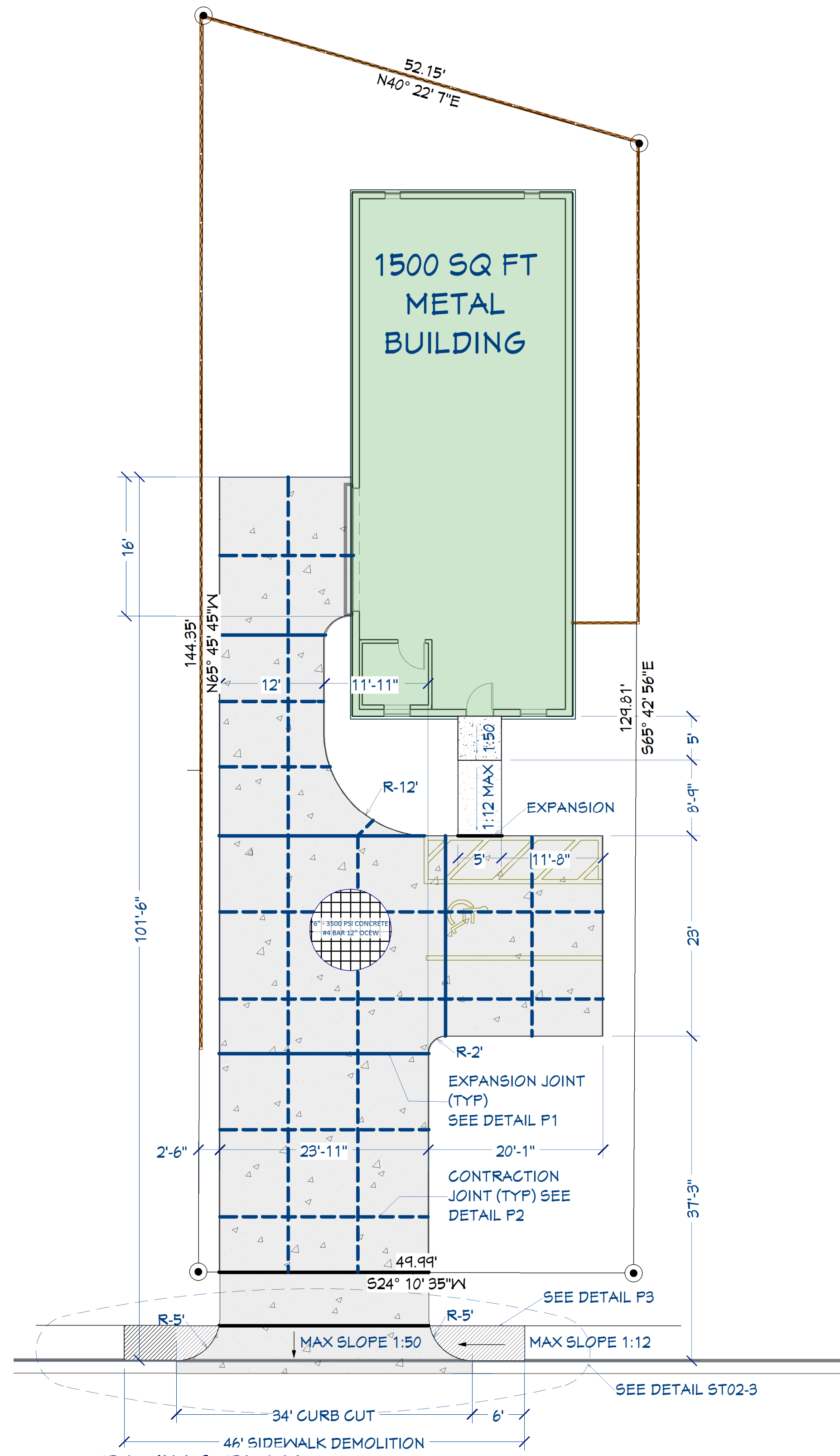
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DATE:
9/12/2024

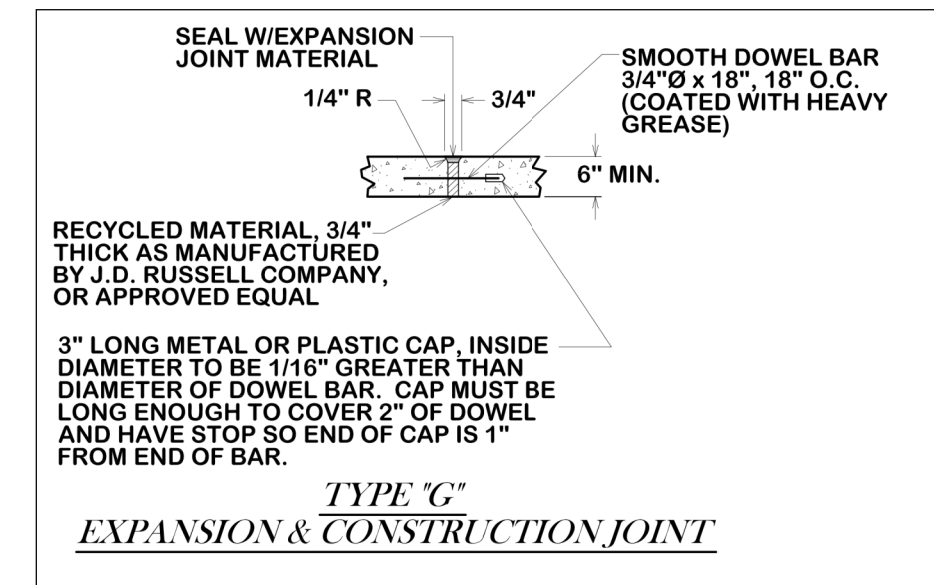
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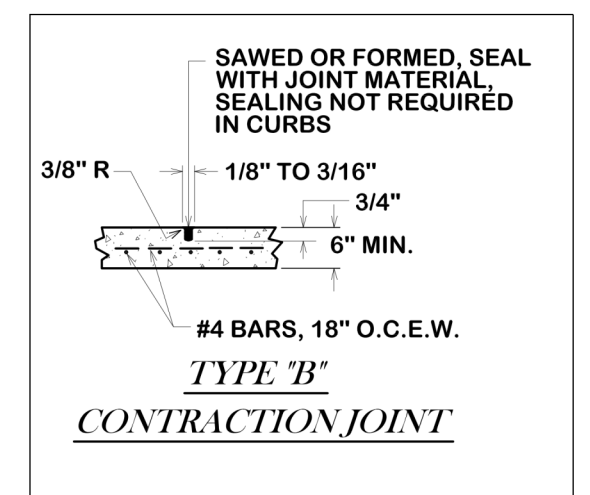
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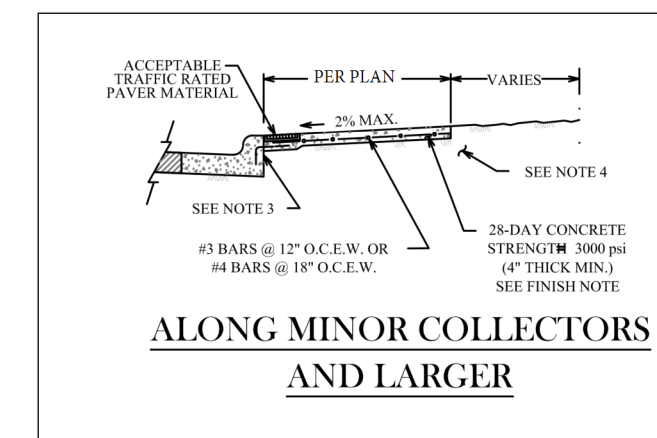
PAVING PLAN
1 in = 10 ft



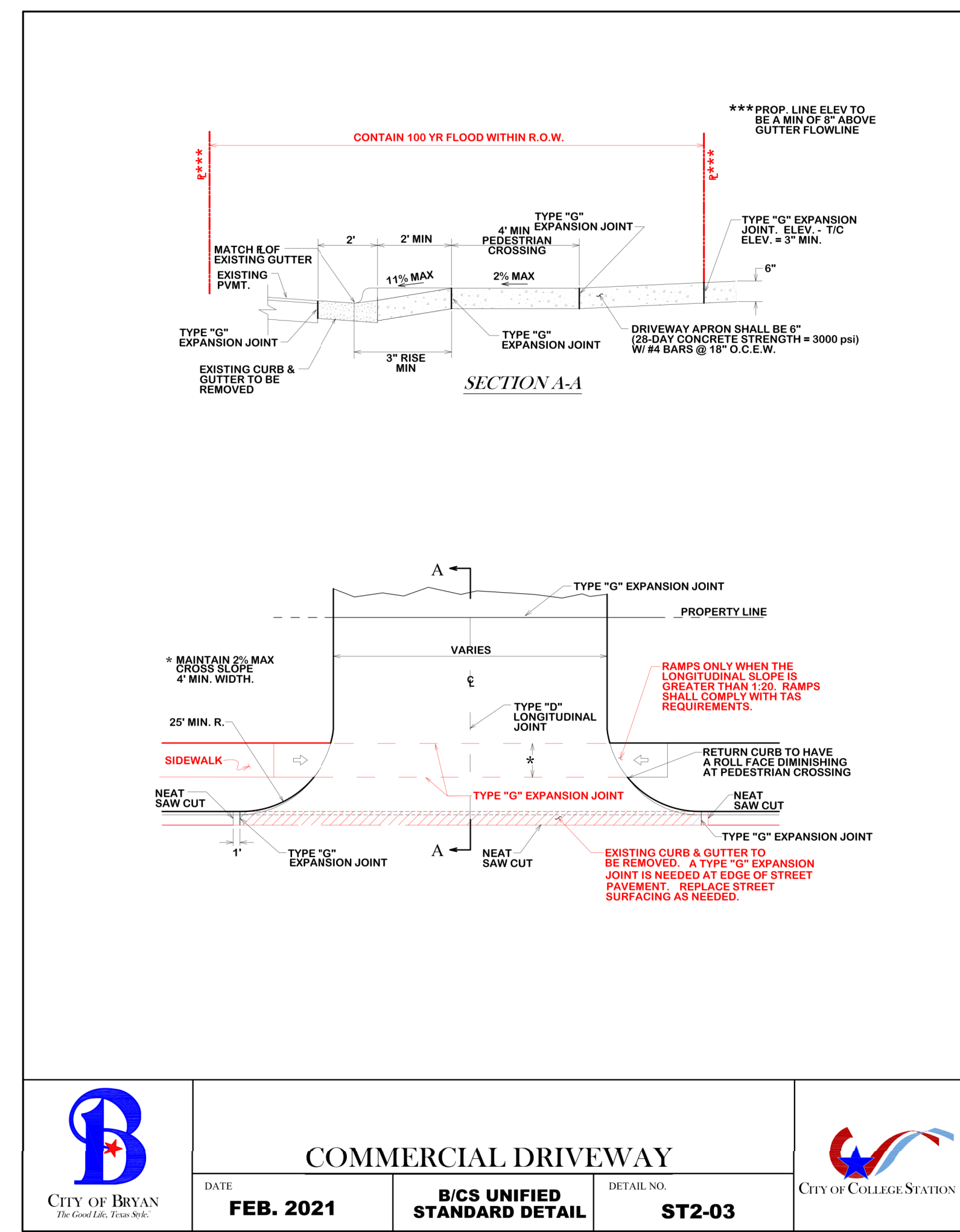
DETAIL P1



DETAIL P2



DETAIL P3



	COMMERCIAL DRIVEWAY			
	DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	
	FEB. 2021		ST2-03	

DRAWINGS PROVIDED BY:
THE *Bee Brown* GROUP
(979) 739-2002
3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:
PAVING PLAN AND DETAILS

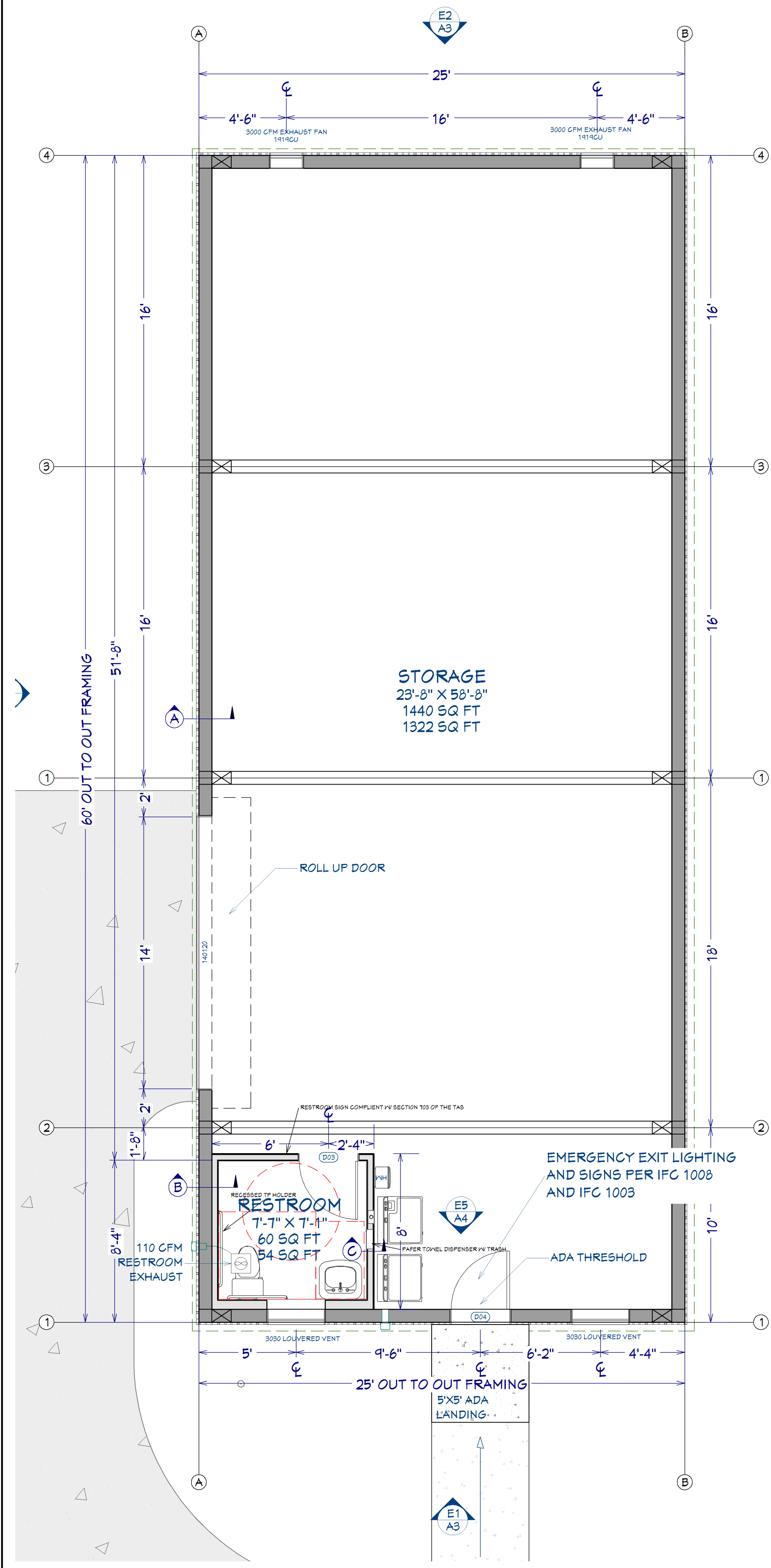
PROJECT DESCRIPTION:
1122 GROSESBECK DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S SUBDIVISION

CLIENT INFORMATION:
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HERNANDEZJAIME0384@GMAIL.COM
979-402-2062

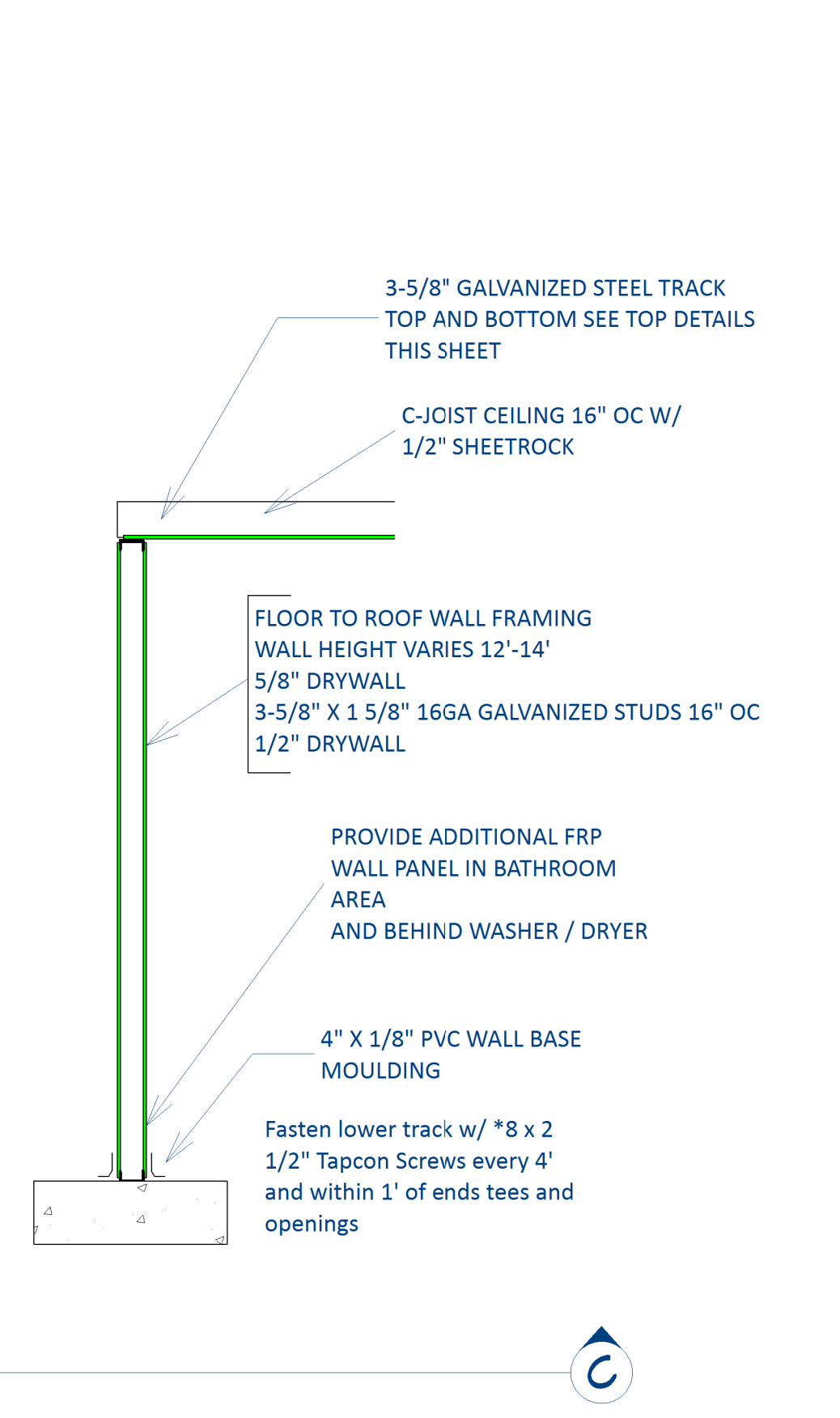
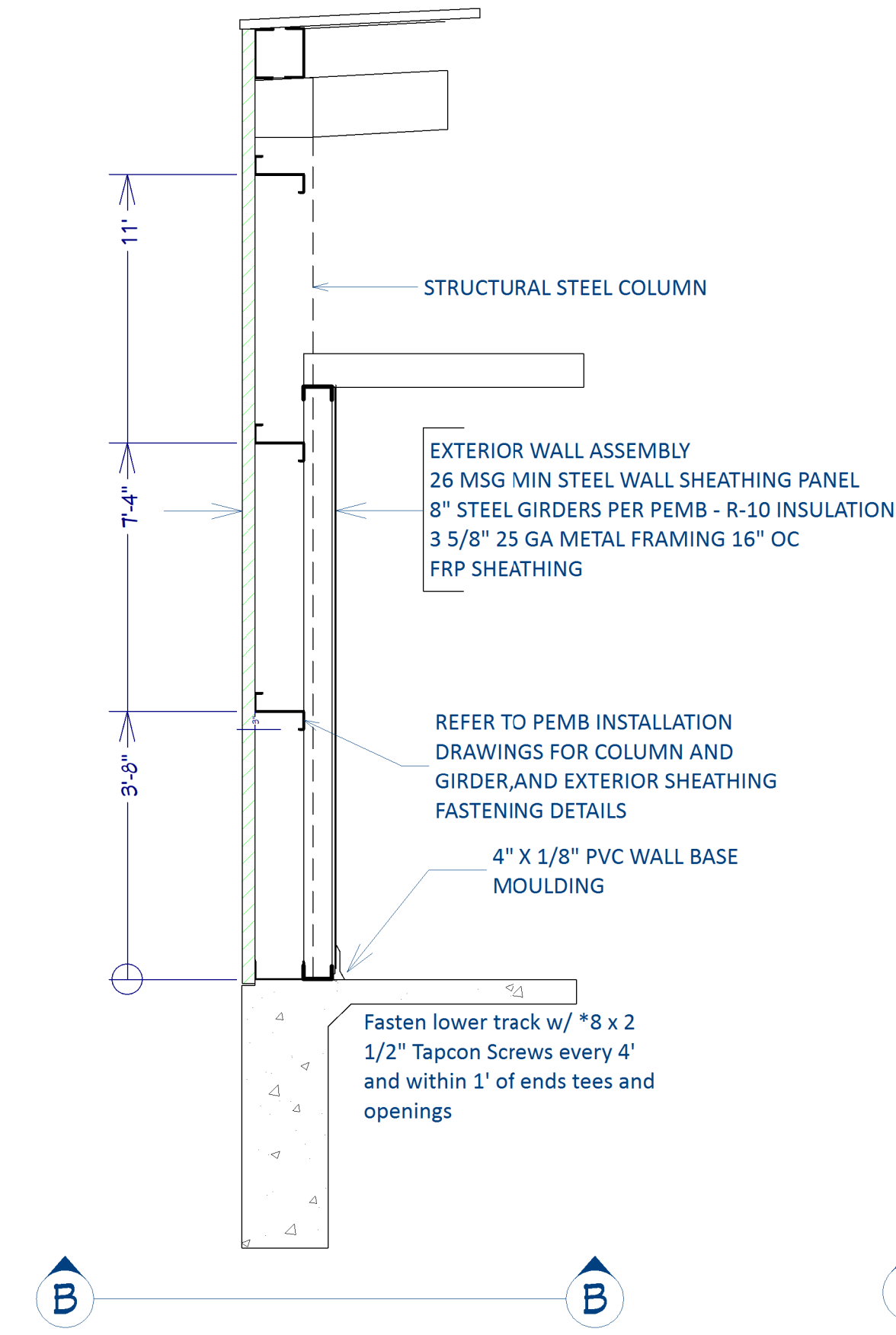
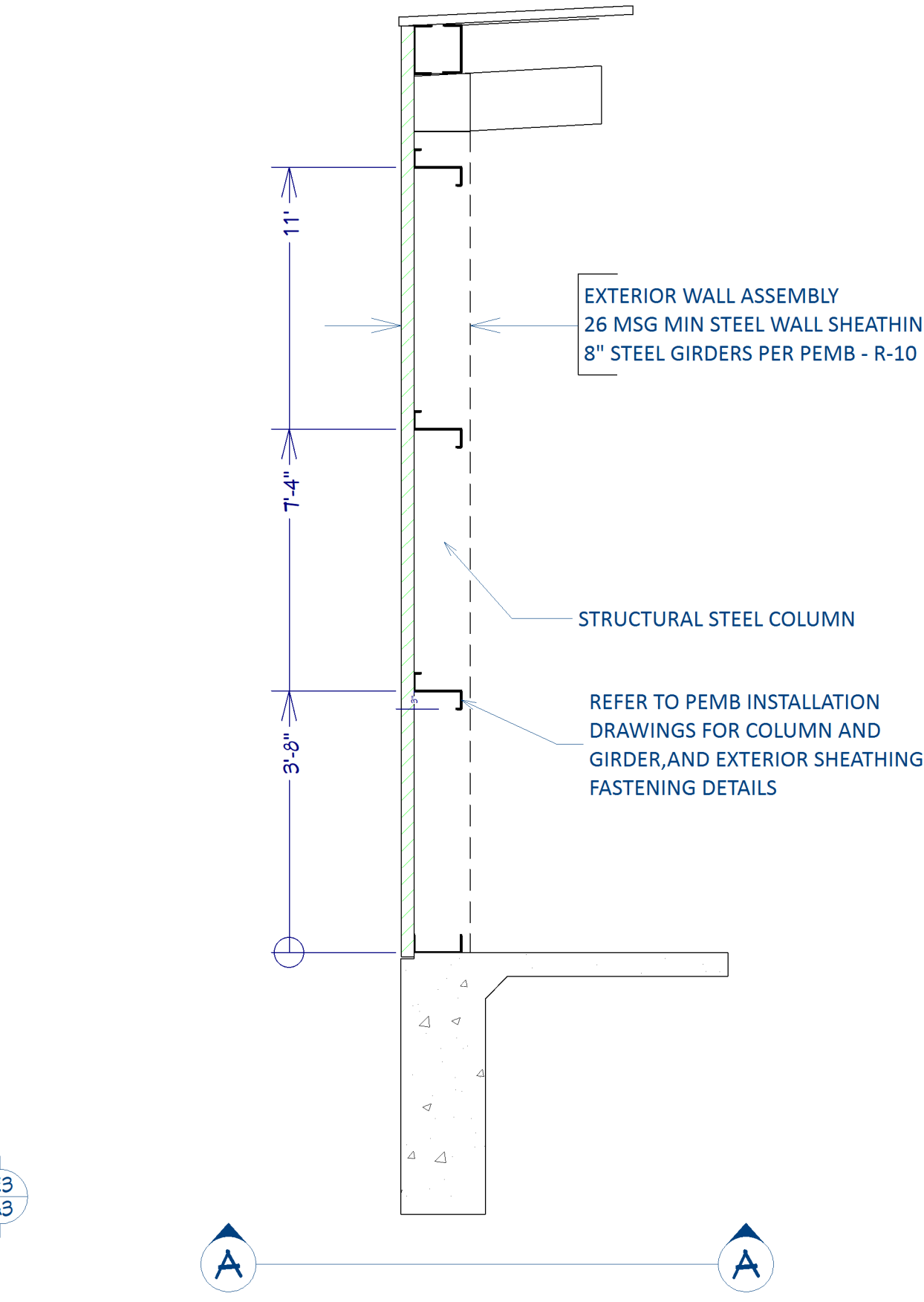
SEAL

DATE: 9/12/2024
SCALE: FULL SCALE 24"X36"
SHEET:

PP



FLOOR PLAN
1/4 in = 1 ft

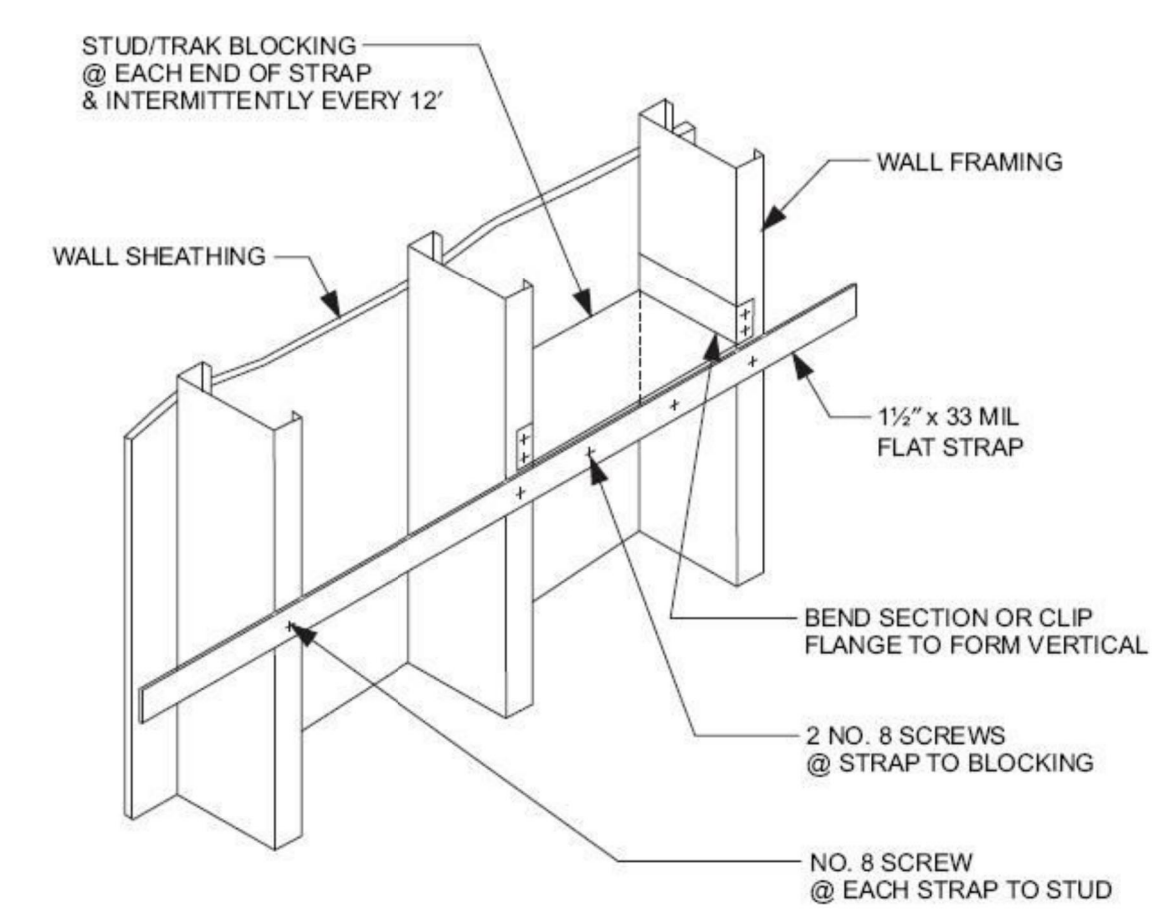


DOOR SCHEDULE AND DETAILS

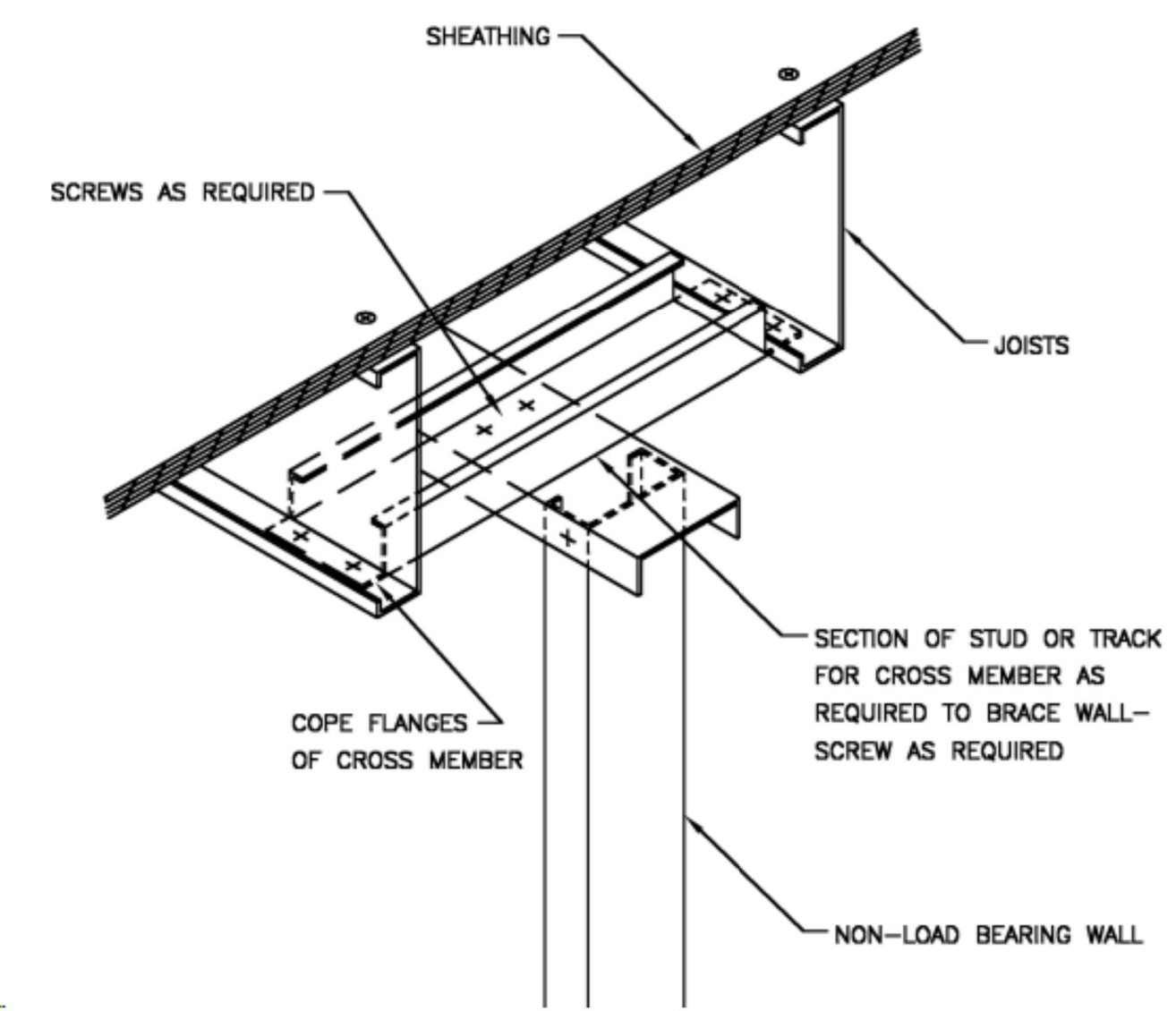
DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	DESCRIPTION	COMMENTS
	D03	3070	1	2 PANEL MASONITE DOOR, NO THRESHOLD	
	D04	3070	1	SOLID CORE STEEL DOOR, ADA THRESHOLD, 48" TALL REINFORCED GLASS	

DOOR GENERAL SPECIFICATIONS

- DOOR FRAMES TO BE KNOCK DOWN - GALVANIZED STEEL
- ALL DOOR THRESHOLDS TO MEET ANSI A119.1 SPECIFICATIONS
- ALL DOORS SHALL BE SOLID CORE - CLOSED CELL POLY FILLED. DOORS TO EXTERIOR SHALL BE STEEL. DOORS FROM CONDITIONED AREAS TO THE GARAGE SHALL BE FIBERGLASS REINFORCED
- ALL DOOR GLAZING SHALL BE DOUBLE PANE TEMPERED
- SET BORE HEIGHTS AT 36" AND 40" UNO
- PROVIDE HINGE CLOSERS ON ALL DOORS



STUD STRAPPING AND BLOCKING DETAIL



TOP TRACK FRAMING DETAIL

DRAWINGS PROVIDED BY:
THE *Ben Brown* GROUP
(979) 739-2002
3709 SWEETBRIAR DRIVE
BRYAN, TEXAS 77802

IN CONJUNCTION WITH:

SHEET TITLE:

**FLOOR PLAN,
DOOR
SCHEDULE,
WALL DETAILS**

PROJECT DESCRIPTION:

**1122
GROSESBECK
DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S
SUBDIVISON**

CLIENT INFORMATION:

**JAIME
HERNANDEZ**
HERNANDEZJAIME0384
@GMAIL.COM
979-402-2062

SEAL

DATE:
9/12/2024

SCALE:
FULL SCALE 24"X36"

SHEET:

A1

DRAWINGS PROVIDED BY:

THE *Ben Brown* GROUP

(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

RCP AND LIFE
SAFETY PLAN

PROJECT DESCRIPTION:

1122
GROSESBECK
DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S
SUBDIVISON

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HERNANDEZ**
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@GMAIL.COM
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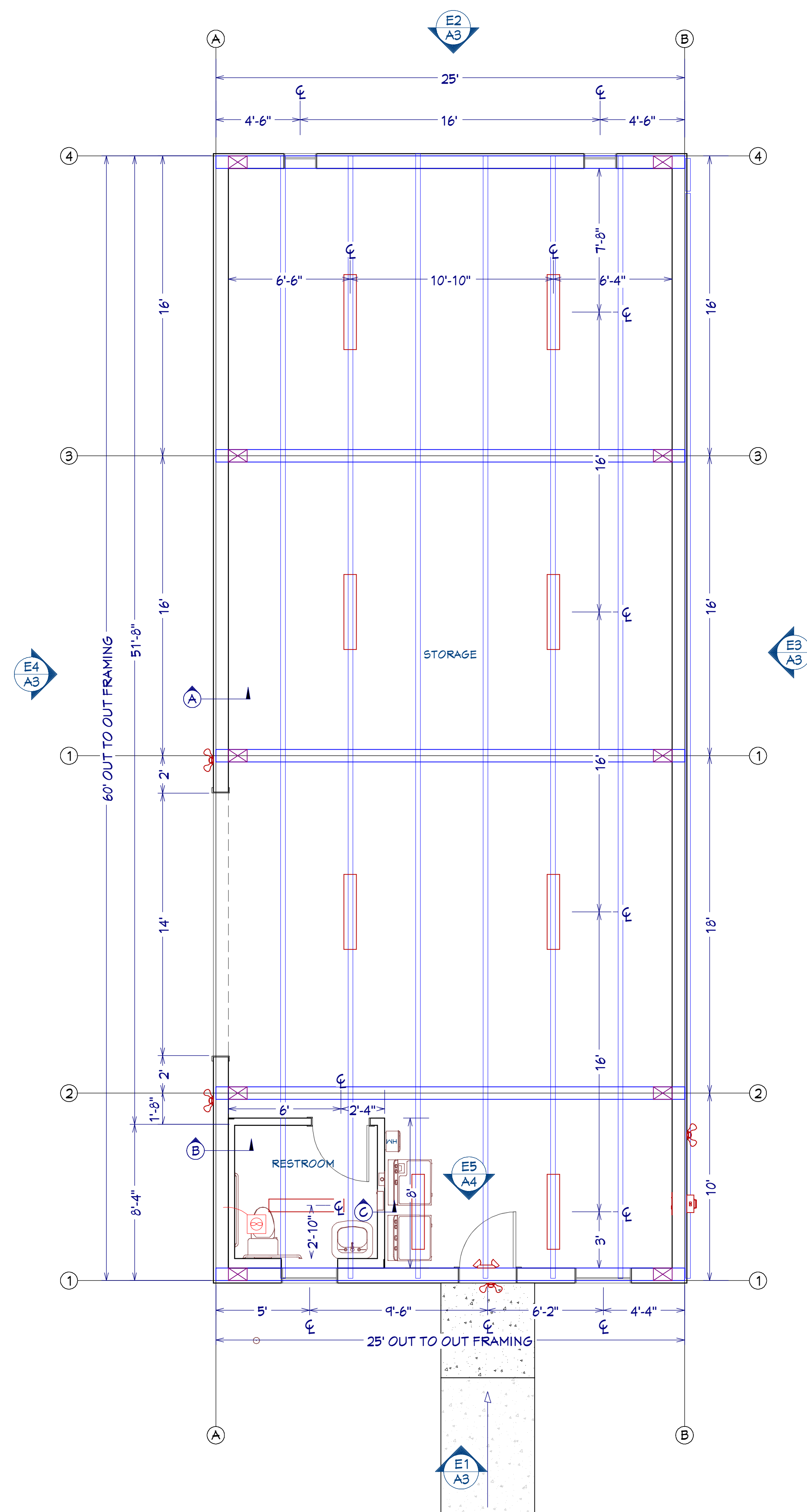
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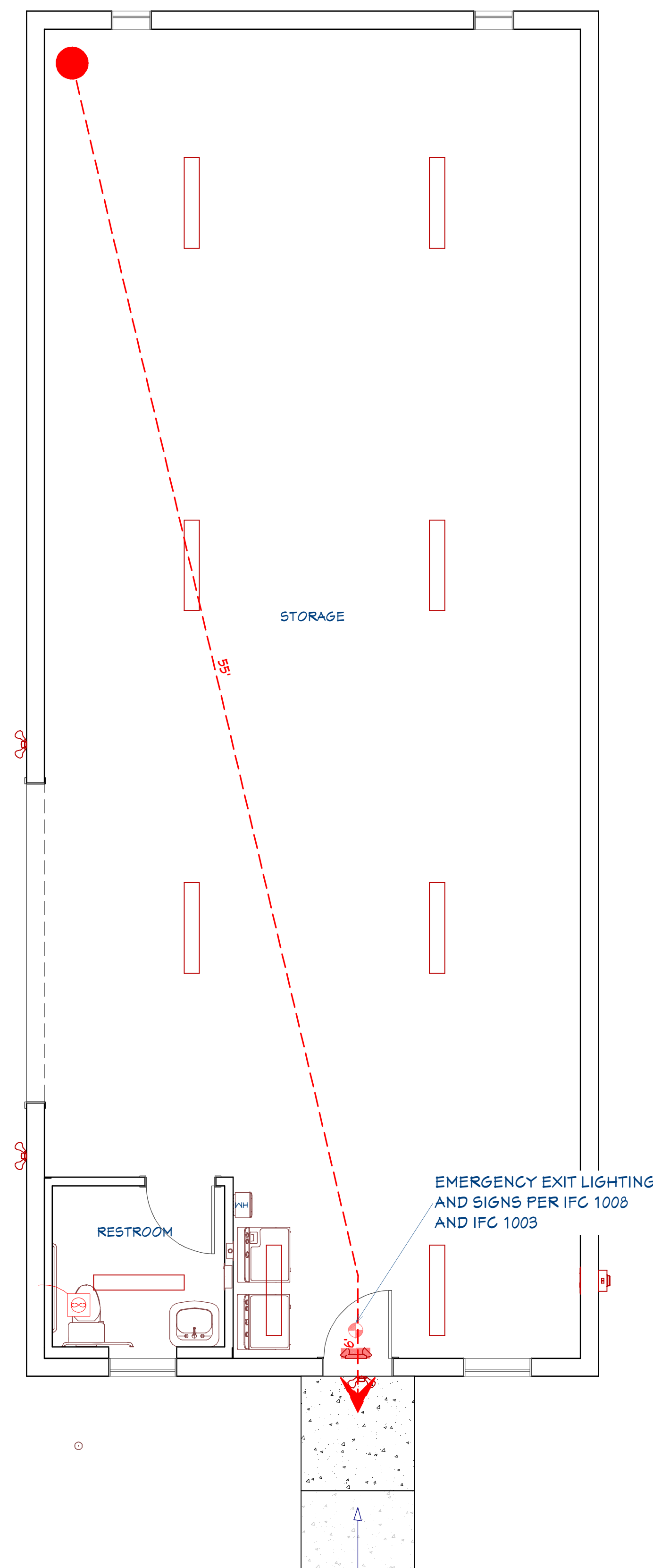
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SHEET:

A2

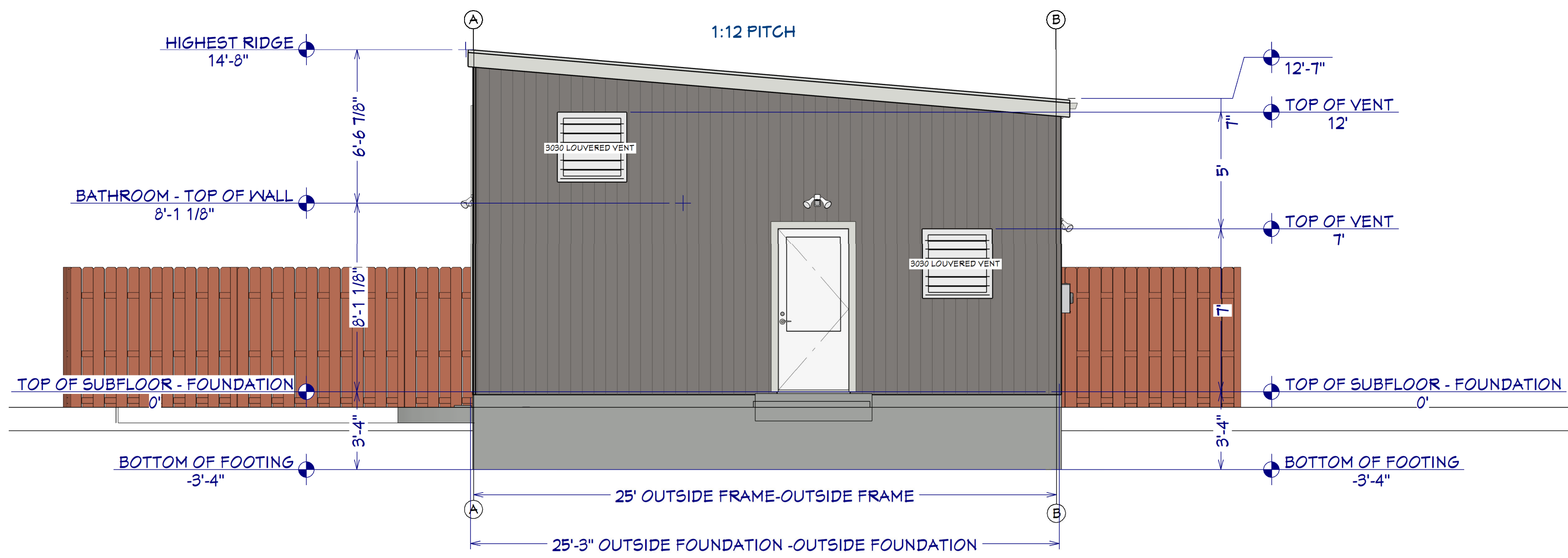


RCP
1/4 in = 1 ft

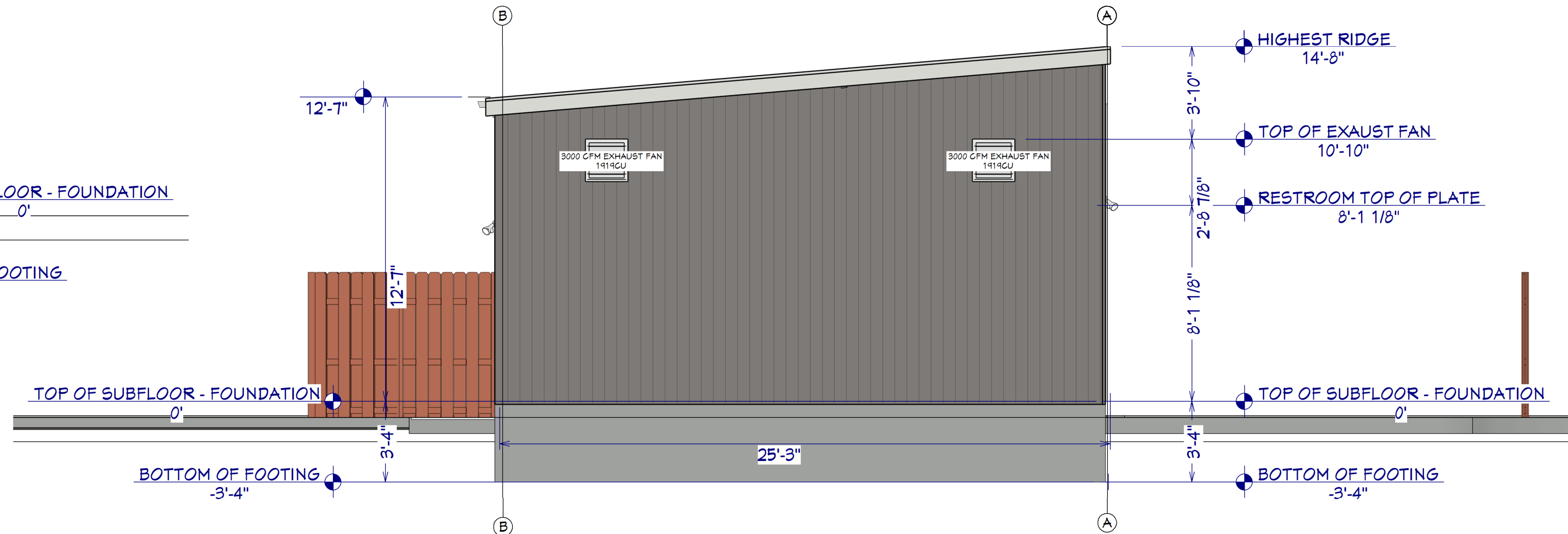


LIFE SAFETY PLAN
1/4 in = 1 ft

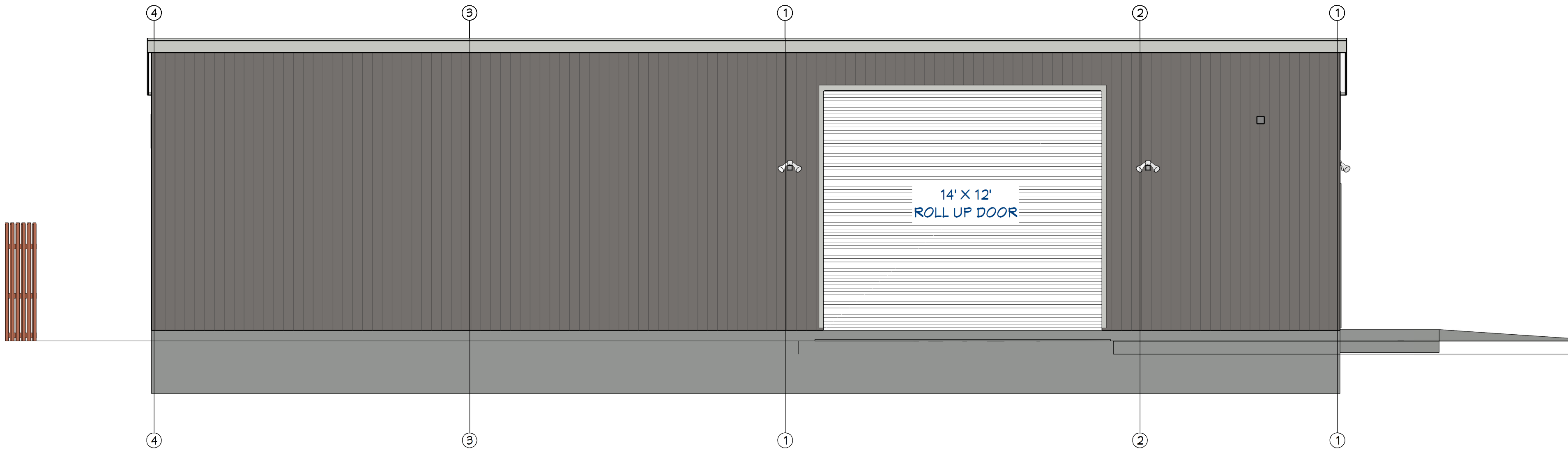
OCCUPANCY AND EGRESS:
1500 SQ FT X 1 PERSON PER 300 SQ FT = 5 PERSONS
EXITS REQUIRED UNDER 30 PERSONS = 1 EXIT
MAX TRAVEL DISTANCE ALLOWED = 100 FT
MAX TRAVEL DISTANCE IN BUILDING = 61'



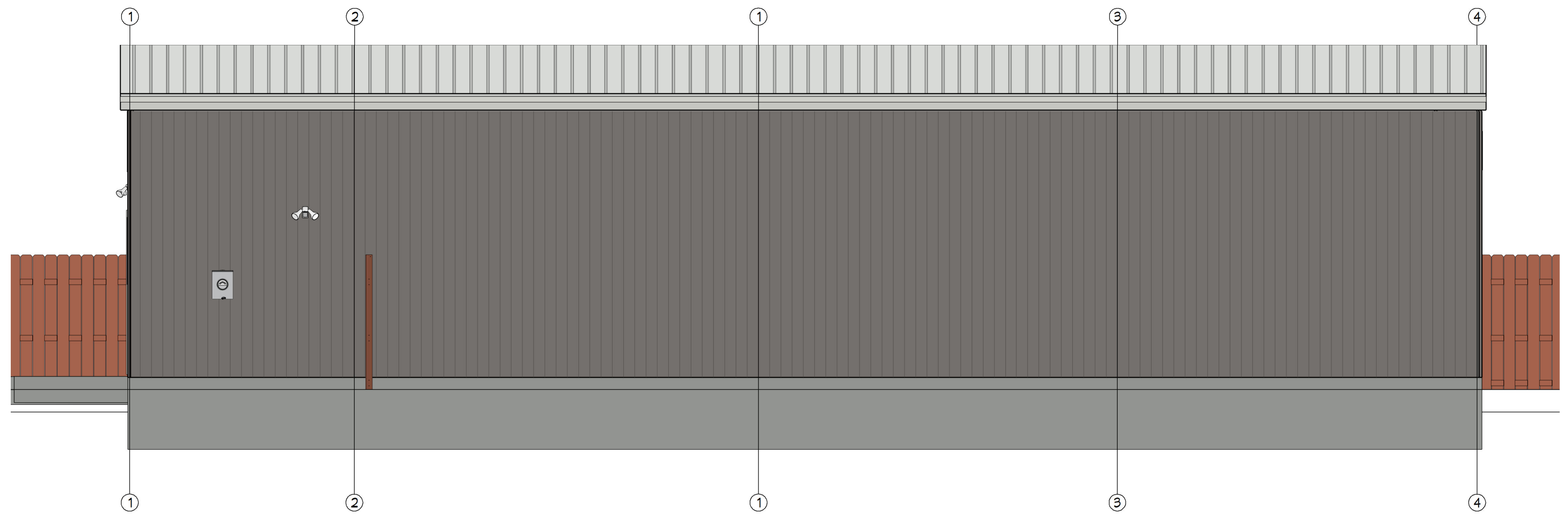
FRONT ELEVATION
1/4 in = 1 ft



BACK ELEVATION
1/4 in = 1 ft



LEFT ELEVATION
1/4 in = 1 ft



RIGHT ELEVATION
1/4 in = 1 ft

DRAWINGS PROVIDED BY:

THE *Ben Brown* GROUP

(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

PROJECT DESCRIPTION:

1122
GROSESBECK
DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S
SUBDIVISON

CLIENT INFORMATION:

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HERNANDEZ**
HERNANDEZJAIME0384
@GMAIL.COM
979-402-2062

SEAL

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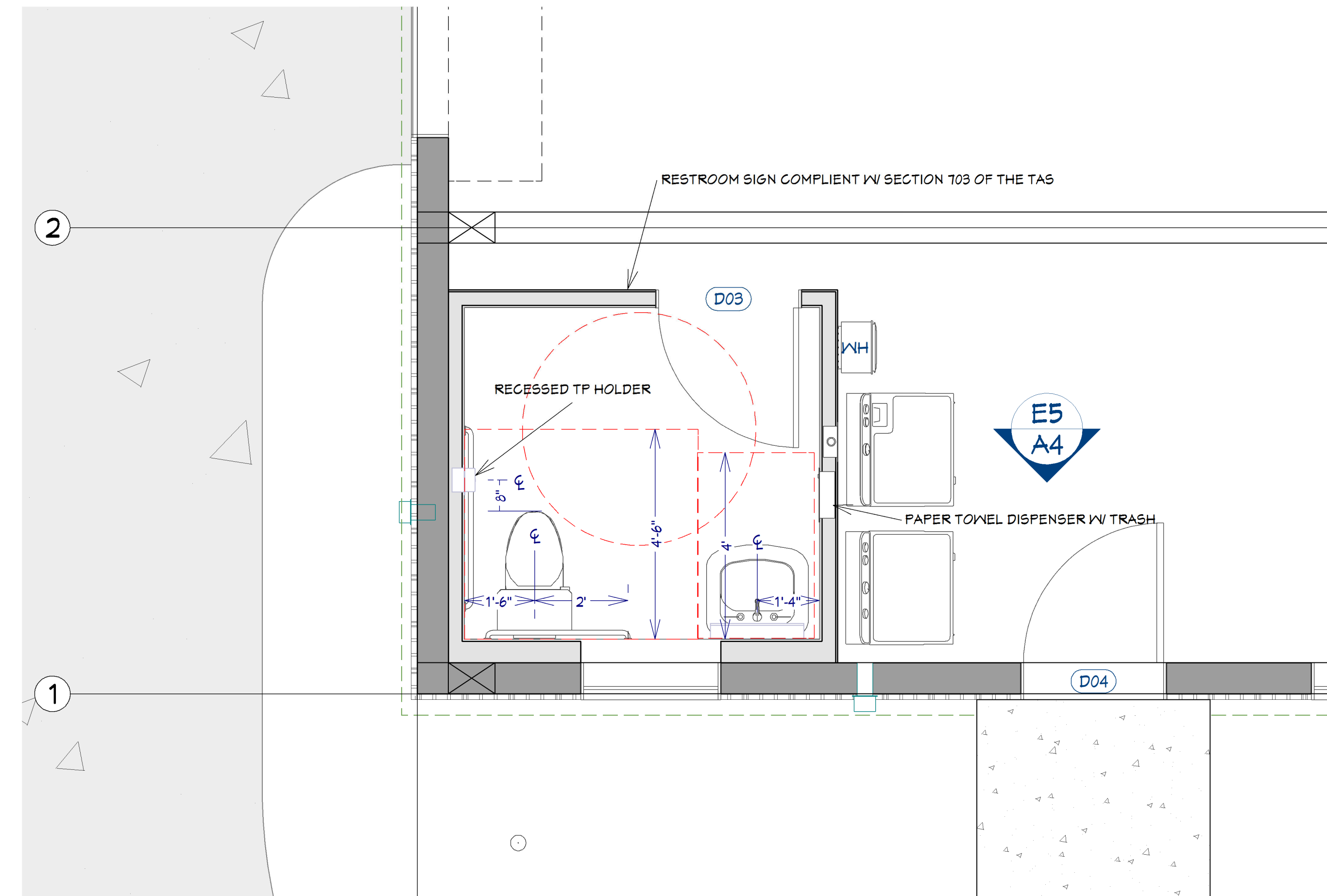
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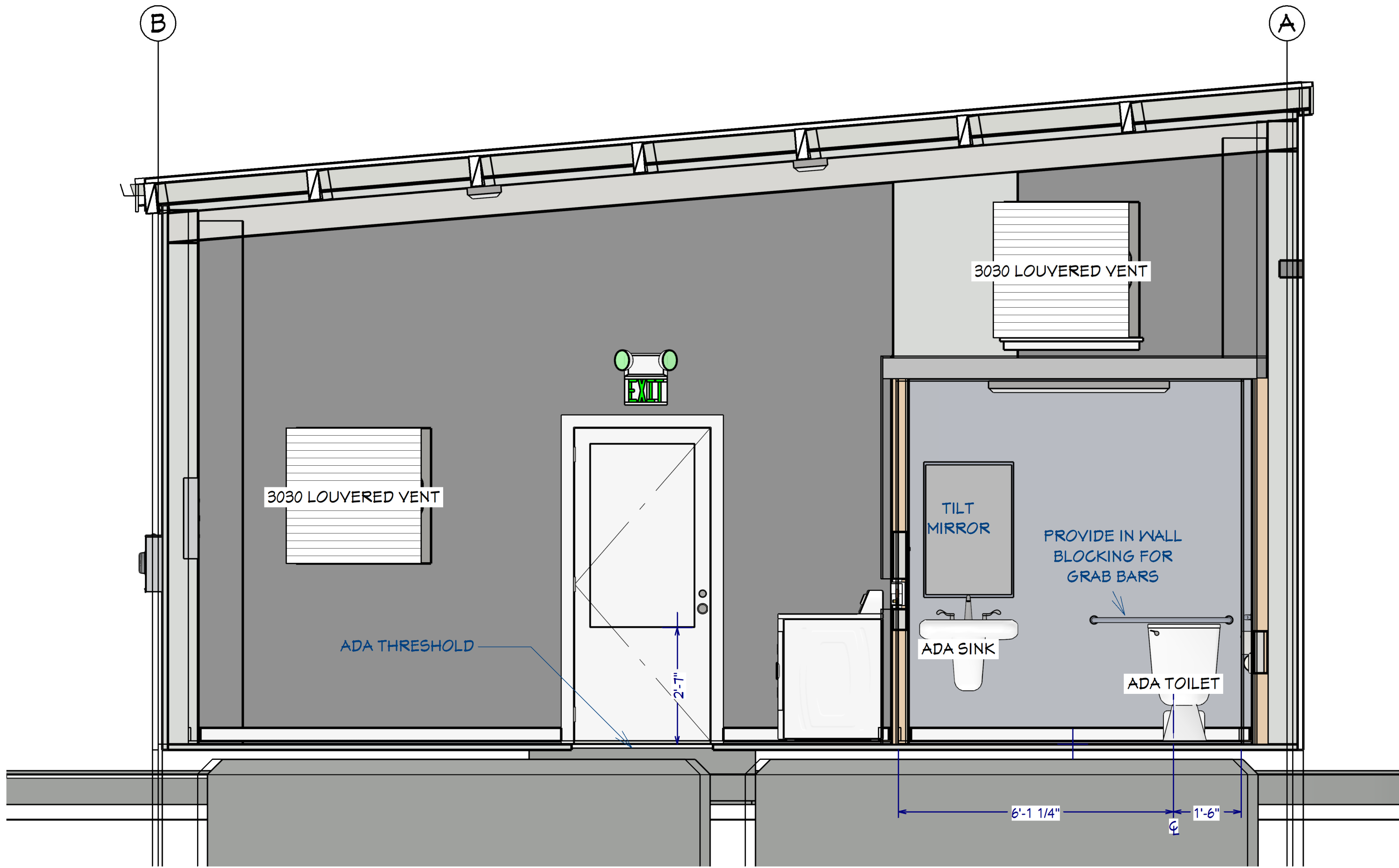
FULL SCALE 24"X36"

SHEET:

A3



RESTROOM DETAIL
1/2 in = 1 ft



E5 RESTROOM SECTION
1/2 in = 1 ft

GENERAL NOTES:

SECTION 1: GENERAL
 1.01 THESE PLANS ARE SPECIFICATIONS ARE INTENDED TO COMPLETE AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHEREIN THESE PLANS AND SPECIFICATIONS CONFLICT OR DIFFER FROM THE MORE STRINGENT THAT APPLY, CONFLICTS OR ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
 1.02 ALL PLANS AND SPECIFICATIONS SHALL COMPLY WITH THE 2021 REVISION OF THE IBC AS APPROVED AND AMENDED BY CITY OF BRYAN.
 1.03 ALL WORKMANSHIP SHALL BE DONE IN A PROFESSIONAL MANNER. WORK SHALL BE COMPLETED IN STRICT ADHERENCE TO OSHA STANDARDS. SAFETY GUIDELINES SUPPLIED BY TOOL AND MATERIAL VENDERS SHALL BE STRICTLY FOLLOWED. SAFETY GUARDS AND DEVICES SHALL NOT BE REMOVED OR TAMPERED WITH.
 1.04 ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
 1.05 THE WORK SITE SHALL BE KEPT CLEAN AND FREE OF ORGANIC WASTE, TRIP AND IMPALEMENT HAZARDS. WORKMAN SHALL REMOVE SCRAP TO DESIGNATED LOCATIONS DAILY.
 1.06 ALL BUILDING OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER WITHIN 90 DAYS OF THE COMPLETION OF THE BUILDING.
 1.07 ANY CHANGES TO THE PLANS DURING CONSTRUCTION NEED TO BE APPROVED BY THE DESIGNER AND/OR ENGINEER OF RECORD AND THE CITY. ANY CHANGES WILL NEED TO BE SUBMITTED AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

SECTION 2: SITE PREPARATION AND GRADING
 2.01 ALL PLANT AND OTHER ORGANIC MATTER BENEATH AND +5' OF THE BUILDING FOOTPRINT SHALL BE STRIPPED PRIOR TO FOUNDATION WORK.
 2.02 FILL SHALL BE SILT FREE WITH A PI BETWEEN 8 AND 18. FILL SHALL BE COMPACTED TO A MINIMUM 95% PROCTOR DENSITY WITH A MOISTURE CONTENT OF OPTIMUM TO OPTIMUM PLUS 4%.
 2.03 SITE SHALL BE GRADED ACCORDING TO THE GRADING PLAN. NON-PAVED AREAS SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 3" IN THE FIRST FIVE FEET.

SECTION 3: CONCRETE AND FOUNDATION
 3.01 BATCH DESIGN SHALL BE APPROVED BY THE GENERAL CONTRACTOR AND ENGINEER OF RECORD FOR THE FOUNDATION PRIOR TO POUR.
 3.02 ALL FOUNDATION PLAN DIMENSIONS SHALL BE VERIFIED WITH THE FLOOR PLAN.
 3.03 BEAMS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL OR COMPACTED SELECT FILL.
 3.04 BEAMS SHALL BE FREE OF DEBRIS AND STANDING WATER BEFORE CONCRETE IS POURED.
 3.05 EXPOSED BEAM SURFACES SHALL BE RUBBED AND GROUTED TO REMOVE ALL HONEYCOMB.
 3.06 CONCRETE FACES SHALL NOT DEVIATE MORE THAN 3/16" FROM THE PLAN.
 3.07 ALL CORNERS, EDGES, AND PROTRUSIONS SHALL BE TOOLED.
 3.08 FLOAT AND TROWEL, OR FLOAT AND BROOM FLOOR SURFACES.

SECTION 4: FRAMING
 4.01 ALL INTERIOR WALL FRAMING SHALL BE CONSTRUCTED WITH COLD FORMED GALVANIZED STEEL. STUDS SHALL BE PUNCHED, 20 GAUGE MIN. WITH 1 5/8" FLANGE THICKNESS. MAXIMUM STUD SPACING SHALL BE 24".
 4.02 SEE MUELLER BUILDING SPECIFICATIONS FOR STRUCTURAL FRAMING SPECIFICATIONS.
 4.03 SHEER WALL BRACING SHALL COMPLY WITH SECTION 1609 OF THE IBC.
 4.04 HORIZONTAL MEMBERS SHALL BE DESIGNED TO HAVE A MAXIMUM FLEXURE OF L/360.
 4.05 PROVIDE HORIZONTAL BLOCKING TOP AND BOTTOM OF WALL HUNG CABINETS AND NOTED FIXTURE LOCATIONS.

SECTION 5: FIRE PROTECTION
 5.01 ALL OCCUPIED ROOMS SHALL HAVE UL LISTED SMOKE AND CO2 ALARM SYSTEM. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND NFPA RECOMMENDATIONS.
 5.02 PROVIDED FIRE EXTINGUISHERS, FIRE EXTINGUISHER LOCATIONS SHALL BE DETERMINED BY THE FIRE MARSHALL.

SECTION 8: ROOFING
 8.01 METAL ROOF SHALL HAVE A SRI OF 78 OR HIGHER.
 8.02 THE ROOFING SYSTEM SHALL BE INSTALLED STRICTLY PER MANUFACTURERS INSTRUCTION.
 8.03 THE ROOFING CONTRACTOR SHALL CONFORM TO THE MOST RECENT OSHA GUIDELINES FOR FALL AND DROP PROTECTION.
 8.04 ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLASHING AROUND ROOF PENETRATIONS.
 8.05 ROOFING CONTRACTOR SHALL PROVIDE ALL COPING AND FLASHING.

SECTION 9: DOORS, WINDOWS AND GLAZING
 9.01 PROVIDE WEATHERSEAL AND A DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
 9.06 WINDOW GLASS SHALL BE TEMPERED.
 9.07 WINDOW AND DOORS ARE DIMENSIONED TO CENTER OF OPENING U.N.O.

SECTION 11: MECHANICAL, ELECTRICAL AND PLUMBING (MEP)
 11.01 ARCHITECTURAL PLANS ARE FOR FIXTURE LOCATION ONLY REFER TO MEP ENGINEERING PLANS FOR HVAC, ELECTRICAL, AND PLUMBING PLANS AND SPECIFICATIONS.
 11.02 MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATION SHALL BE COMPLETED BY PROFESSIONALS SO LICENSED BY THE STATE OF TEXAS AND APPROVED BY THE CITY OF BRYAN.
 11.03 FIXTURES AND EQUIPMENT SPECIFIED IN THESE PLANS MAY ONLY BE SUBSTITUTED WITH THE WRITTEN CONSENT OF THE OWNER.
 11.04 "PEX" WATER SUPPLY PLUMBING SHALL BE ACCEPTABLE.
 11.05 INTAKE AND EXHAUST VENTS SHALL BE EQUIPPED WITH GRAVITY DAMPERS.
 11.06 RESTROOM FANS SHALL BE INSTALLED BY THE ELECTRICIAN AND VENTED BY THE HVAC CONTRACTOR.
 11.07 ELECTRICIAN SHALL VERIFY MECHANICAL EQUIPMENT MAOP.
 11.08 OUTLET RATINGS AND LOCATIONS FOR APPLIANCES SHALL BE VERIFIED WITH THE MANUFACTURERS SPECIFICATIONS.

SECTION 12: GUTTERS AND FLASHING
 12.01 ROOF FLASHING AND EXPOSED WALL FLASHING SHALL BE MIN. 0.013" GALVANIZED STEEL OR 0.019" ANODIZED ALUMINUM.
 12.02 ZINC, LEAD AND VINYL FLASHING SHALL BE PROHIBITED.
 12.03 SEAMLESS GUTTERS AND DOWNSPOUTS SHALL BE MIN 0.032" ALUMINUM. GUTTERS SHALL BE 4"x4" OG SHAPED INSTALLED WITH SCREWS. MAXIMUM ATTACHMENTS SPACING SHALL BE 4".
 12.04 DOWNSPOUTS SHALL BE 3"x4" MINIMUM. STRAPS SHALL BE ATTACHED WITH SCREWS. MAXIMUM STRAP SPACING SHALL BE 10".
 12.05 GUTTER JOINTS SHALL BE SEALED WITH A UV RESISTANT RUBBERIZED SEALANT WITH A MINIMUM 20 YEAR DESIGN LIFE.

SECTION 13: DRYWALL
 13.01 T&T FINISH: ALL DRYWALL SHALL BE TAPED, BEDDED, FLOATED TWICE, AND TEXTURED TO SUIT THE OWNER.
 13.02 METAL CORNERS SHALL BE APPLIED TO ALL NON-BULLNOSED OUTSIDE CORNERS INCLUDING NON-TRIMMED WINDOW EDGING.

SECTION 14: PAINT
 14.01 INTERIOR WALLS: INTERIOR WALLS SHALL BE PRIMED WITH PVA PRIMER AND ONE COAT OF HIGH QUALITY FACTORY MIXED FLAT LATEX PAINT. FINISHED WALLS SHALL BE HOLIDAY FREE, WITH A CONSISTENT FINISH.
 14.02 INTERIOR TRIM AND DOORS (PAINTED): INTERIOR TRIM SHALL BE PRIMED WITH TWO COATS OF HIGH QUALITY ENAMEL PRIMER, AND ONE COAT OF HIGH QUALITY SEMI-GLOSS ENAMEL PAINT.
 14.03 INTERIOR TRIM (HANDRAILS AND CLOSET RODS): HANDRAILS AND CLOSET RODS SHALL BE STAINED TO MATCH CABINETRY, AND FINISHED WITH TWO COATS OF CLEAR POLYURETHANE SEALER.
 13.04 INTERIOR CEILINGS: INTERIOR CEILINGS (NOT INCLUDING DROP CEILING) SHALL BE PRIMED WITH PVA PRIMER AND PAINTED TO MATCH THE INTERIOR WALLS.
 14.05 CABINETRY PAINT: ALL CABINETRY SHALL BE FACTORY FINISHED.
 14.06 EXPOSED PAINTED STEEL: STEEL SHALL BE PRIMED WITH ONE COAT OF DTR HIGH-ZINC PRIMER AND TOPPED WITH TWO COATS OF HIGH GLOSS, INDUSTRIAL ACRYLIC COATING.
 14.07 POWDER COATING: RAILINGS AND FENCING MAY BE FACTORY POWDER-COAT PREFINISHED.

ADA RESTROOM REQUIREMENTS

603 Toilet and Bathing Rooms
 603.2 Clearances: Clearances shall comply with 603.2.
 603.2.1 Turning Space: Turning space complying with 304 shall be provided within the room.
 603.2.2 Overlap: Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
 603.2.3 Door Swing: Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.
 603.3 Mirrors: Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 39 inches (990 mm) maximum above the finish floor or ground.
 603.4 Coat Hooks and Shelves: Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 49 inches (1220 mm) maximum above the finish floor.
 604 Water Closets and Toilet Compartments
 604.2 Location: The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 11 inches (280 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.3.2. Water closets shall be arranged for a left-hand or right-hand approach.

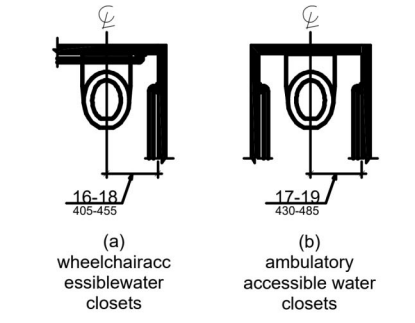


Figure 604.2 Water Closet Location

604.3.1 Size: Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
 604.3.1 Size: Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

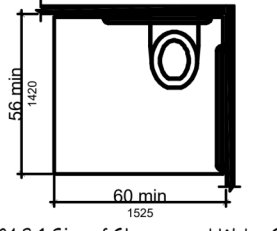


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap: The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances resulting at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
 604.4 Seats: The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 18 inches (455 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a fixed position.
 604.5 Grab Bars: Grab bars for water closets shall comply with 604.1 Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
 604.5.1 Side Wall: The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) minimum from the rear wall and extending 34 inches (860 mm) minimum from the rear wall.

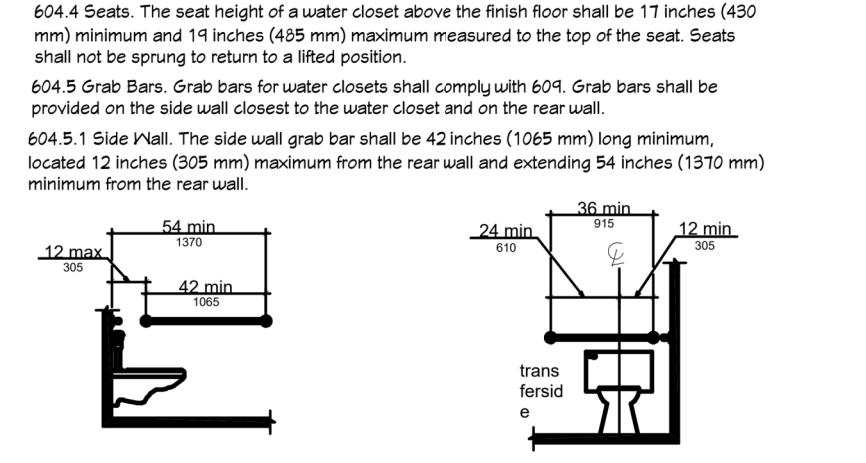


Figure 604.5.1 Side Wall Grab Bar at Water Closets. Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall: The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
 604.6 Flush Controls: Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.3.2.
 604.7 Dispensers: Toilet paper dispensers shall comply with 307.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 49 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

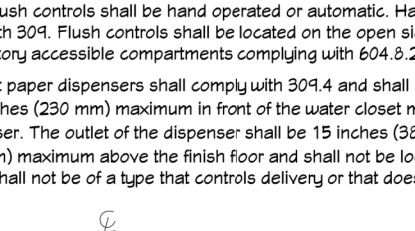


Figure 604.7 Dispenser Outlet Location

306 Knee and Toe Clearance
 306.2 Toe Clearance:
 306.2.1 General: Space under an element between the finish floor or ground and 4 inches (100 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
 306.2.2 Maximum Depth: Toe clearance shall extend 25 inches (635 mm) maximum under an element.
 306.2.3 Minimum Required Depth: Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.
 306.2.4 Additional Clearance: Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 4 inches (100 mm) above the finish floor or ground shall not be considered toe clearance.
 306.2.5 Width: Toe clearance shall be 30 inches (760 mm) wide minimum.

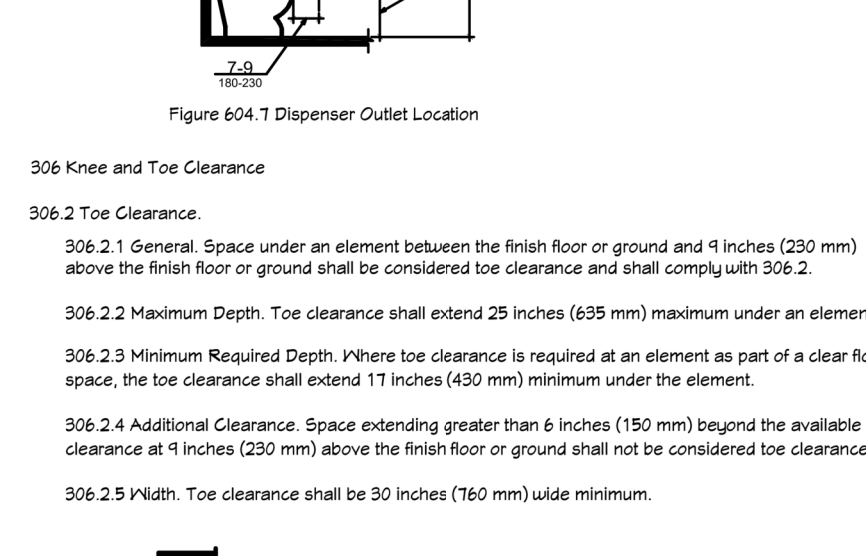


Figure 306.2 Toe Clearance

306.3 Knee Clearance:
 306.3.1 General: Space under an element between 4 inches (100 mm) and 21 inches (530 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
 306.3.2 Maximum Depth: Knee clearance shall extend 25 inches (635 mm) maximum under an element at 4 inches (100 mm) above the finish floor or ground.
 306.3.3 Minimum Required Depth: Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 4 inches (100 mm) above the finish floor or ground, and 6 inches (150 mm) deep minimum at 21 inches (530 mm) above the finish floor or ground.
 306.3.4 Clearance Reduction: Between 4 inches (100 mm) and 21 inches (530 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.
 306.3.5 Width: Knee clearance shall be 30 inches (760 mm) wide minimum.

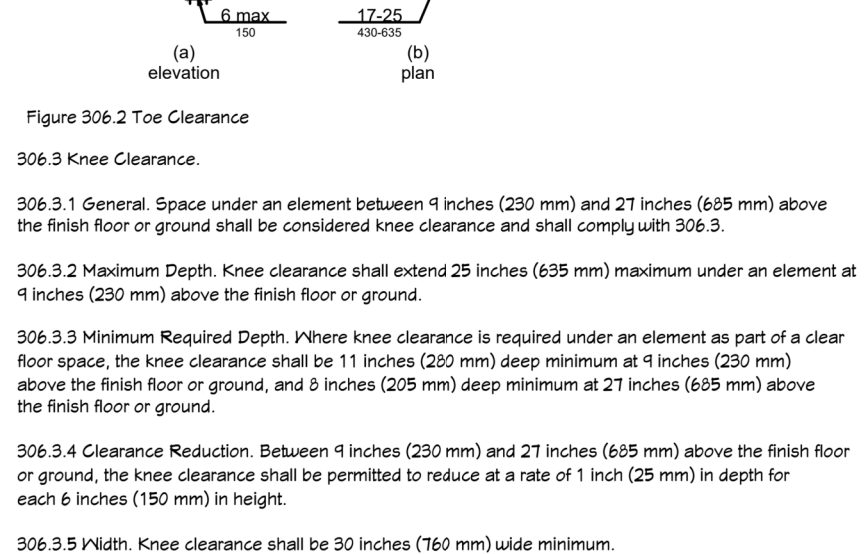


Figure 306.3 Knee Clearance

DRAWINGS PROVIDED BY:

THE *Brew Brown* GROUP

(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

SECTIONS & DETAILS AND NOTES

PROJECT DESCRIPTION:

1122 GROSESBECK DRIVE
BRYAN, TEXAS
LOTS 6 COULTER'S SUBDIVISION

CLIENT INFORMATION:

JAIME HERNANDEZ
HERNANDEZJAIME0384@GMAIL.COM
979-402-2062

SEAL

DATE:
9/12/2024

SCALE:
FULL SCALE 24"x36"

SHEET:

A4

FOUNDATION NOTES:

* BUILD 2' SELECT FILL PAD BELOW FOUNDATION. SELECT FILL SHALL HAVE A PI BETWEEN 8 AND 18. COMPACT IN 6" TO 8" LIFTS TO A MINIMUM 98% PROCTOR DENSITY WITH MOISTURE +/- 2% OF OPTIMUM

I GENERAL

- 1 EXTERIOR BEAMS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL OR FILL WHICH IS COMPACTED TO 95% STANDARD PROCTOR (ASTM D698) WITHIN +/-2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL SHALL HAVE A PLASTICITY INDEX BETWEEN 5 AND 18.
- 2 FOUNDATION SHALL HAVE A PRE-MULCHED EXPOSURE OF BETWEEN 6" AND 12" AT FINAL GRADE.
- 3 CONTRACTOR SHALL VERIFY FOUNDATION DIMENSIONS AGAINST FLOOR PLAN
- 4 A 6 MIL. POLY VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE
- 5 A 4" LAYER OF CUSHION SAND SHALL BE PLACED UNDER SLAB TO AID WITH GRADING
- 6 EXISTING VEGETATION SHALL BE STRIPPED AND PROOF ROLLED. AREAS FOUND TO BE SUBSTANDARD SHALL BE REMOVED OR REPLACED AS DIRECTED BY GENERAL CONTRACTOR.
- 7 ALL HORIZONTAL PLUMBING LINES SHALL BE INSTALLED BELOW THE GRADE BEAMS. PLUMBING LINES CROSSING THE EXTERIOR BEAMS SHALL BE MECHANICALLY COMPACTED
- 8 BEAMS SHALL BE FREE OF DEBRIS AND STANDING WATER BEFORE CONCRETE IS POURED

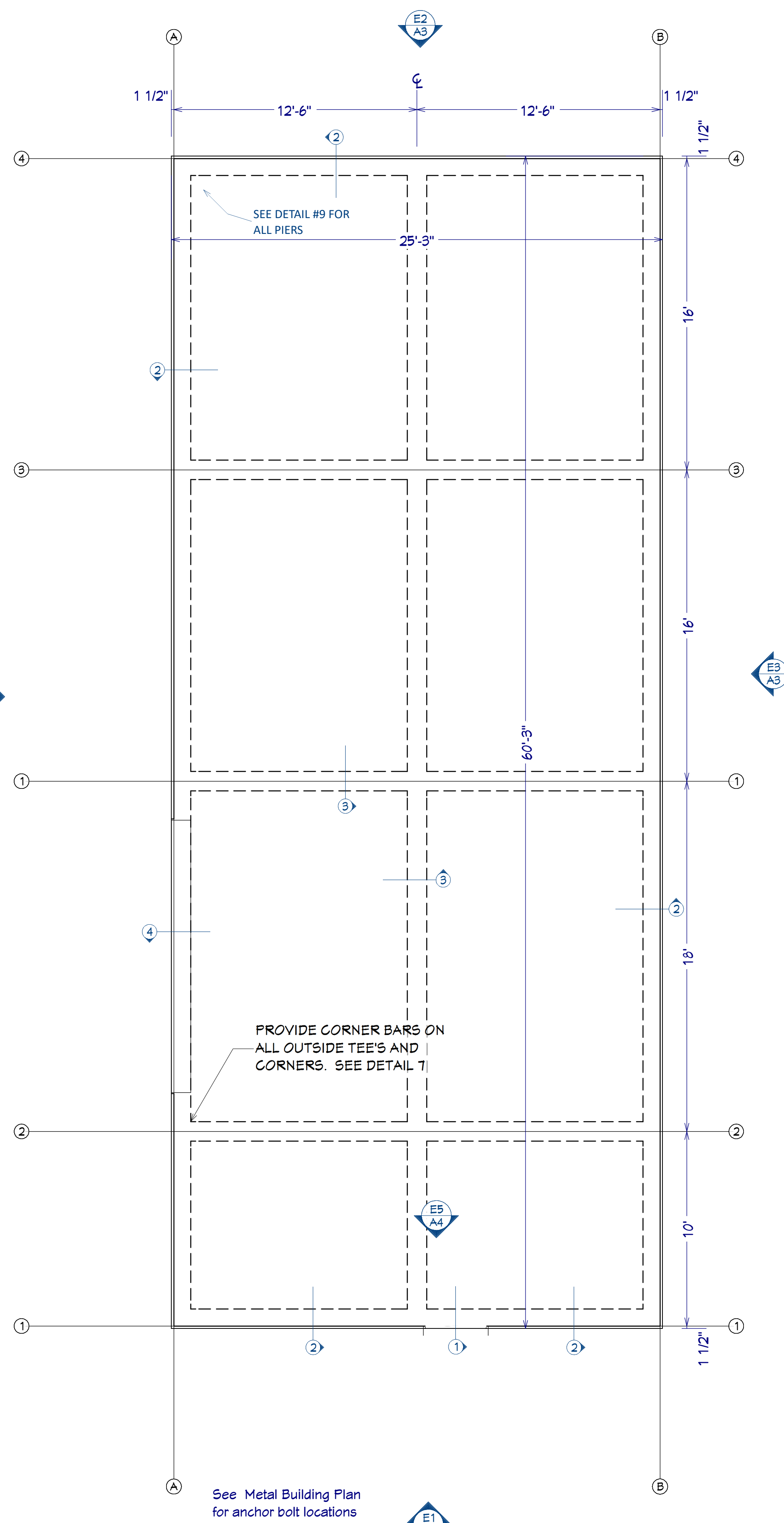
II CONCRETE:

- 1 MINIMUM CONCRETE SPECIFIED STRENGTH SHALL BE 3000 PSI @ 28 DAYS. IN ACCORDANCE WITH ASTM C-39
- 2 ALL CORNERS, EDGES AND PROTRUSIONS SHALL BE TOOLED
- 3 FLOAT AND TROWEL, OR FLOAT AND BROOM FLOOR SURFACES
- 4 SLAB DROPS BETWEEN HIGH PLACES SHALL NOT BE GREATER THAN 1/8" ALONG A 10' STRAIGHT EDGE.
- 5 CONCRETE FACES SHALL NOT DEVIATE MORE THAN 3/16" FROM THE PLAN
- 6 EXPOSED BEAMS SHALL BE RUBBED AND GROUTED TO REMOVE ALL HONEYCOMB

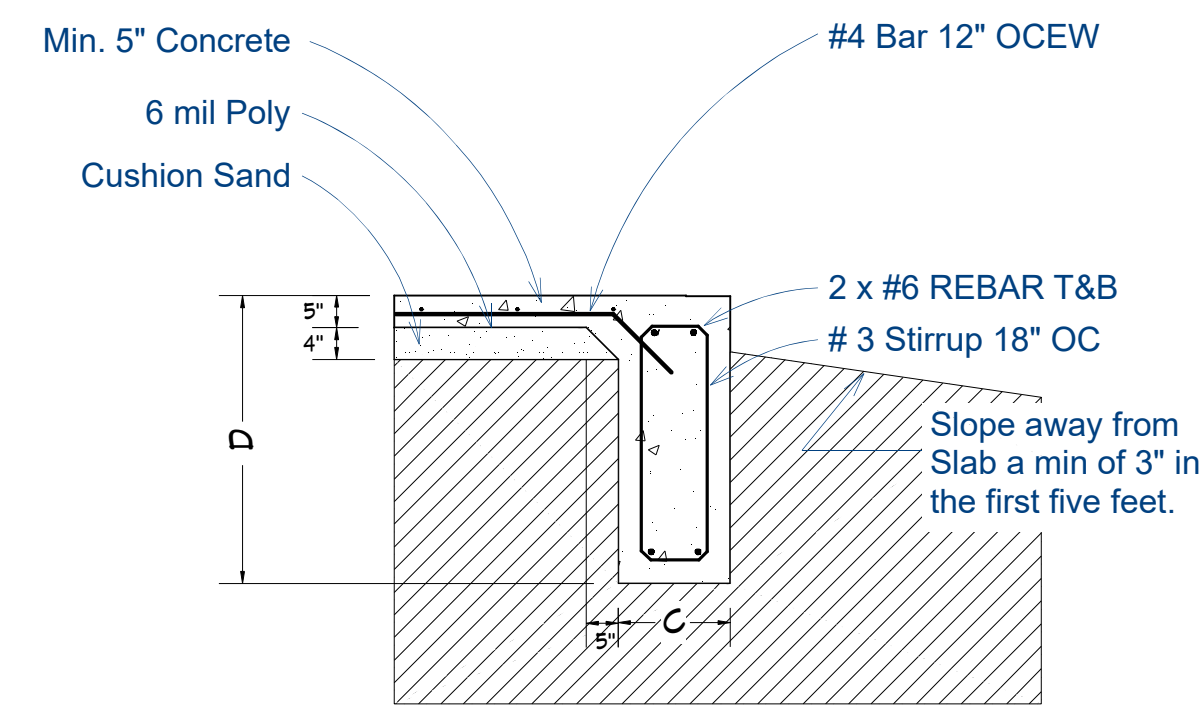
III STEEL:

- 1 REINFORCING REBAR SHALL BE GRADE 60. ALL DEFORMATIONS SHALL COMPLY WITH ASTM A615
- 2 DETAILING OF REINFORCING STEEL SHALL BE IN ACCORDANCE TO ACI 315 LATEST EDITION, UNLESS OTHERWISE STATED. PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BAR" LATEST EDITION.
- 3 BAR LAPS AND SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS
- 4 ALL REINFORCING BAR SHALL BE SUPPORTED WITH CHAIRS OR MASONRY BRICKS NOT MORE THAN 6" OC
- 5 REINFORCING BARS SHALL BE SECURED EVERY OTHER INTERSECTION, MINIMUM.
- 6 BEAMS MORE THAN 3' IN DEPTH SHALL HAVE 2 #5 BARS ADDED AT MID GRADE.
- 7 STEEL SHALL BE SET TO CLEAR BARE EARTH BY 3", STEEL OR WOOD FORMS BY 1-1/2"

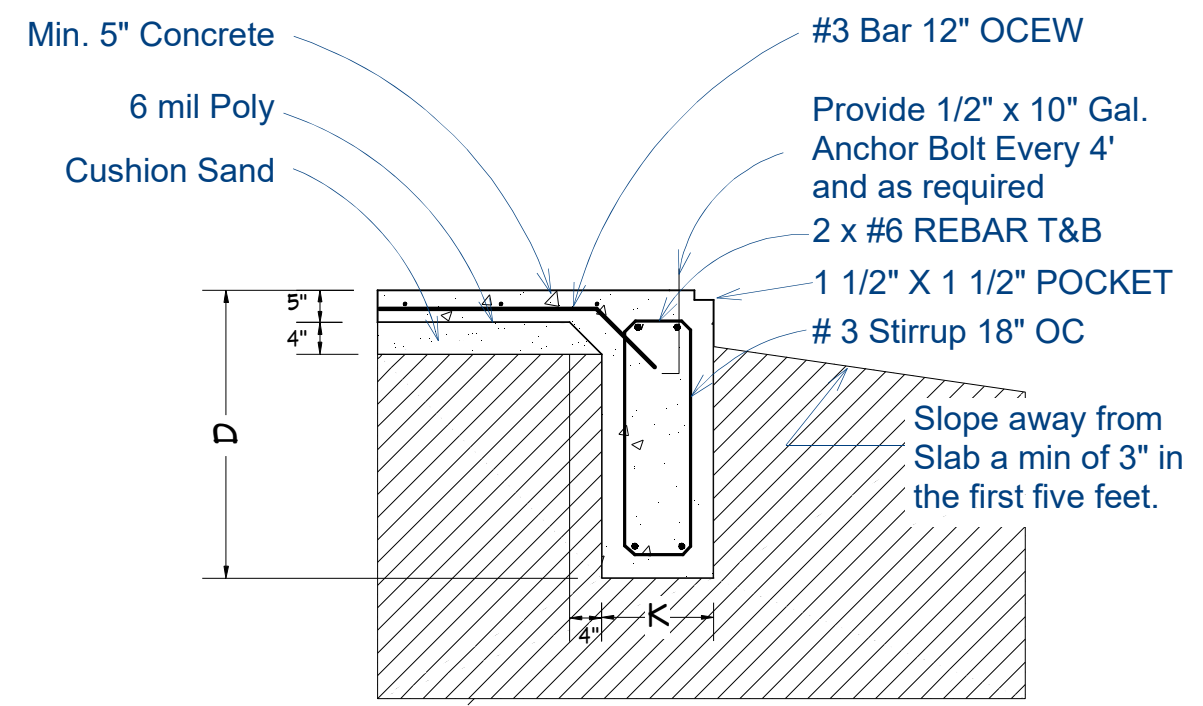
DIM	VALUE
A	12"
B	30"
C	12"
D	36"
E	1 1/2"
F	1 1/2"
G	SEE PLAN
H	SEE PLAN
I	SEE PLAN
J	SEE PLAN
K	3 1/2"
L	30"



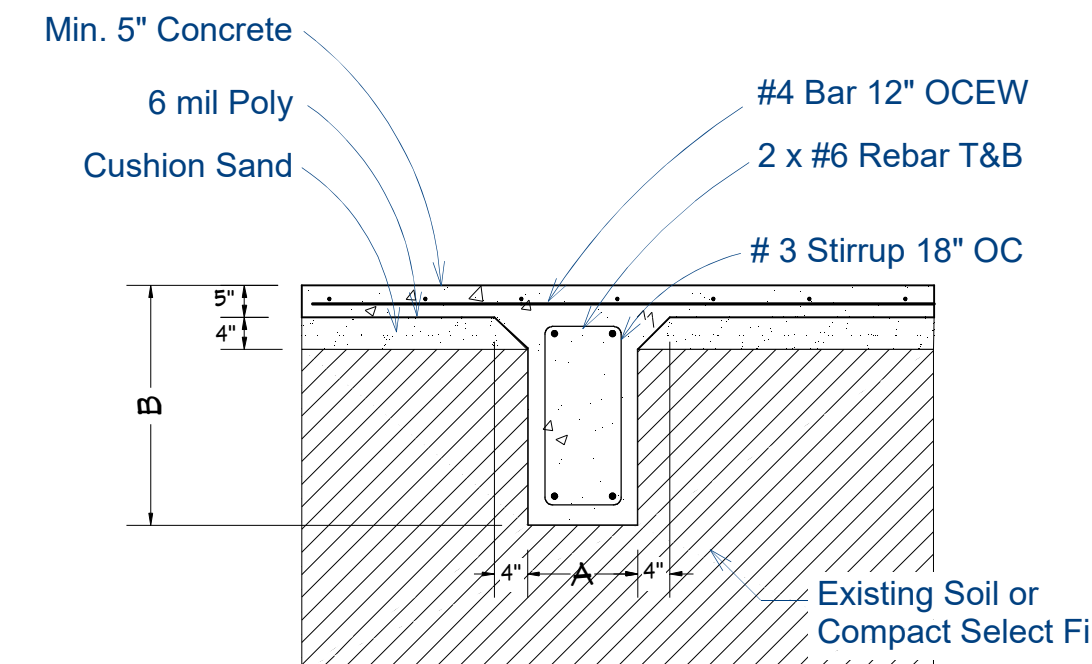
Foundation Plan
1/4 in = 1 ft



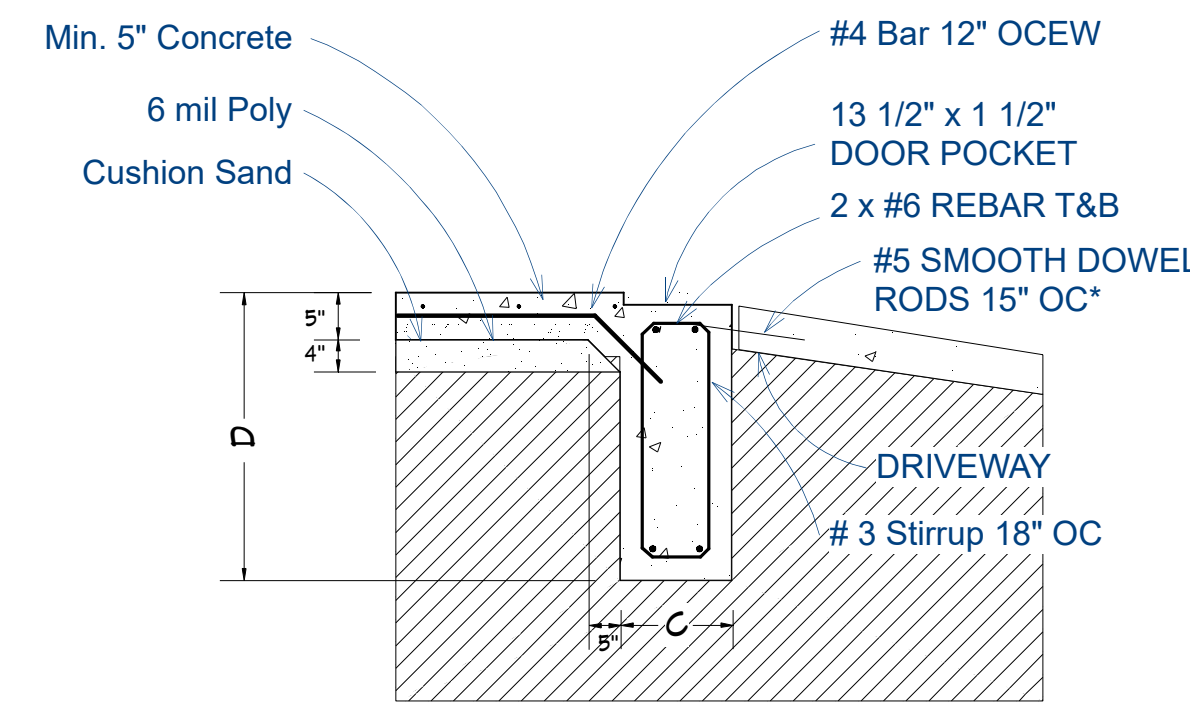
1 NO LEDGE BEAM DETAIL



2 SHEATHING POCKET BEAM DETAIL

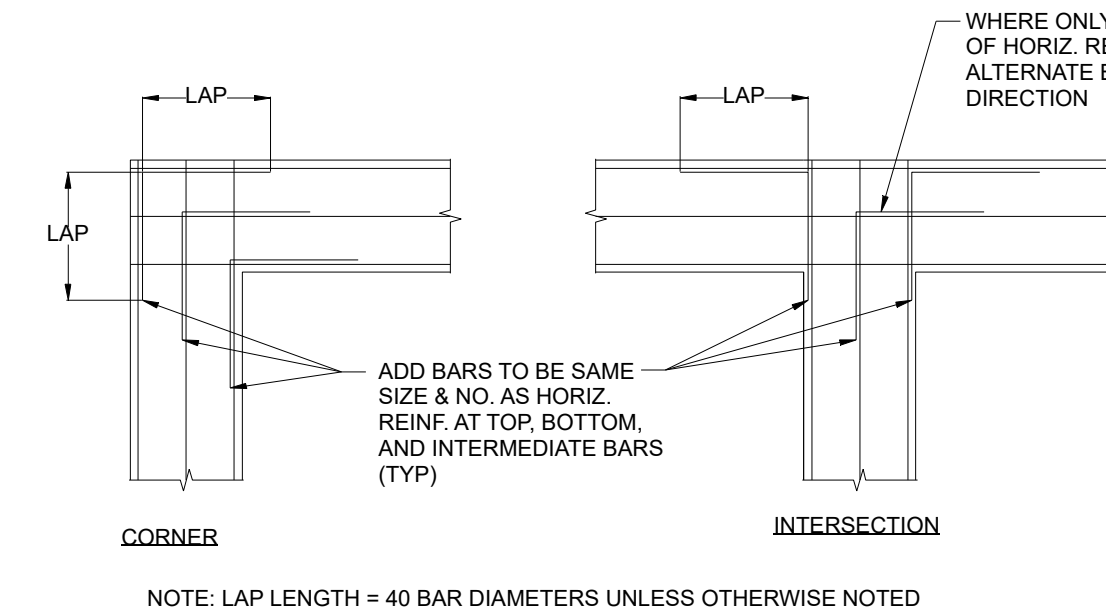


3 INTERIOR BEAM DETAIL

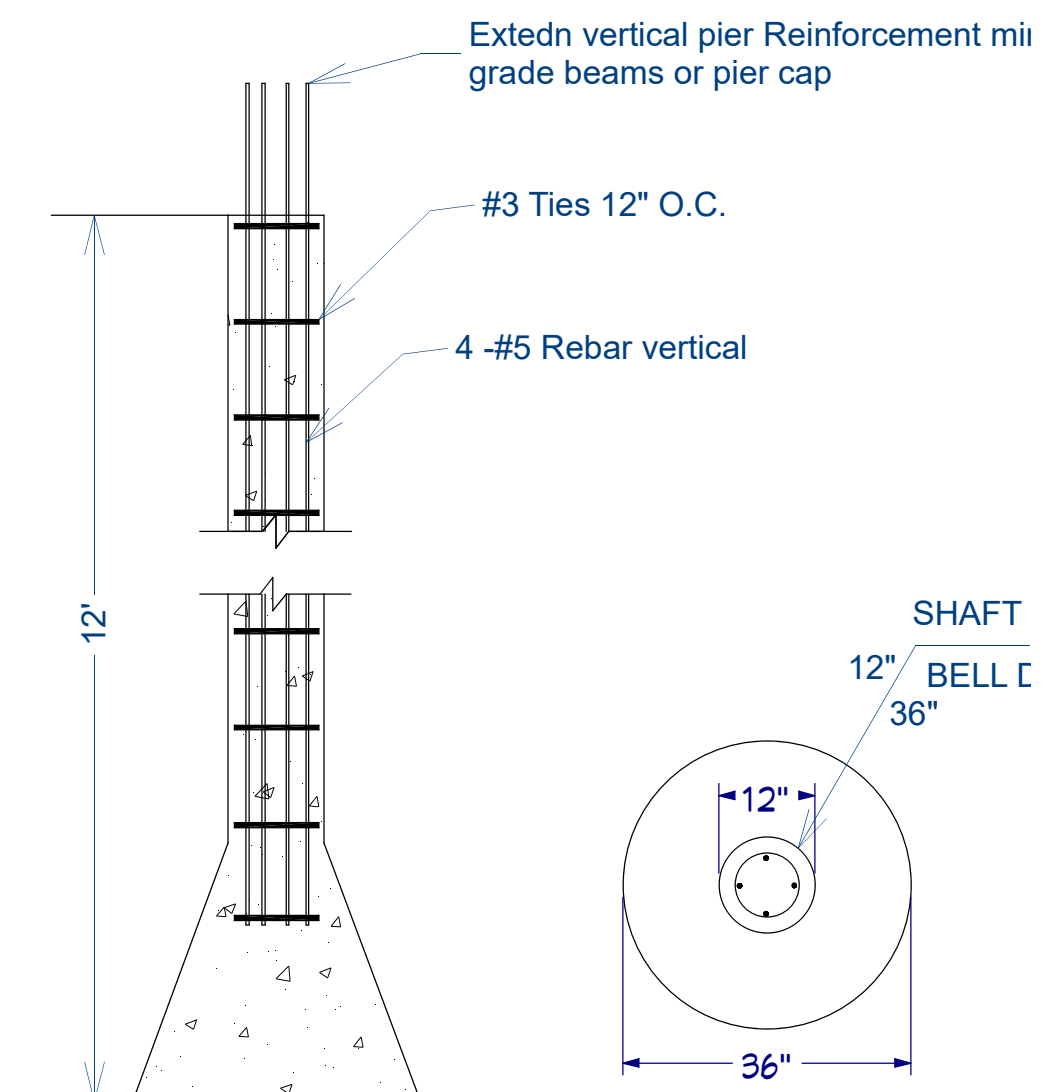


4 EXTERIOR BEAM DETAIL BRICK LEDGE

* POUR DOWEL RODS WITH SLAB
PROVIDE 3/4" ROSEWOOD EXPANSION SEAL WITH NP-1 AFTER DRIVEWAY SETS
USE GREASE & DOWEL ROD COVERS ON SECONDARY SIDE WHEN POURING DRIVE



7 TYPICAL CORNER BAR DETAIL



9 TYPICAL BELL PIER DETAIL

DRAWINGS PROVIDED BY:

THE *Ben Brown* GROUP

(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

FOUNDATION
PLAN AND
DETAILS

PROJECT DESCRIPTION:

1122
GROSESBECK
DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S
SUBDIVISON

CLIENT INFORMATION:

JAIME
HERNANDEZ
HERNANDEZJAIME0384
@GMAIL.COM
979-402-2062

SEAL

DATE:

9/12/2024

SCALE:

FULL SCALE 24"X36"

SHEET:

S1

DRAWINGS PROVIDED BY:



(979) 739-2002

3709 SWEETBRIAR DRIVE
BRYAN, TEXAS
77802

IN CONJUNCTION WITH:

SHEET TITLE:

ELECTRICAL
PLAN

PROJECT DESCRIPTION:

1122
GROESBECK
DRIVE
BRYAN, TEXAS
LOTS 6
COULTER'S
SUBDIVISION

CLIENT INFORMATION:

**JAIME
HERNANDEZ**
HERNANDEZJAIME0384
@GMAIL.COM
979-402-2062

SEAL

DATE:

9/12/2024

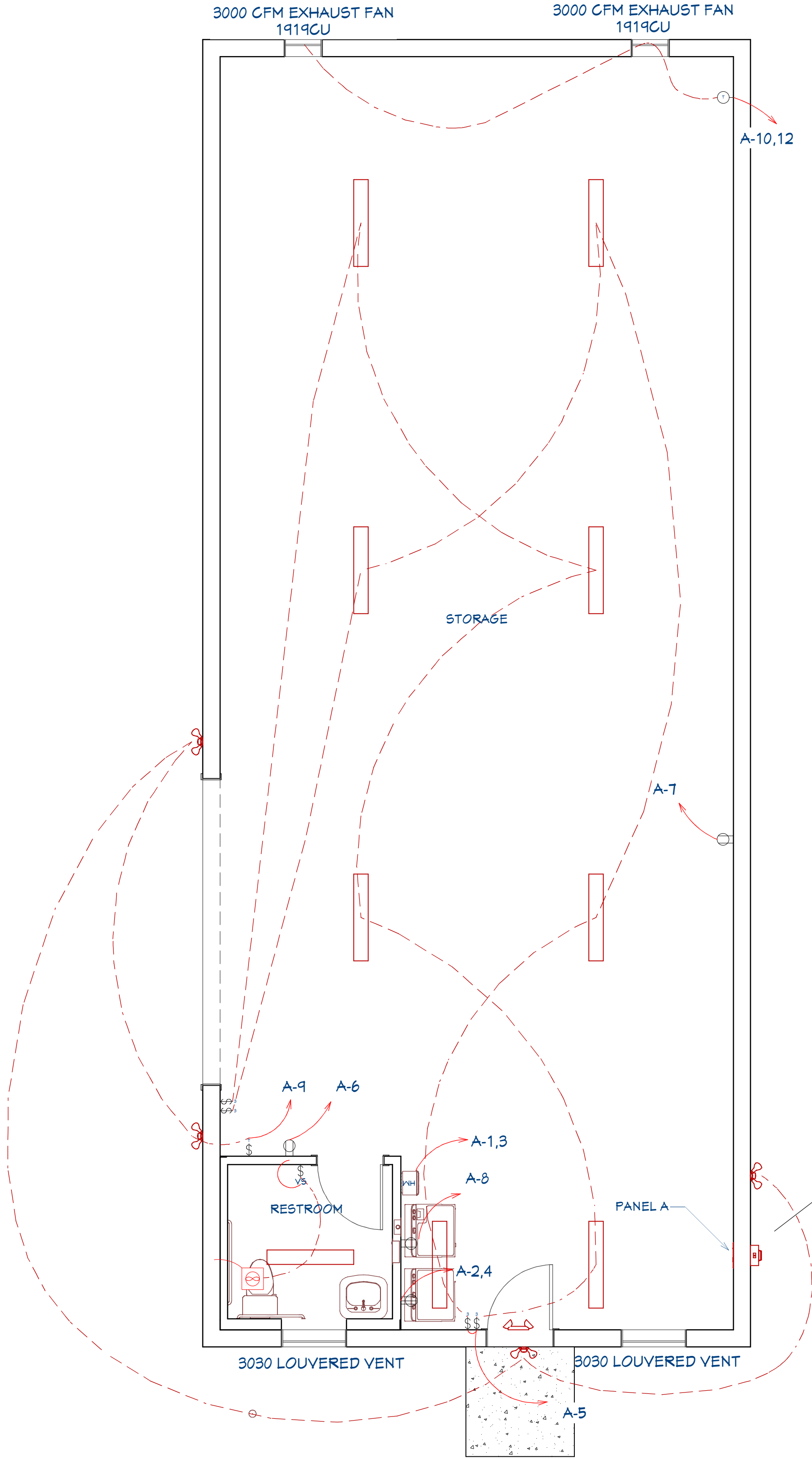
SCALE:

FULL SCALE 24"x36"

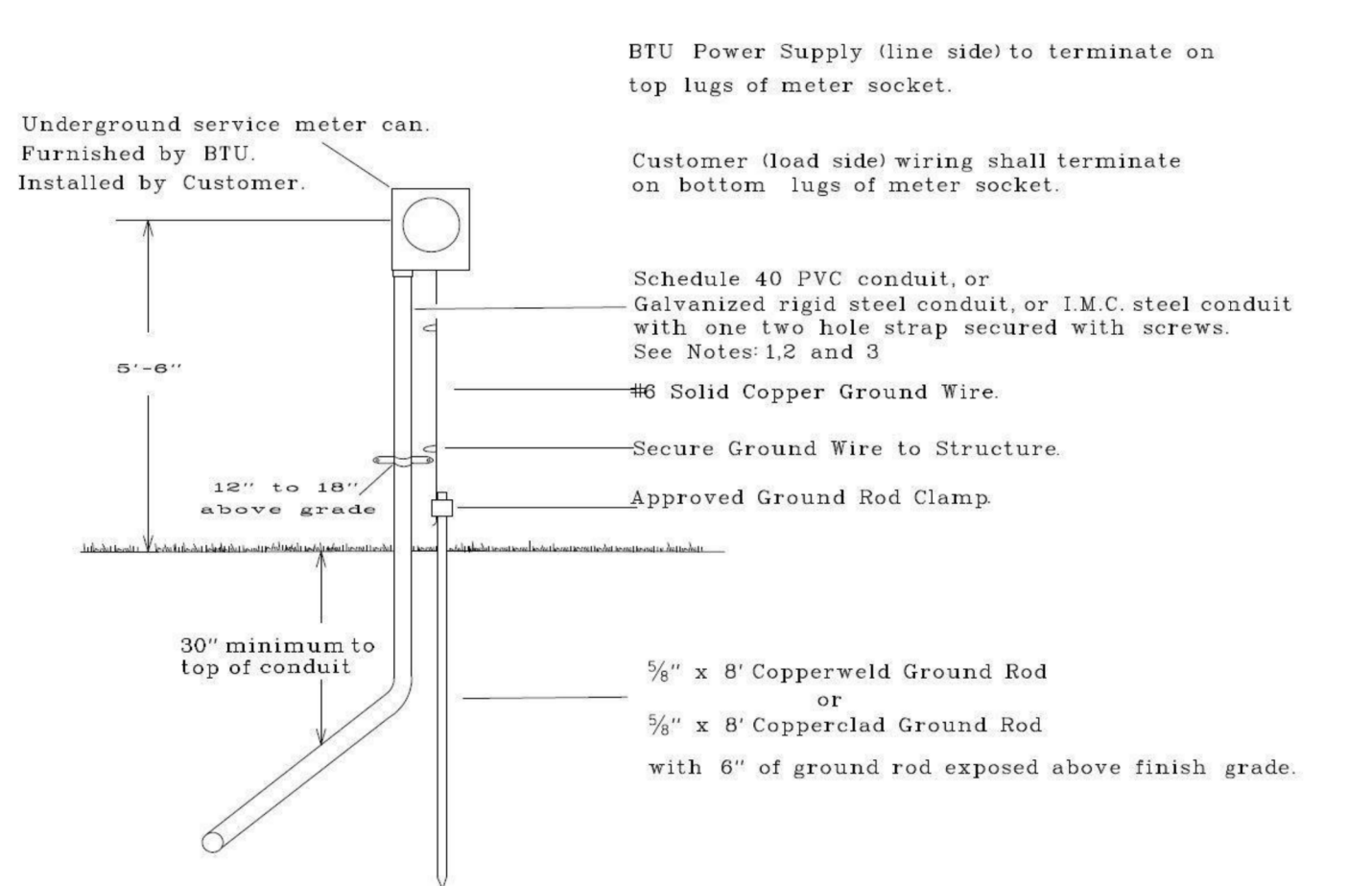
SHEET:

E1

PANEL: A	WAREHOUSE	VENDER: SQUARE D																				
BREAKER TYPE:	MOULDED CASE	MODEL: QO								MAIN LUGS AMPS	200											
MOUNTING:	FLUSH	SERIES RATING: 10K AIC								VOLTS	240	120										
ENCLOSURE:	NEMA 3R	LOCATION: KITCHEN HALL								PHASE/WIRE	1	2										
CKT	DESCRIPTION	AWG	MOC	A1	A2	B1	B2	MOC	AWG	DESCRIPTION										CKT		
1	WATER HEATER	6	40	5250	1250				40	8	DRYER									2		
3	WATER HEATER	6	40			5250	1250		40	8	DRYER									4		
5	MAIN AREA LIGHTS	12	20	176	502				50	6	RESTROOM LIGHT / VENT AND PLUG									6		
7	RECEPTICLE	12	20			180	1500		20	12	WASHING MACHINE									8		
9	OUTDOOR LIGHTS	12	20	192	240				20	12	EXHAUST FANS									10		
11	EMERGENCY SYSTEMS	12	20				120	240	20	12	EXHAUST FANS									12		
13																				14		
15																				16		
17																				18		
19																				20		
21																				22		
23																				24		
25																				26		
27																				28		
29																				30		
31																				32		
33																				34		
35																				36		
PHASE SUMMARY												A=	7610	B=	8540							
TOTAL VA REQUIRED																				16150		
TOTAL AMPS REQUIRED																				67		



Underground Service Entrance Wall Mounted



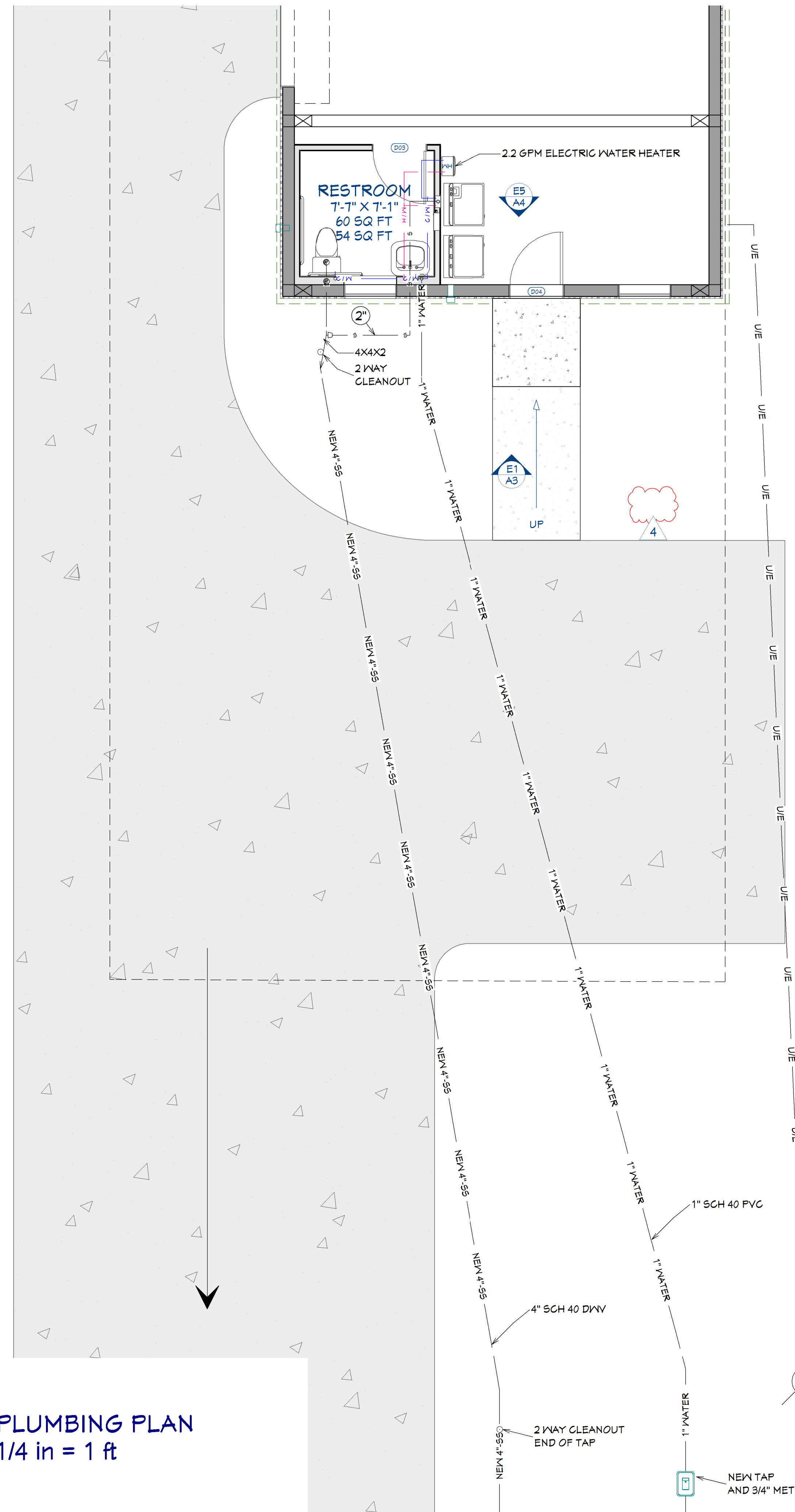
- Note 1: If metal riser is used, extend at least 6" below finish grade.
- Note 2: The riser and meter can shall be mounted externally on an exterior finished wall.
- Note 3: There shall be no more than a 1/8" gap between the riser and the exterior finished wall. All clamps shall be furnished and installed 12" to 18" above finished grade by the customer.
- Note 4: No bends are allowed above grade. Service riser must be a continuous run from the ground line to meter socket.

2D SYMBOL	QTY	DESCRIPTION	COMMENTS	MANUFACTURER
	1	220V 30A	DRYER	
	4	3-WAY SWITCH		
	9	4' LED TUBE LIGHT	22 WATT	EIKO
	3	DUPLEX TAMPER PROOF		
	1	THERMOSTAT		
	1	VACANCY SENSOR		
	1	ELECTRIC METER		
	1	ELECTRICAL PANEL - RECESSED		
	1	WHISPER QUIET FAN	SET TO 110 CFM	PANASONIC
	2	3000 CFM EXHAUST FAN		
	1	EMERGENCY LIGHT & EXIT		
	4	2 BULB MOTION SENSOR SPOT	(2) 26W LED BULBS	
	1	24 HOUR TIMER		
TOTALS:	30			

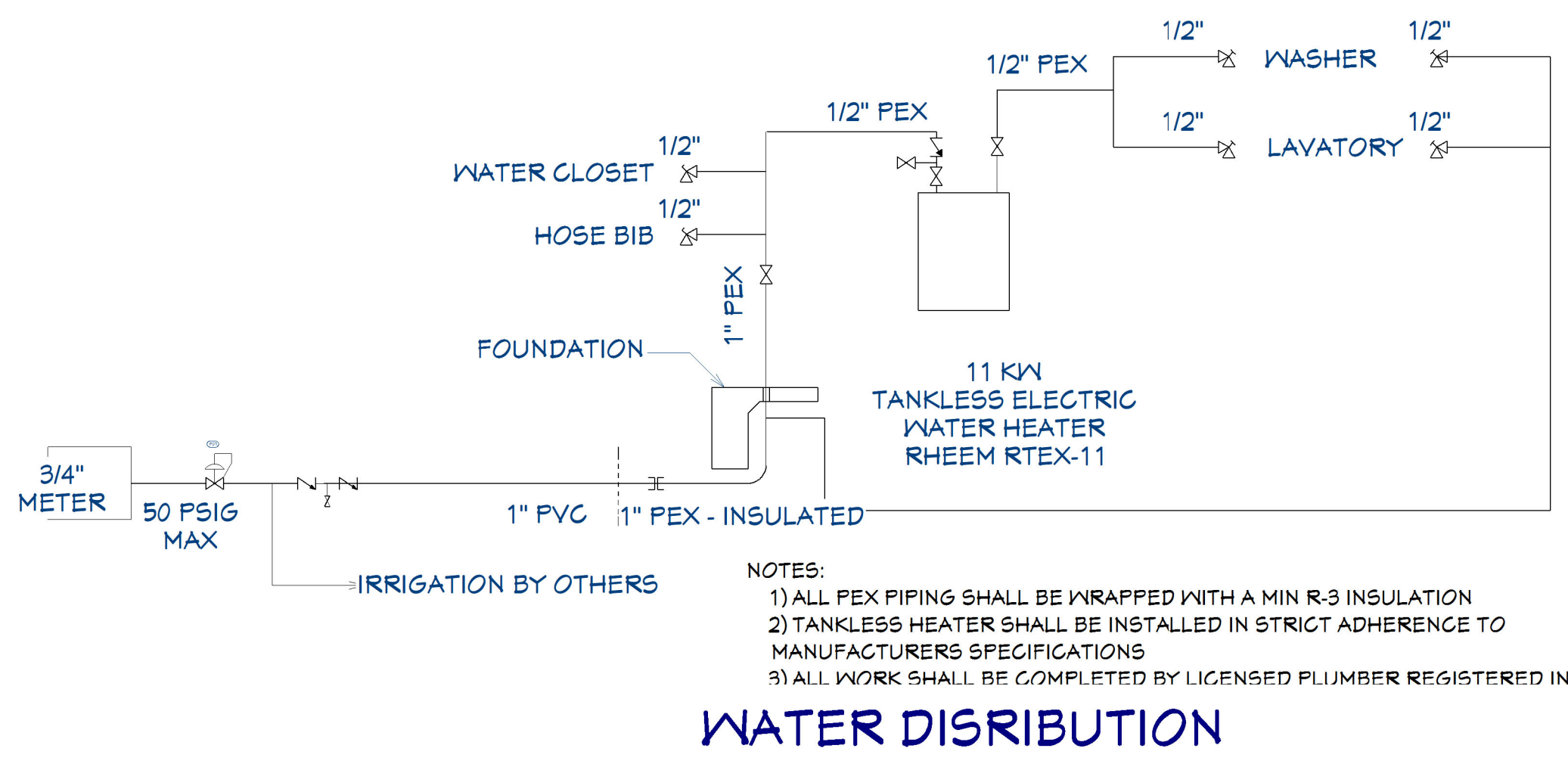
- NOTES:
- 1) ALL WORK SHALL BE COMPLETED BY A REGISTERED ELECTRICIAN
- 2) ALL WORK SHALL COMPLY WITH THE 2023 NEC AS AMENDED BY THE CITY OF BRYAN, TX
- 3) ALL WIRING SHALL BE INSTALLED IN NEC APPROVED METALLIC CONDUIT.

ELECTRICAL PLAN
1/4 in = 1 ft

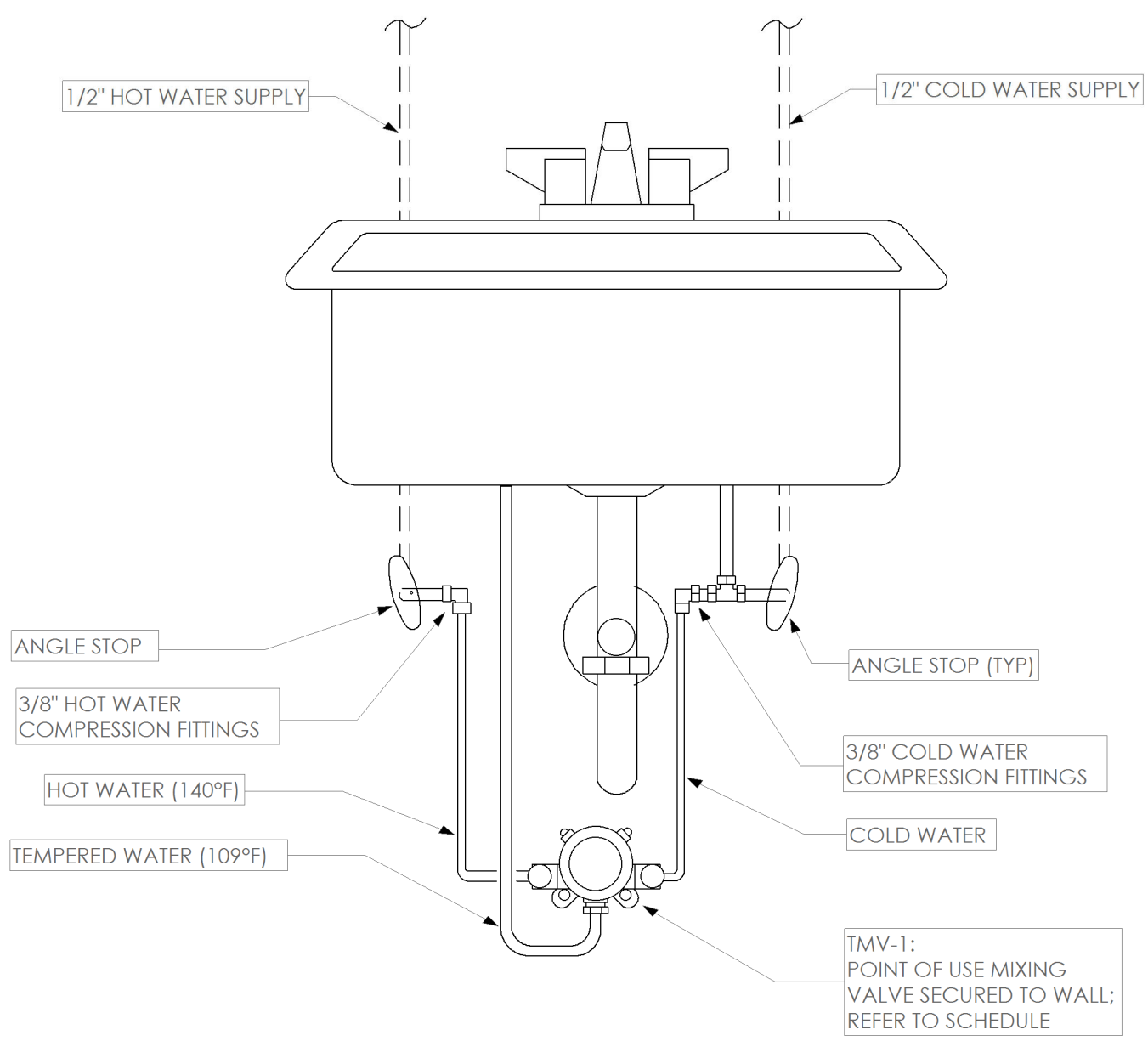
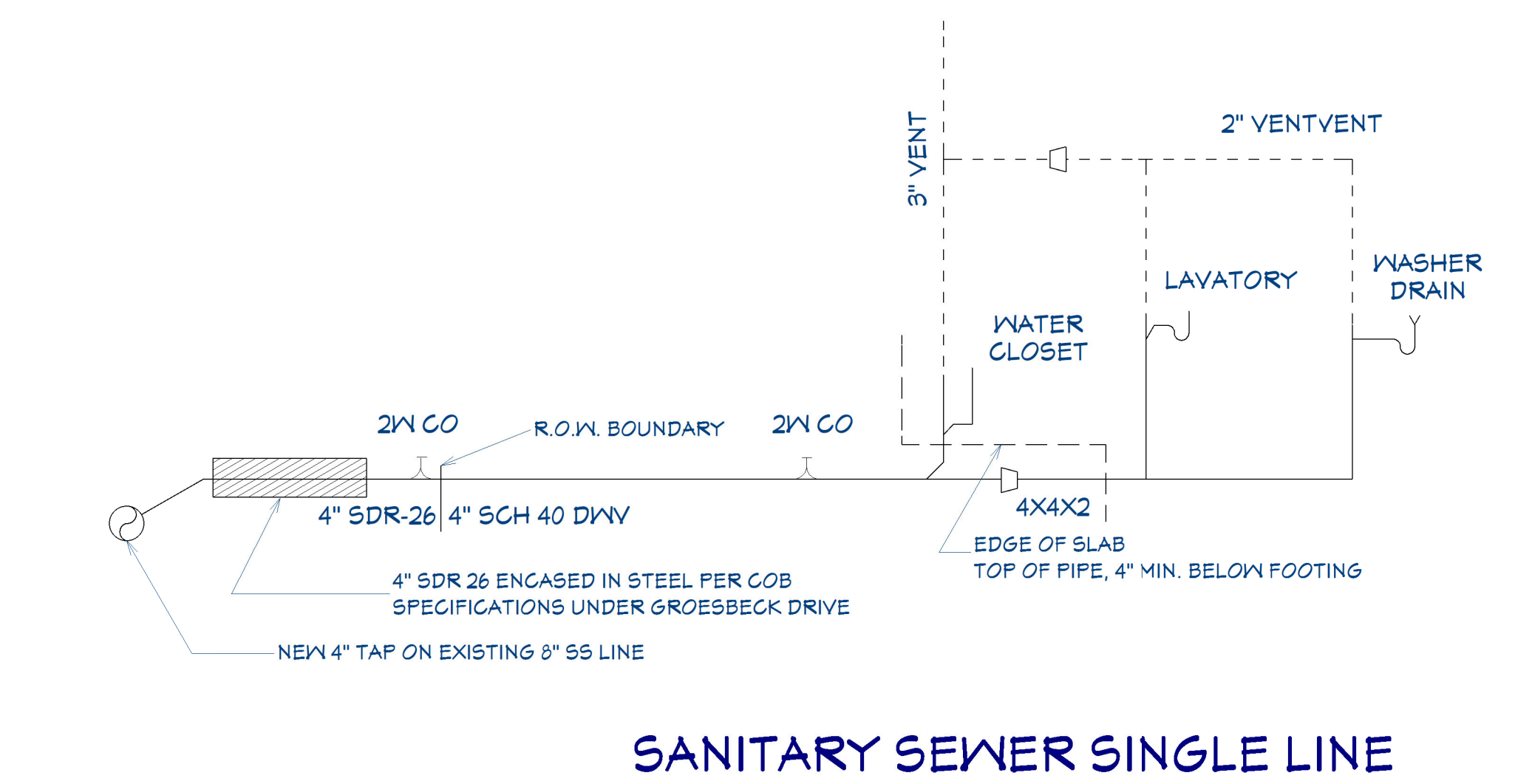
REFERENCE CODES:
AS AMENDED BY THE CITY OF BRYAN, TEXAS:
BUILDING CODE: 2021 IBC
ELECTRICAL CODE: 2023 NEC
MECHANICAL CODE: 2021 IMC
PLUMBING CODE: 2021 IPC
ACCESSIBILITY: TAA 2012, ANSI 117.1-2017
ENERGY CODE: 2018 IECC



PLUMBING PLAN
1/4 in = 1 ft



REFERENCE CODES:
 AS AMENDED BY THE CITY OF BRYAN, TEXAS:
 BUILDING CODE: 2021 IBC
 ELECTRICAL CODE: 2023 NEC
 MECHANICAL CODE: 2021 IMC
 PLUMBING CODE: 2021 IPC
 ACCESSIBILITY: TAS 2012, ANSI 117.1-2017
 ENERGY CODE: 2018 IECC



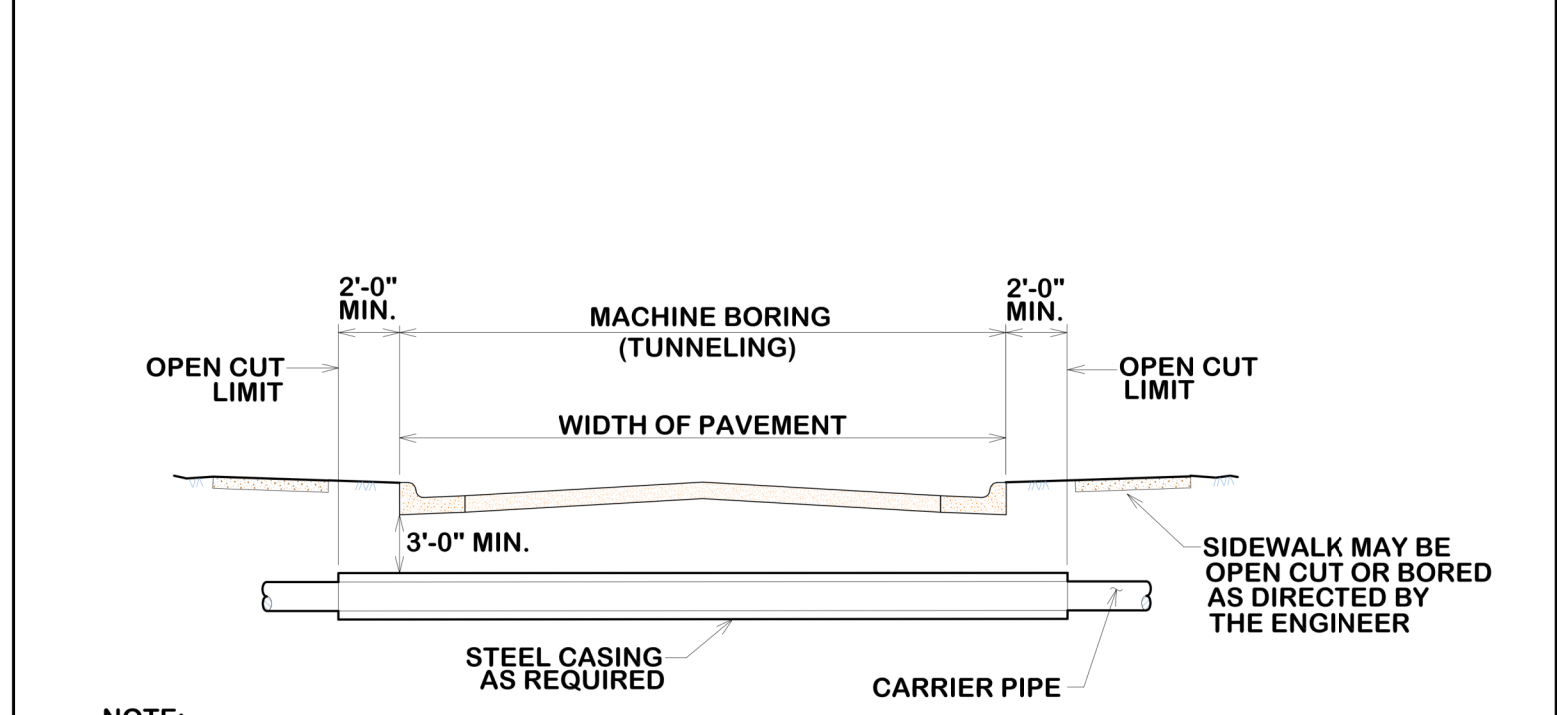
GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

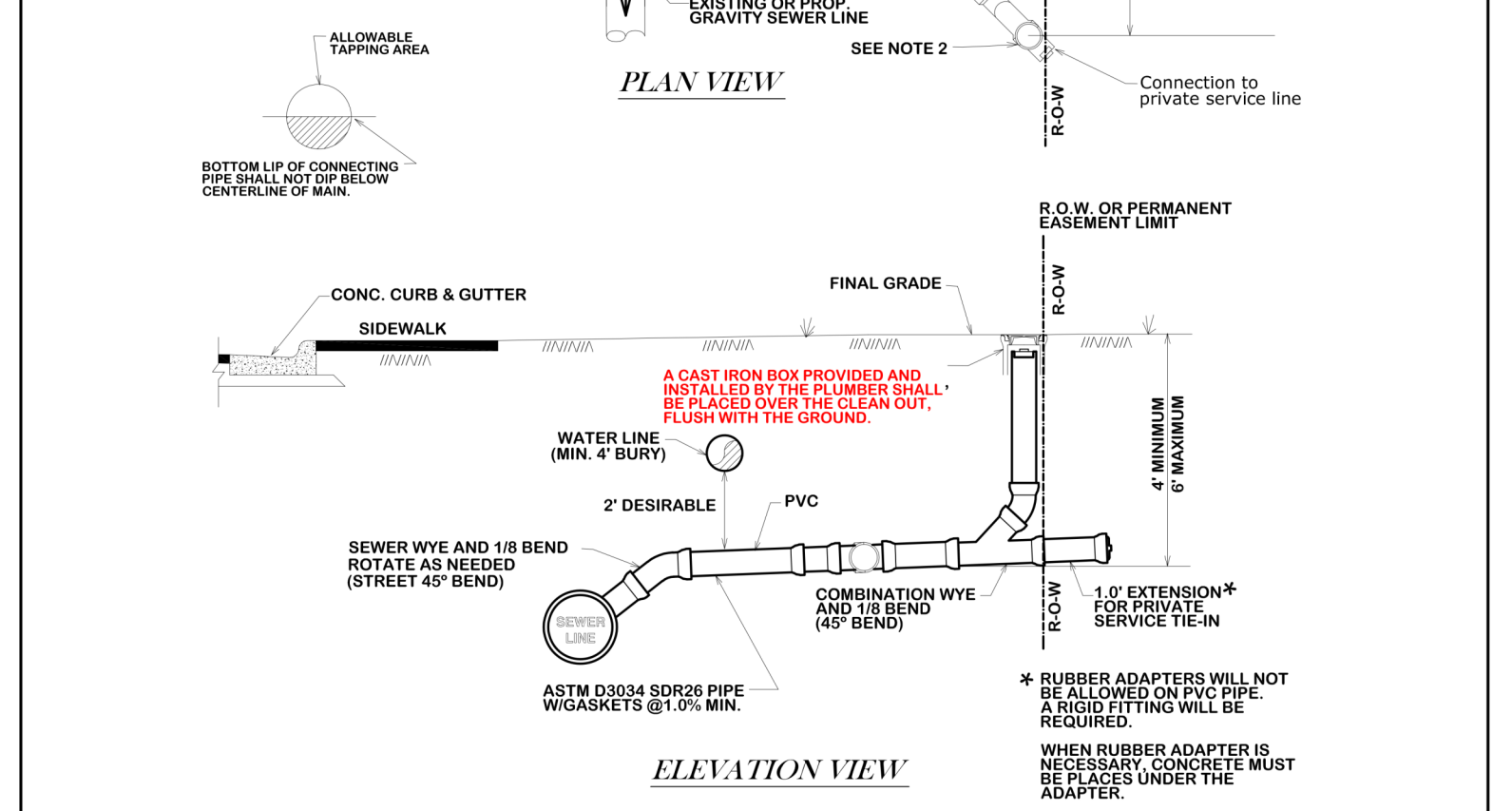
ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.



NOTE:
 1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
 2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
 3. DRY BORING PREFERRED, WET BORING ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER.

	TYPICAL URBAN CITY STREET CROSSING			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	DEC 2020	S5-04		

NOTE:
 1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
 2. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT
 3. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
 4. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
 4. A CLEANOUT MUST BE INSTALLED ON EACH SERVICE RE-CONNECTION AT THE ROW LINE.



PLUMBER CONNECTION OR CIP RECONSTRUCTION

	STANDARD SEWER SERVICE RE-CONNECTION			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	APR 2024	S6-01		

DRAWINGS PROVIDED BY:

THE
Ben Brown
GROUP

(979) 739-2002
 3709 SWEETBRIAR DRIVE
 BRYAN, TEXAS
 77802

IN CONJUNCTION WITH:

SHEET TITLE:

PLUMBING PLAN

PROJECT DESCRIPTION:

1122
 GROSESBECK
 DRIVE
 BRYAN, TEXAS
 LOTS 6
 COULTER'S
 SUBDIVISION

CLIENT INFORMATION:

JAIME
 HERNANDEZ
 HERNANDEZJAIME0384
 @GMAIL.COM
 979-402-2062

SEAL

DATE:
9/12/2024

SCALE:
FULL SCALE 24"X36"

SHEET:

P1