

PACT 209 RENOVATION

209 S MAIN ST. BRYAN, TX 77803



CONSTRUCTION



209 S MAIN STREET
BRYAN, TEXAS 77802
PHONE 979.704.6894

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SYMBOLS LEGEND

	NORTH ARROW
	ELEVATION
	ROOM NAME AND NUMBER
	WALL SECTION
	BUILDING SECTION
	DETAIL
	WALL TYPE
	DOOR NUMBER
	WINDOW TYPE
	REVISIONS
	FINISH SYMBOL
	TEMPERED GLASS
	WORKING/DATUM POINT
	DIMENSION LINE TO EDGE OF OBJECT
	DIMENSION LINE TO CENTER OF OBJECT
	KEYNOTE
	CENTER LINE

CODE INFORMATION

APPLICABLE CODES FOR CITY OF BRYAN (PER STATE OF TEXAS)

BUILDING CODE	IBC 2021
MECHANICAL CODE	IMC 2021
ELECTRICAL CODE	NEC 2020
PLUMBING CODE	IPC 2021
GAS CODE	IFGC 2021
ENERGY CODE	IECC 2018
TEXAS ACCESSIBILITY STANDARDS	TAS 2022
FIRE CODE	IFC 2021

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	B
IBC CONSTRUCTION TYPE	TYPE II-B
SPRINKLERED	NO
BUILDING HEIGHT	29'-3"
BUILDING AREA	5,730 SF
DEMISED AREA	1,860 SF

OCCUPANT LOAD CALCULATIONS

BUSINESS OCCUPANCY	
SECOND FLOOR:	
2,223 SF/150 SF NET PER OCCUPANT =	15 OCCUPANTS
FIRST FLOOR:	
2,428 SF/150 SF NET PER OCCUPANT =	17 OCCUPANTS
BASEMENT:	
796 SF/150 SF NET PER OCCUPANT =	6 OCCUPANTS
TOTAL:	38 OCCUPANTS

PLUMBING REQUIREMENTS (TABLE 2902.1)

EXPECTED OCCUPANCY:	38 OCCUPANTS
REQUIRED WATER CLOSETS:	2
REQUIRED LAVATORIES:	1
REQUIRED SERVICE SINKS:	1
REQUIRED DRINKING FOUNTAINS:	1
PROVIDED WATER CLOSETS:	3
PROVIDED LAVATORIES:	3
PROVIDED SERVICE SINKS:	2
PROVIDED DRINKING FOUNTAINS:	X

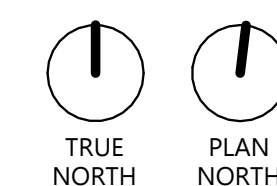
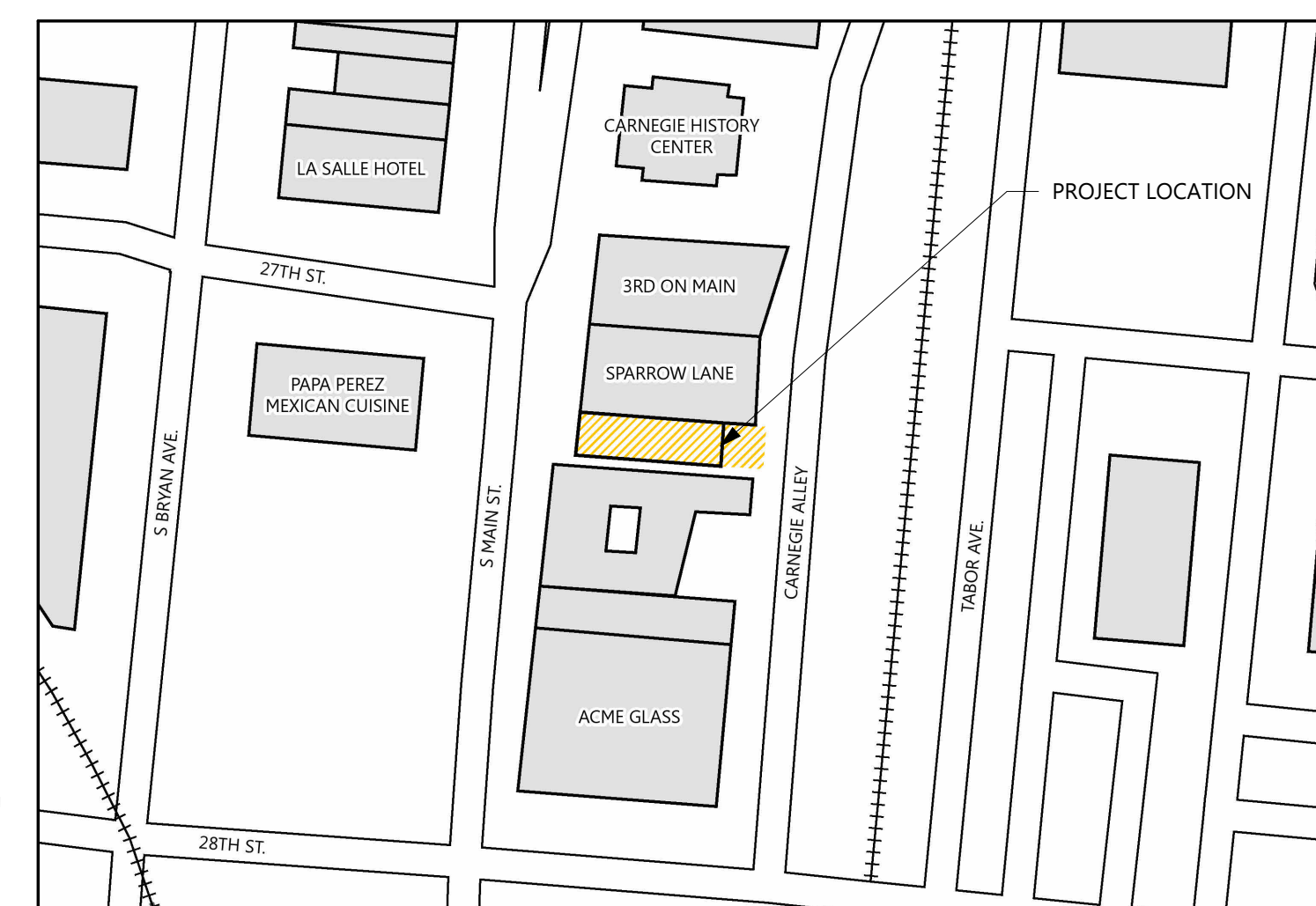
PROJECT TEAM

OWNER **PACT Design Studio, LLC**
209 S MAIN STREET
BRYAN, TX 77803
979.704.6894

ARCHITECT **PACT Design Studio, LLC**
209 S MAIN STREET
BRYAN, TX 77803
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STRUCTURAL **Gessner Engineering, LLC**
401 W 26TH ST. SUITE 3
BRYAN, TX 77803
979.680.8840

PROJECT LOCATION



NOT FOR CONSTRUCTION,
PERMITTING, OR REGULATORY
APPROVAL

**PACT 209
RENOVATION**
BRYAN, TX

PROJECT
23-045
DATE
2024-03-12
REVISION/ISSUE

G1.1

COVER SHEET

