BUILDING DESIGN REVIEW

Ordinance 2074 – Building Design Standards

Best Practices

- Projects should be compatible with the scale of adjacent and nearby actual and anticipated development and should provide a sensitive transition to more restrictive zoning districts.

- New buildings proposed in areas that have a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of nearby buildings as well as the spatial characteristics of the right-of-way. New buildings proposed in other areas should reinvigorate the area by introducing more desirable features. Features that can be used to integrate new buildings include fenestration patterns, building proportions, roof forms or building materials.

- Building design elements, details, and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building with elements and details to achieve a good human scale.

- Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, and lend themselves to a high quality of detailing are encouraged. Buildings should avoid large blank walls facing the street.

- Convenient, identifiable and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered, especially along the street edge.

- Site design should consider opportunities for enhancing personal safety and security, including providing adequate lighting and minimizing visual clutter. Buildings should avoid large blank walls lacking design features, but should preferably allow for visual connection between activities occurring on the interior and exterior of the building.

- Where possible, landscaping should reinforce the character of the development and abutting streetscape while enhancing the architecture of the building project. Possibilities include special pavements, trellises, screen walls, fountains, planters and site furniture.

MINIMUM SUBMITTAL REQUIREMENTS:

☐ Building Design Review Worksheet (see attached)

☐ Building Design Review Score sheet (see attached)

☐ One (1) copy of building elevations to scale for all proposed buildings showing the following

- ☐ Sheet size - 24" x 36" (maximum)
- ☐ Title block to include:
  - ☐ Name, address, location, and legal description
  - ☐ Name, address, and telephone number of applicant
  - ☐ Name, address, and telephone number of developer/owner (if differs from applicant)
  - ☐ Name, address, and telephone number of architect/engineer (if differs from applicant)
  - ☐ Date of submittal
- ☐ Scale should be largest standard scale possible on sheet.
- ☐

  Please reference Sherwin-Williams color names and numbers on the submittal. *Note: This provision is not intended to require that Sherwin-Williams paint products must be used on the building façade.*
- ☐ List of materials to be utilized.
- ☐ Include the following dimensions:
  - ☐ Total vertical square footage including openings (for each façade separately)
  - ☐ Total vertical square footage of each building material (for each façade separately)
  - ☐ Total vertical square footage of each color (for each façade separately)
- ☐ Scoring Sheet MUST be signed by the architect or other designer of the building.

Building Design Review Worksheet

Use this worksheet below to determine how many Design Review points the project requires.

1. Base Points *NOTE: Developments with multiple buildings are required to earn the applicable number of points for each building. All points are earned cumulatively. Use a separate worksheet and scoring sheet for each building.*	
Enter 1 base point if the finished floor area of the proposed building is less than 5,000 square feet; enter 4 base points if greater.	
Total Base Points Required	4
2. Additional Requirements *Additional points must be earned for each of the following design feature (except as noted).*	
a. Enter 1 if the building façade exceeds 200 feet in width without entrances at least every 50 feet.	0
b. Enter 1 if the individual use is greater than 50,000 square feet.	0
c. Enter 1 if the building is a pad-site building with a drive-in or drive-through	1
d. Enter 1 if the building is a pad-site building and is separated from other buildings by surface parking on at least two sides	0
e. Enter 1 if concrete block (not including decorative concrete block) is used on more than 25 percent of a façade visible to the public.	0
f. Enter 2 if concrete block (not including decorative concrete block) is used on more than 75 percent of a façade visible to the public *(Note: if you entered 2 for this requirement, you will need 1 additional point to meet the previous requirement.)*	0
g. Enter 1 if EIFS is used as a wall system (not including heavy foam moldings) on the ground floor below 10 feet.	0
h. Enter 2 if the building is a typical pre-engineered metal building where wall panels such as "R" or "M" panels are used on more than 20 percent of a façade visible to the public.	0
Total Additional Points Required	1
TOTAL BASE POINTS & ADDITIONAL POINTS REQUIRED FOR PROPOSED BUILDING	5
TOTAL POINTS EARNED FOR PROPOSED BUILDING (*as per attached Scoresheet.*)	5

Design Review Scoresheet

Design Options	*Description / Comments*	*Points Earned*
1. Enter 1 point for each liner stores in building façade provided.	A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.	0
Short description of how points are earned		
2. Enter 1 point per method used from the list to the right for providing façade articulation for at least two facades of the building. No more than 2 points allowed	"Façade articulation" shall consist of one of the following design features: a. Changes in plane with a depth of at least 24 inches, either horizontally or vertically, at intervals of not less than 20 feet and not more than 60 feet; b .Changes of texture or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 60 feet; c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches.	2
Short description of how points are earned	Façade articulation is provided through changes in materials (brick veneer and fiber cement panels) and wall recesses and projections at storefront entrances and canopy elements.	
3. Enter 1 point if a primary entrance design is provided.	"Primary entrance design" shall consist of at least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street: a. Architectural details such as arches, friezes, tile work, murals, or moldings. b. Integral planters or wing walls that incorporate landscape or seating. c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights. d. Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets. e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.	1

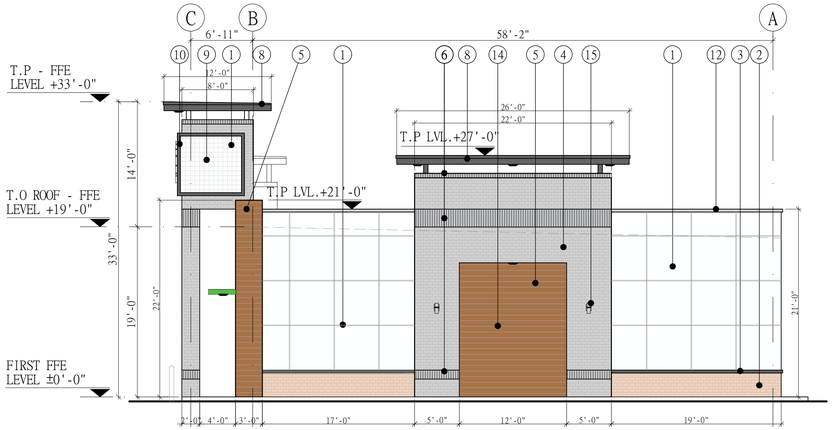
Short description of how points are earned	Primary entrances are clearly defined and emphasized with architectural detailing, canopies, and enhanced exterior lighting.	
4. Enter 1 point if any building materials listed to the right are used for 60% or more of three most visible building facades, not including window or door area.	• cementations siding, • decorative exposed concrete, or • wood.	1
Short description of how points are earned	Brick veneer and decorative façade materials are used on more than 60 percent of the most visible building façades.	
5. Enter 1 point if providing shelter integrated into building form alongside at least 20 percent of all building frontages adjacent to or facing the principal street or adjacent parking with maximum canopy height of 15 feet.	In order to be awarded points for this item projects shall meet the following shade and shelter requirements: A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet. B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.	1
Short description of how points are earned	Integrated canopies and architectural overhangs provide pedestrian shelter along building frontages.	
6. Enter 1 point if providing glazing on at least 20 percent of wall area between two and ten feet above grade on first floor, for at least two facades of the building.	At least one-third of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.4 or higher.	1
Short description of how points are earned	Ground-floor façades include storefront glazing between two and ten feet above grade on multiple façades.	
7. Enter 1 point if 100% of glazing on ground-floor facades have a Visible Transmittance (VT) of 0.4 or higher on facades that face any street or parking lot.		0
Short description of how points are earned		

8. Enter 3 points if any building materials listed to the right are used for 60% or more of three most visible building facades, not including window or door area.	• natural stone, • unpainted brick, • 3-step hard coat cementitious stucco, • unpainted integrally colored decorative concrete block, • tile, • composite metal panels, or • smooth zinc panels.	3
Description of how points are awarded	Brick veneer is used as the primary exterior material on 60 percent or more of the three most visible building façades, excluding window and door areas, in accordance with the Building Design Guidelines.	
9. Enter 3 points if providing glazing on at least 40 percent of wall area between two and ten feet above grade on first floor, for at least two facades of the building.	At least one-third of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.4 or higher.	0
Description of how points are awarded		
10. Enter 3 points if the design of the building is such that at least 75 percent of the façade facing the principal street consists of storefronts with at least two separate entrances.	The following entrance area requirements apply: A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet. B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.	0
Description of how points are awarded		
11. Enter 3 points if providing shelter which is integrated into building form alongside at least 40 percent of all building frontages adjacent to or facing the principal street or adjacent parking with maximum canopy height of 15 feet.	A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet. B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.	0

Description of how points are awarded		
12. Enter 3 points if providing a sustainable roof.	"Sustainable roof" is roofing that has one of the following: a. For a minimum of 75 percent of the total roof surface, a Solar Reflectance Index (SRI) of 78 or higher for a roof with a slope of 2:12 or less, or 29 or higher for a roof with a slope greater than 2:12; or b. For a minimum of 50 percent of the total roof surface, a vegetated roof; c. For a minimum of 50 percent of the total roof surface, rainwater collection system, connected to irrigation system or other building system through piping; or d. For a minimum of 75 percent of the total roof surface, a combination of a vegetated roof with rainwater collection system and SRI-compliant roof meeting the SRI standards listed in "a" above.	0
Description of how points are awarded		
13. Enter 3 points if providing onsite renewable energy which is integrated into the building design.	Examples may include, but are not limited to, rooftop solar panels or biomass boilers.	0
Description of how points are awarded		
	TOTAL POINTS EARNED FOR THIS BUILDING	9

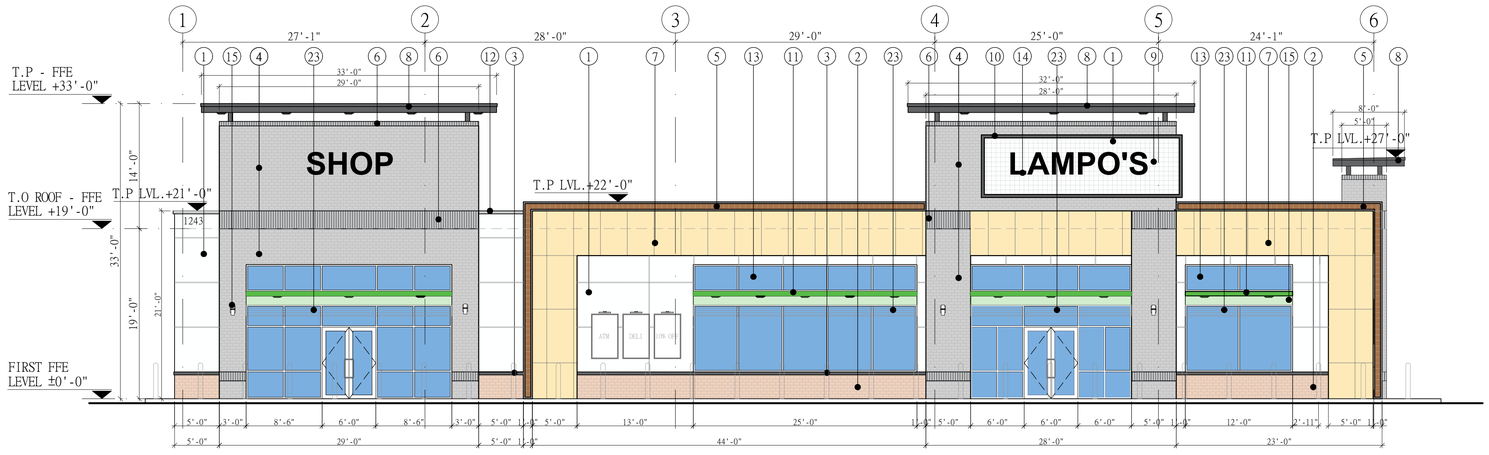
I, the undersigned below, do certify that the information, descriptions and calculations are complete and accurate to the best of my knowledge.

Signature of architect or other designer: Adil Zahir Date: 12-23-2025



ELEVATION -2

Scale: 1/8"=1'0"



ELEVATION -1

Scale: 1/8"=1'0"

KEYED NOTES

1. 3/4" STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING / 8" CMU BLOCK
2. THIN BRICK VENEER #1 OVER 5/8" DENSGLASS / METAL STUDS
3. STONE SILL
4. THIN BRICK VENEER #2 OVER 5/8" DENSGLASS SHEATHING
5. FIBER CEMENT PANEL (WOOD TEXTURE) OVER 5/8" DENSGLASS SHEATHING
6. ARCHITECTURAL BLOCK PANEL #1 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
7. ARCHITECTURAL BLOCK PANEL #2 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
8. FIBER CEMENT BOARD PAINTED FINISH WITH PRE FINISHED GALVANIZED METAL CAP FLASHING
9. METAL WIRE MESH / PERFORATED METAL PANEL
10. METAL FRAME
11. METAL ENTRANCE CANOPY (BY APPROVED SUPPLIER) COVERED WITH FIBER CEMENT BOARD
12. PARAPET WALL WITH 4" / 6" METAL CAP COPING
13. ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
14. EXTERIOR SIGN BY OWNERS
15. LED DROP LIGHT
16. 8" CMU SMOOTH PAINTED FINISH
17. EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
18. DOWNSPOUT (RE: PLUMBING DRAWINGS)
19. SECONDARY SCUPPER (RE: PLUMBING DRAWINGS)
20. WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
21. CAT LADDER
22. EMERGENCY EXIT LIGHT
23. METAL ROLLING SHUTTER

MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	THIN BRICK VENEER	
	FIBER CEMENT PANEL (WOOD TEXTURE)	
	FIBER CEMENT BOARD #1	
	FIBER CEMENT BOARD #2	
	THIN BRICK VENEER	
	3/4" STUCCO BAND FINISH	
	CMU BLOCK	

IMPORTANT NOTES

A. "ANY SUBSTITUTION OF EXTERIOR MATERIALS MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION."

B. "SOLID DOORS, INCLUDING ANY OVERHEAD DOORS, SERVICE AND UTILITY BOXES, GUTTERS AND DOWNSPOUTS WILL BE PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR THE SURROUNDING PREDOMINATE COLOR TO BLEND."

C. "ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."

D. "ANY VENTILATION LOUVERS WILL BE UNIFORMLY PAINTED EITHER A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND."

E. "ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS, GROUND-MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OR LANDSCAPING, ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS, AND ALL WALL-MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING."

F. "THE ZONING INSPECTOR WILL MAKE THE FINAL DETERMINATION DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS."

DESIGN CRITERIA:

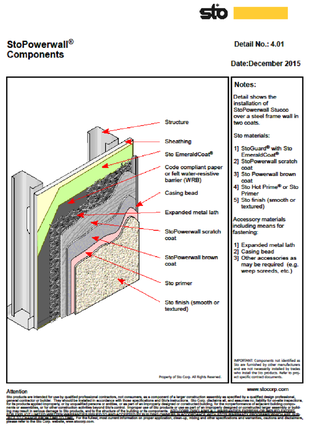
1. THE BUILDING CODE USED FOR THE BASIS ON TABLE 1604.5, 1607.1, 2021 INTERNATIONAL CODES WITH CITY OF BRYAN AMENDMENTS
2. STRUCTURAL DESIGN CRITERIA:
   A. GRAVITY LOAD
   1. DESIGN LOADS

ROOF -	LIVE LOAD	----------	20 PSF
	DEAD LOAD	----------	SELF WT. OF
STRUCTURAL ELEMENTS			
FLOOR -	LIVE/DEAD	----------	100 PSF/ 20 PSF

   B. WIND LATERAL

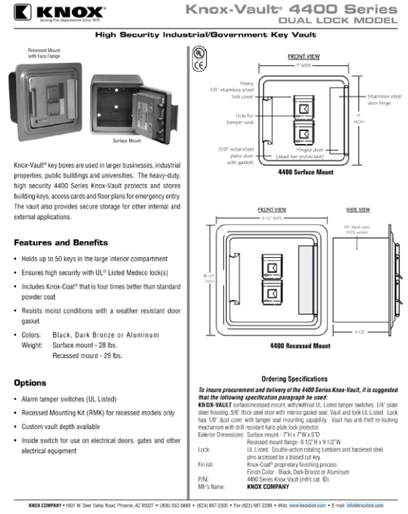
1. WIND LOAD CRITERIA (AS PER ASCE 7)
ULTIMATE DESIGN WIND SPEED, V(ult)= 140 MPH
RISK CATEGORY - II
IMPORTANCE FACTOR - 1.0
EXPOSURE CLASSIFICATION - B

AWNINGS AND CANOPIES ARE DESIGNED FOR A MINIMUM UNIFORM LIVE LOAD OF 20 PSF AS PER TABLE 1607.1 AS WELL AS FOR THE REQUIRED ULTIMATE DESIGN WIND SPEED, V(ULT).



STUCCO DETAIL

Scale: N.T.S.



KNOX BOX DETAIL

Scale: N.T.S.

ISSUE FOR:
- FOR INTER REVIEW ONLY
- BID ONLY
- PERMITS SET
- CONSTRUCTION SET [x]

REVISIONS:

NO.	DATE	DESCRIPTION

MAKMO DESIGN
86 ZENITH LANE, SUGAR LAND, TX 77498
PH # 832-231-7047 TBPE FIRM # 21236

PROPOSED GAS STATION & C-STORE
LOCATED AT
4311 N, TEXAS AVENUE, BRYAN, TX 77803

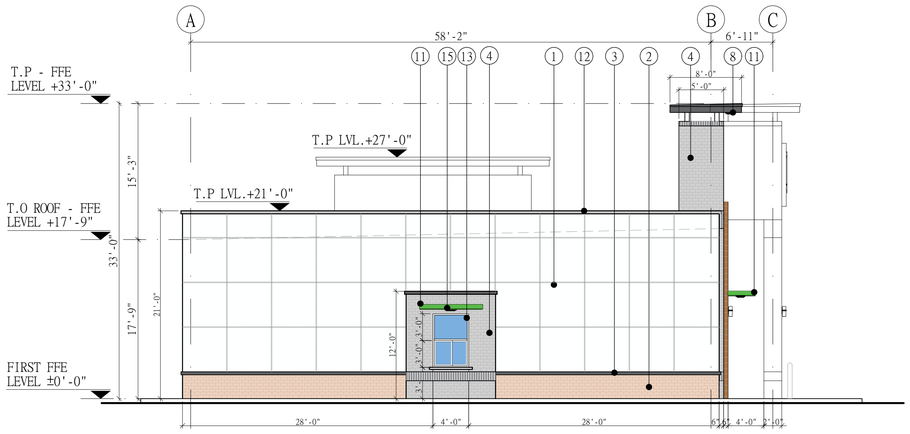
SEAL :

DATE: 05/16/2025

PROJECT NUMBER :	25006-0
SCALE :	
DRAWN BY :	R.R
CHECKED BY:	A.B
SHEET TITLE :	

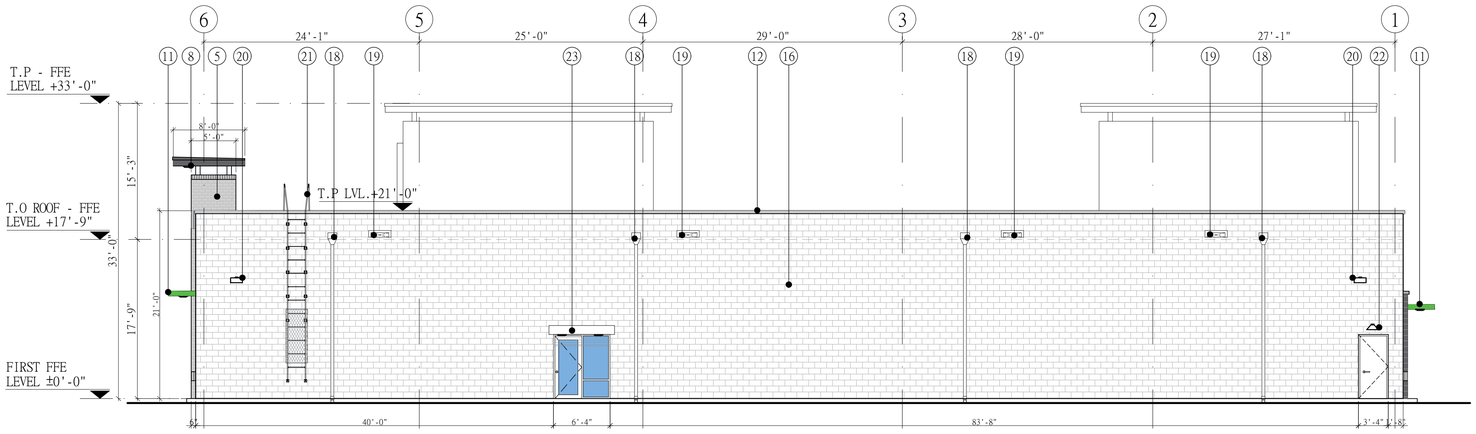
ELEVATION 1 & 2

DRAWING NUMBER: **A-2.0**



ELEVATION -4

Scale: 1/8"=1'0"



ELEVATION -3

Scale: 1/8"=1'0"

KEYED NOTES

1 3/4" STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING / 8" CMU BLOCK
2 THIN BRICK VENEER #1 OVER 5/8" DENSGLASS / METAL STUDS
3 STONE SILL
4 THIN BRICK VENEER #2 OVER 5/8" DENSGLASS SHEATHING
5 FIBER CEMENT PANEL (WOOD TEXTURE) OVER 5/8" DENSGLASS SHEATHING
6 ARCHITECTURAL BLOCK PANEL #1 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
7 ARCHITECTURAL BLOCK PANEL #2 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
8 FIBER CEMENT BOARD PAINTED FINISH WITH PRE FINISHED GALVANIZED METAL CAP FLASHING
9 METAL WIRE MESH / PERFORATED METAL PANEL
10 METAL FRAME
11 METAL ENTRANCE CANOPY (BY APPROVED SUPPLIER) COVERED WITH FIBER CEMENT BOARD
12 PARAPET WALL WITH 4" / 6" METAL CAP COPING
13 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
14 EXTERIOR SIGN BY OWNERS
15 LED DROP LIGHT
16 8" CMU SMOOTH PAINTED FINISH
17 EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
18 DOWNSPOUT (RE: PLUMBING DRAWINGS)
19 SECONDARY SCUPPER (RE: PLUMBING DRAWINGS)
20 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
21 CAT LADDER
22 EMERGENCY EXIT LIGHT
23 METAL ROLLING SHUTTER

MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	THIN BRICK VENEER	
	FIBER CEMENT PANEL (WOOD TEXTURE)	
	FIBER CEMENT BOARD #1	
	FIBER CEMENT BOARD #2	
	THIN BRICK VENEER	
	3/4" STUCCO BAND FINISH	
	CMU BLOCK	

LIGHT GAUGE METAL FRAMING NOTES:

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
3. ALL STUDS,RUNNERS, JOISTS AND TRUSSES SHELL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
4. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
5. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING. HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTORTION IN ANY MANNER
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF - DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED.ALL WELDS SHALL BE TOUCHED - UP WITH A ZINC - RICH PAINT.
9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
12. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
13. RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD - ROLLED CHANNEL BRACING AT THIRD POINTS.
14. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
15. PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
16. BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FLANGE ROTATION AND TO SUPPORT FLANGES IN COMPRESSION.BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2 " COLD - ROLLED CHANNELS SCREW - ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8' - 0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" U.N.O SOLID BLOCKING, OF FIELD - CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED, WELDED OR SCREW - ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10' - 0" O.C. MAX. COLD - ROLLED CHANNELS OR STRAP BRACING OF 1 1/2 " X 33 MIL (0.033") CORROSION - RESISTANT STEEL SHALL BE SCREW - ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

STUCCO COMPOSITION NOTES:

SECTION 2512: EXTERIOR PLASTER:

2512.1 GENERAL.
Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 ON-GRADE FLOOR SLAB.
On wood-framed or steel stud construction with an on-grade concrete floor slab sys- tem, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 WEEP SCREEDS.
A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inch- es (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attach- ment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 PLASTICITY AGENTS.
Only approved plasticity agents and approved amounts thereof shall be added to Portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizers is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in two coats, provided the total thickness is as set forth in ASTM C 926.

2512.3 LIMITATIONS.
Gypsum plaster shall not be used on exterior surfaces.

2512.4 CEMENT PLASTER.
Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40°F (4°C), unless provisions are made to keep cement plaster work above 40°F (4°C) during application and 48 hours thereafter.

2512.5 SECOND COAT APPLICATION.
The second coat shall be brought out to proper thickness, rodded and floated suffi- ciently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/4 inch (6.4 mm) in any direction under a 5-foot (1524 mm) straight edge.

2512.6 CURING AND INTERVAL
First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6.

TABLE 2512.6 CEMENT PLASTERS[a]

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
FIRST	48 HOURS[d]	48 HOURS[b]
SECOND	48 HOURS	7 DAYS[c]
FINISH	—	NOTE C

a. The first two coats shall be as required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

b. Twenty-four-hour minimum interval between coats of interior cement plaster. For alternate method of application, see Section 2512.8.

c. Finish coat plaster is permitted to be applied to interior Portland cement base coats after a 48-hour period.

2512.7 APPLICATION TO SOLID BACKINGS
Where applied over gypsum backing as specified in Section 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hard- ness.

2512.8 ALTERNATE METHOD OF APPLICATION.
The second coat is permitted to be applied as soon as the first coat has attained sufficiently rigidity to receive the second coat.

2512.8.1 ADMIXTURES.
When using this method of application, calcium aluminate cement up to 15 percent of the weight of the Portland cement is permitted to be added to THE MIX.

2512.8.2 CURING.
Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 FINISH COATS
Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thick- ness to conceal the brown coat.

These notes were obtained from 2021 IBC.

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET ☑

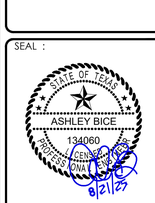
REVISIIONS:

NO.	DATE	DESCRIPTION

MAKMO DESIGN
86 ZENITH LANE, SUGAR LAND, TX 77498
PH # 832-231-7047 TBPE FIRM. # 21236

PROPOSED GAS STATION & C-STORE
LOCATED AT
4311 N, TEXAS AVENUE, BRYAN, TX 77803

SEAL :



DATE: 05/16/2025

PROJECT NUMBER :	25-006
SCALE :	
DRAWN BY :	R.R
CHECKED BY:	A.B
SHEET TITLE :	

ELEVATION 3 & 4

DRAWING NUMBER:
A-2.1

DESIGN CRITERIA:

1. THE BUILDING CODE USED FOR THE BASIS ON TABLE 1604.5, 1607.1 WITH AMENDED 2021 IBC.

2. STRUCTURAL DESIGN CRITERIA:
   A. GRAVITY LOAD
   1. DESIGN LOADS
ROOF - LIVE LOAD ----------20 PSF
DEAD LOAD ----------SELF WT. OF STRUCTURAL ELEMENTS
FLOOR - LIVE/DEAD ----------100 PSF/ 20 PSF

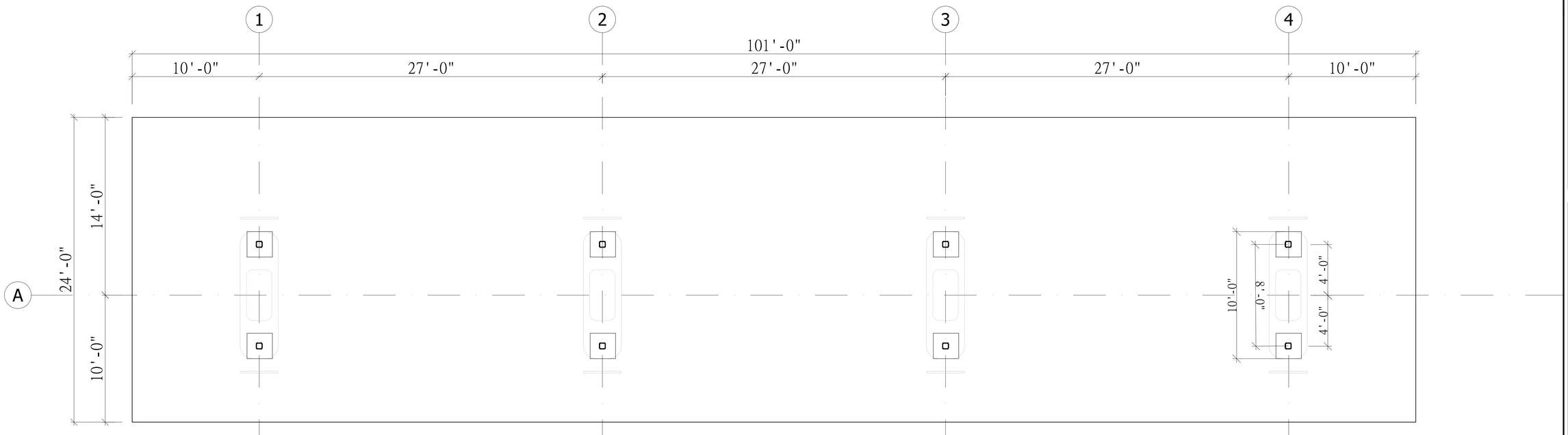
   B. WIND LATERAL
1. WIND LOAD CRITERIA (AS PER ASCE 7)
ULTIMATE DESIGN WIND SPEED, V(ult)= 150 MPH
RISK CATEGORY - II
IMPORTANCE FACTOR - 1.0
EXPOSURE CLASSIFICATION - B

SIGNAGE

- ALL CANOPY SIGNAGE TO BE PERMITTED SEPARATELY

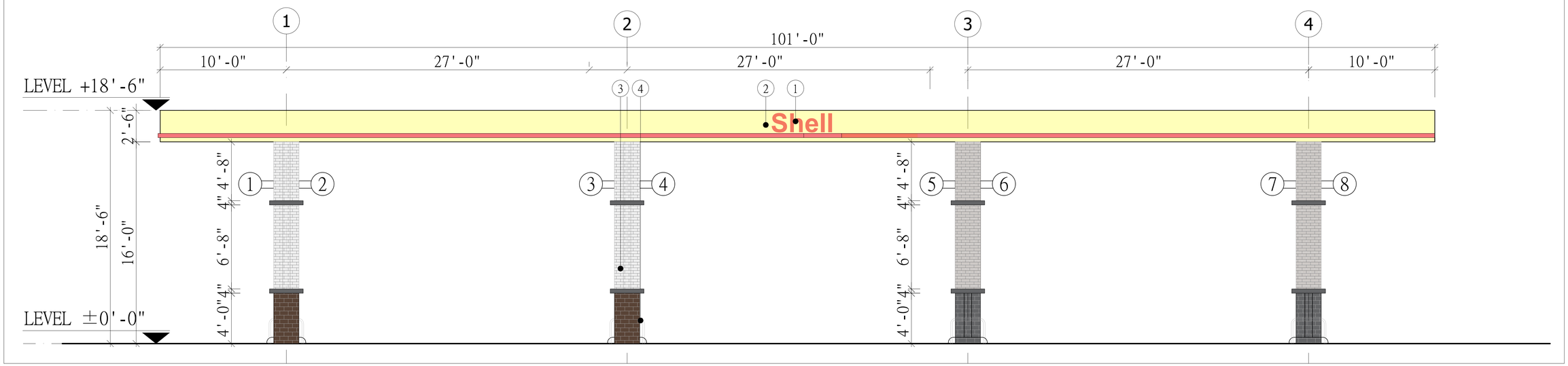
KEY NOTES

1. GAS BRAND NAME- TO BE PERMITTED SEPRATEDELY
2. CANOPY WITH METAL FASCIAL FINISH
3. FUEL DISPENSOR
4. METAL BARRIER



4 MPDs GAS CANOPY PLAN

Scale: 1/4"=1'0"



GAS CANOPY ELEVATION

Scale: 1/4"=1'0"

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REVISIIONS:

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PH # 832-231-7047 TBPE FIRM # 21236

PROPOSED GAS STATION & C-STORE
LOCATED AT
4311 N, TEXAS AVENUE, BRYAN, TX 77803

SEAL :

STATE OF TEXAS
ASHLEY BICE
134060
LICENSED
PROFESSIONAL ENGINEER
8/21/25

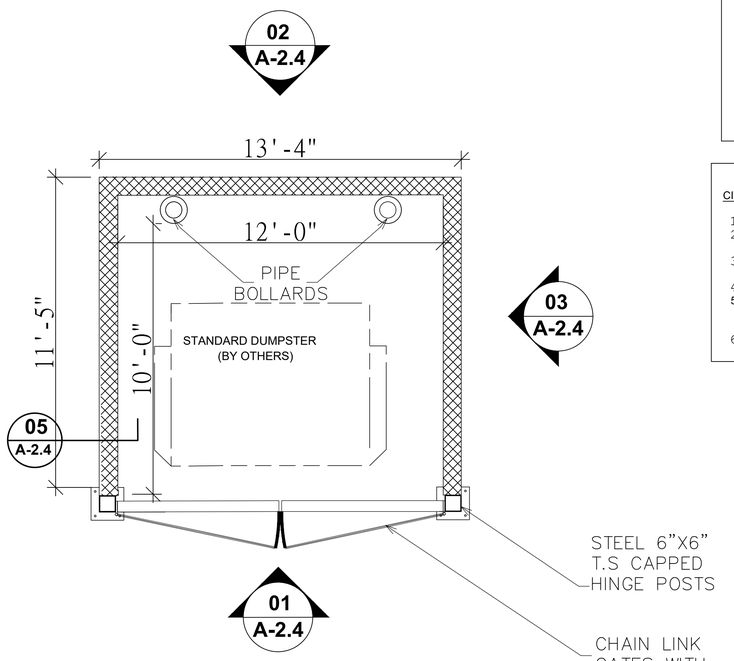
DATE: 05/16/2025

PROJECT NUMBER :	25006
SCALE :	
DRAWN BY :	R.R
CHECKED BY:	A.B
SHEET TITLE :	

GAS CANOPY PLAN & ELEVATION

DRAWING NUMBER:

A-2.2



DUMPSTER ENCLOSURE PLAN

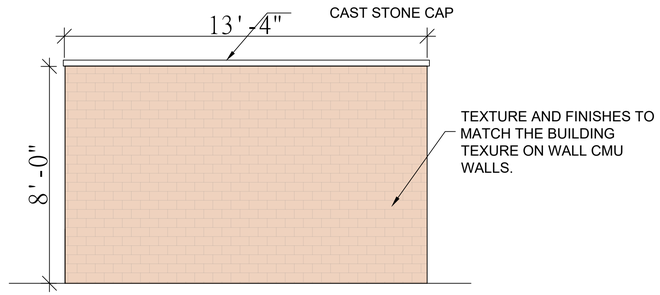
SCALE: 1/4" = 1'-0"

NOTES:

1. INSTALL GATE TO SWING CLEAR OF PAVEMENT.
2. PROVIDE BOLTS TO SECURE GATES IN FULL OPEN OR CLOSED POSITION.
3. SEAL AND PAINT TO MATCH BUILDING.
4. ENCLOSURE HEIGHT: MIN 6' , MAX 8'.
5. MATERIALS MUST BE COMPATIBLE WITH PRINCIPAL BUILDING.
6. DUMPSTER TO REMAIN FULLY SCREENED FROM PUBLIC VIEW.
7. ENCLOSURE MUST BE MAINTAINED IN CLEAN, SECURE CONDITION.

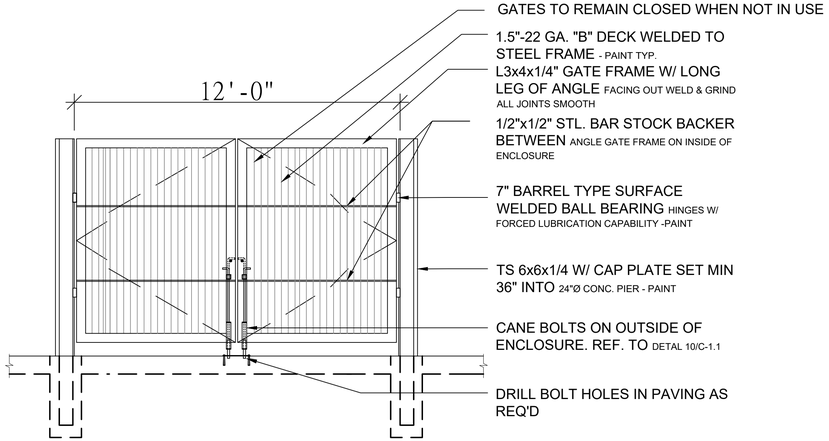
CITY OF BRYAN DUMPSTER ENCLOSURE CONSTRUCTION & MAINTENANCE REQUIREMENTS

1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
4. THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
5. BAN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
6. THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE



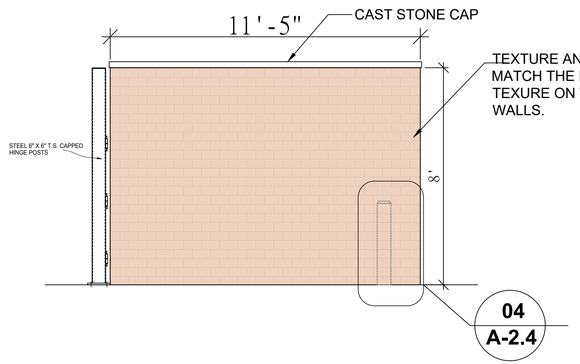
02 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



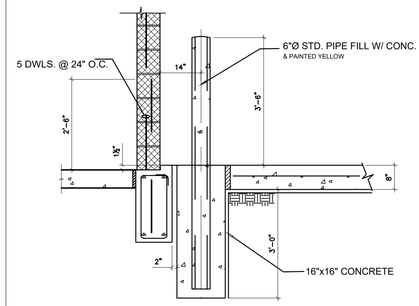
01 DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



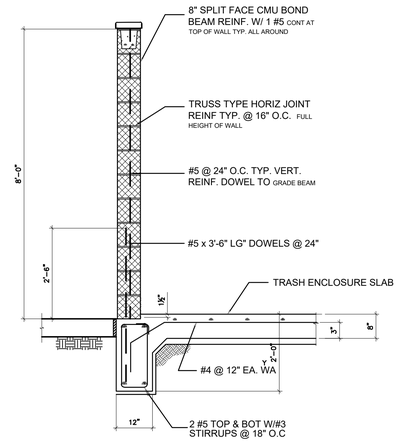
03 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



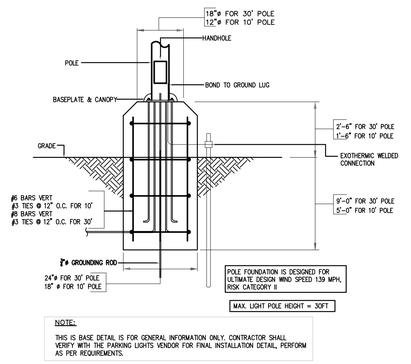
04 ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



05 SECTION : DUMPSTER WALLS

SCALE: 1/4" = 1'-0"



06 DETAIL : LIGHT POLE FOUNDATION SECTION

SCALE: 1/4" = 1'-0"

DUMPSTER DETAIL

Scale: 1/4"=1'0"

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REVISIIONS:

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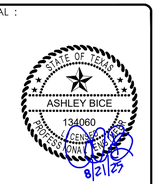
PROPOSED GAS STATION & C-STORE
LOCATED AT
4311 N, TEXAS AVENUE, BRYAN, TX 77803

SEAL :



DATE: 05/16/2025

PROJECT NUMBER	:	25-006
SCALE	:	1/8"=1'-0"
DRAWN BY	:	R,R
CHECKED BY:		A.B
SHEET TITLE	:	

DUMPSTER DETAIL

DRAWING NUMBER:

A-2.3