

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

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DWG. NO.	DRAWING DESCRIPTION
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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

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:

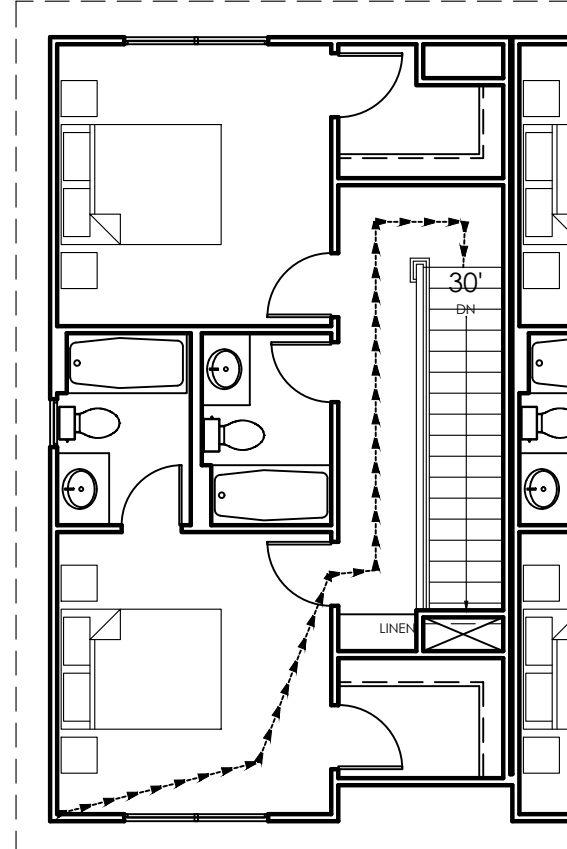
Stair handrails: Per 1009.3 Exception 2, 48" between handrails not required if building is sprinklered.

Stair width: Per 1011.2 Exception 1, 36" wide if occupant load is less than 50.

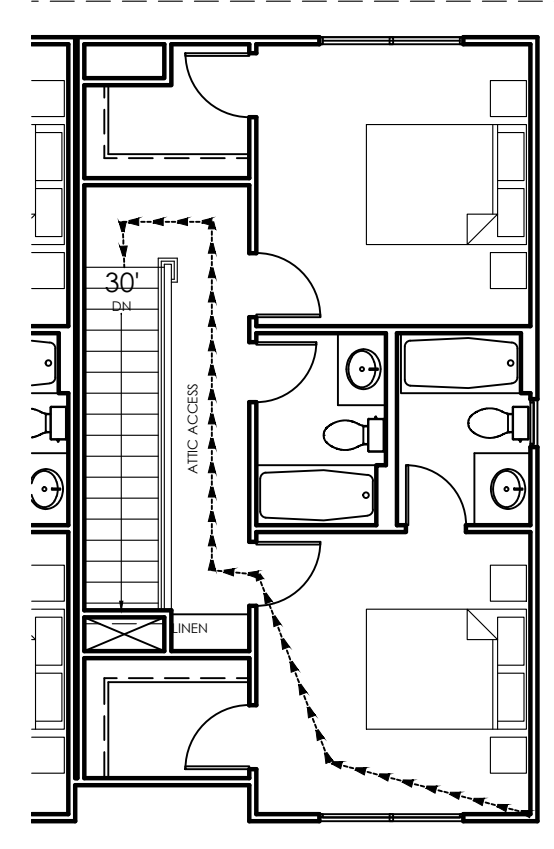
Plumbing Requirements (IBC Section Table 2902.1)

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

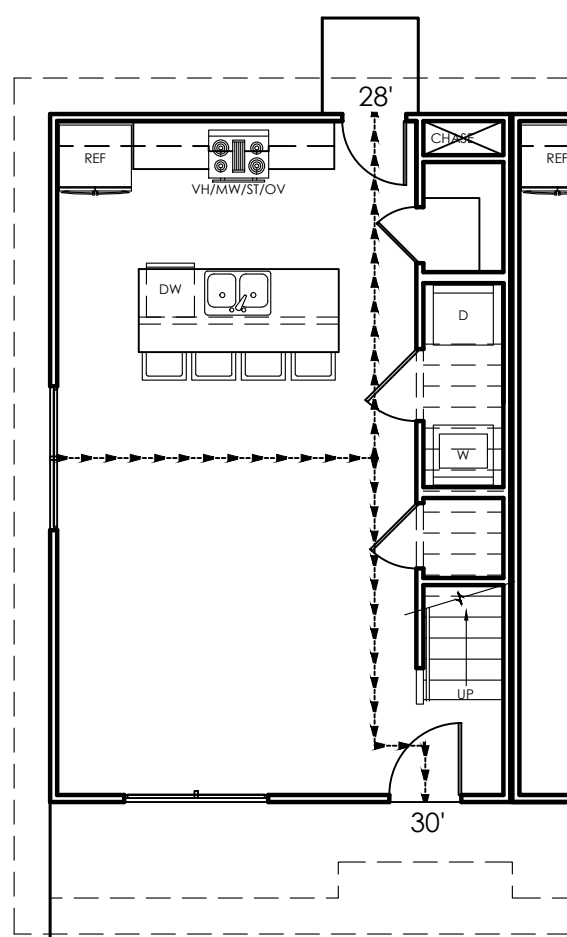
LIFE SAFETY PLANS



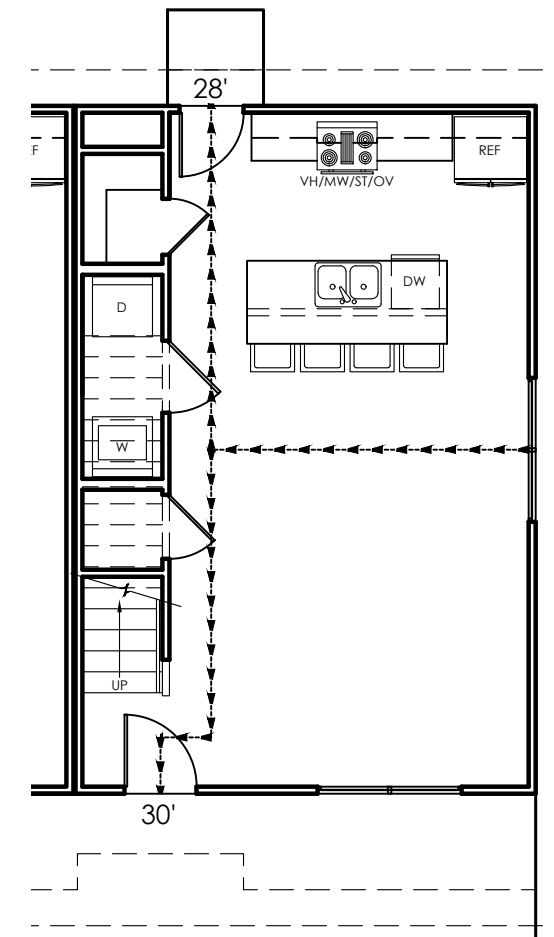
04 BLDG A 2ND FLOOR EGRESS
REF: NONE
1/8"=1'-0"



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



03 BLDG A 1ST FLOOR EGRESS
REF: NONE
1/8"=1'-0"



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

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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

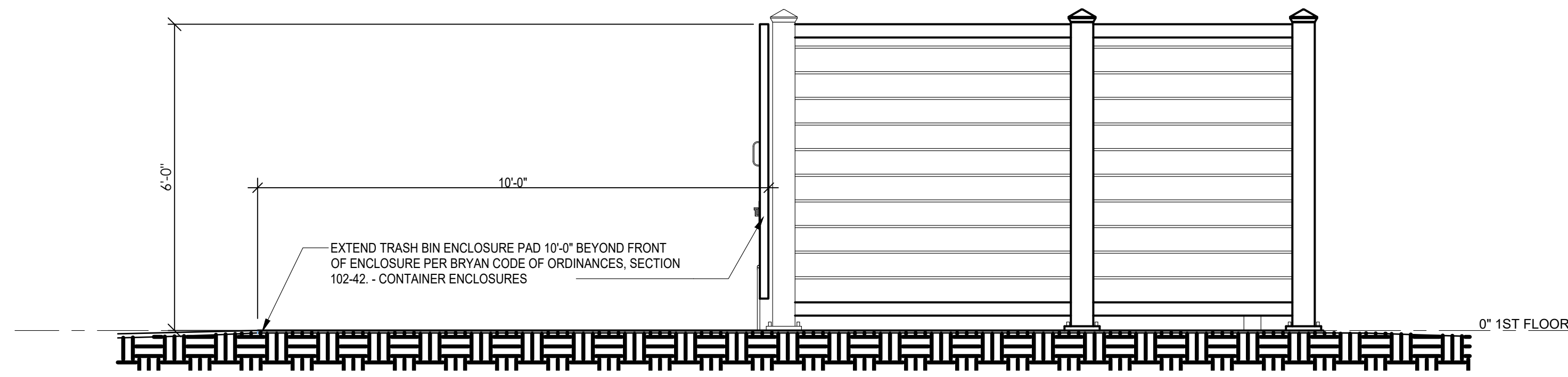
CHECKED NW

DATE 01/31/24

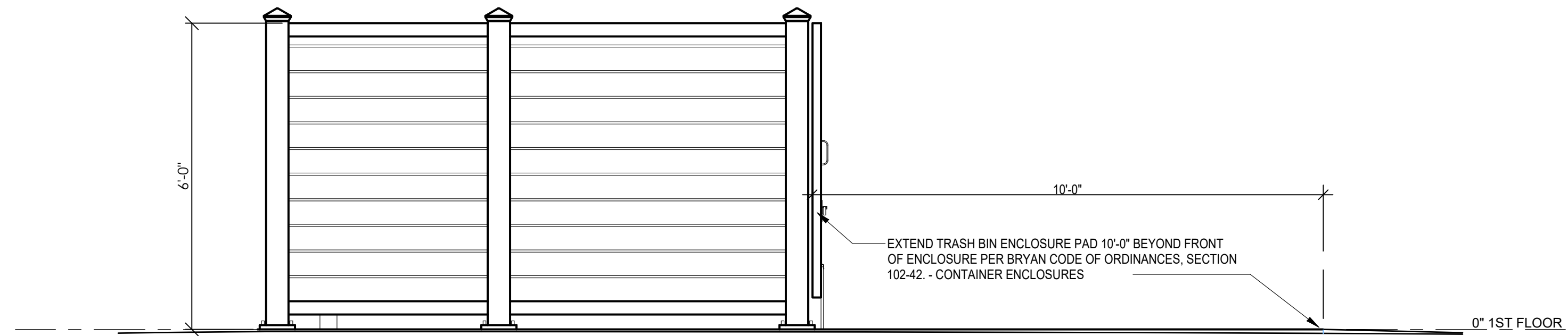
REVISIONS

SHEET

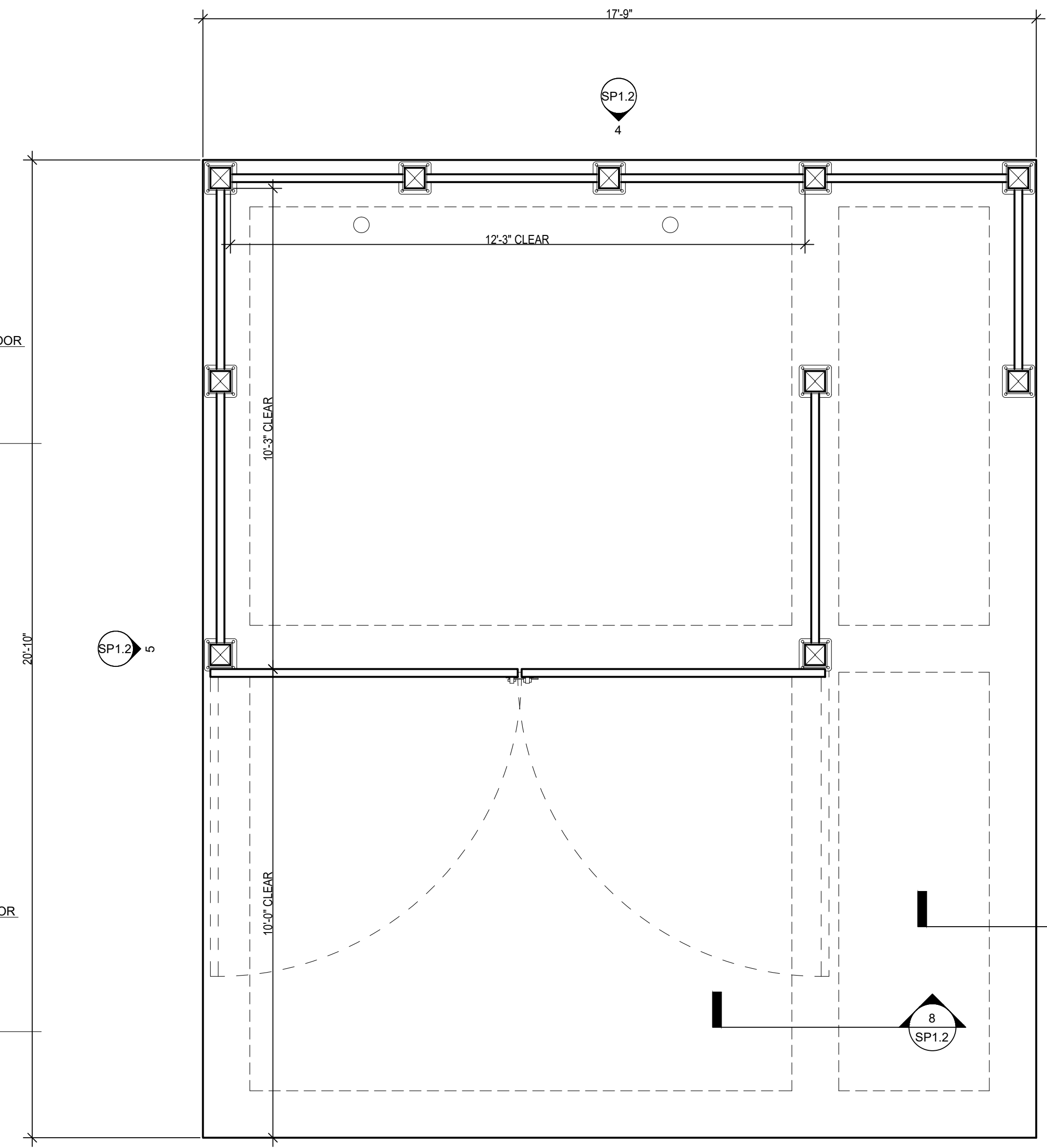
CVR1.1



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



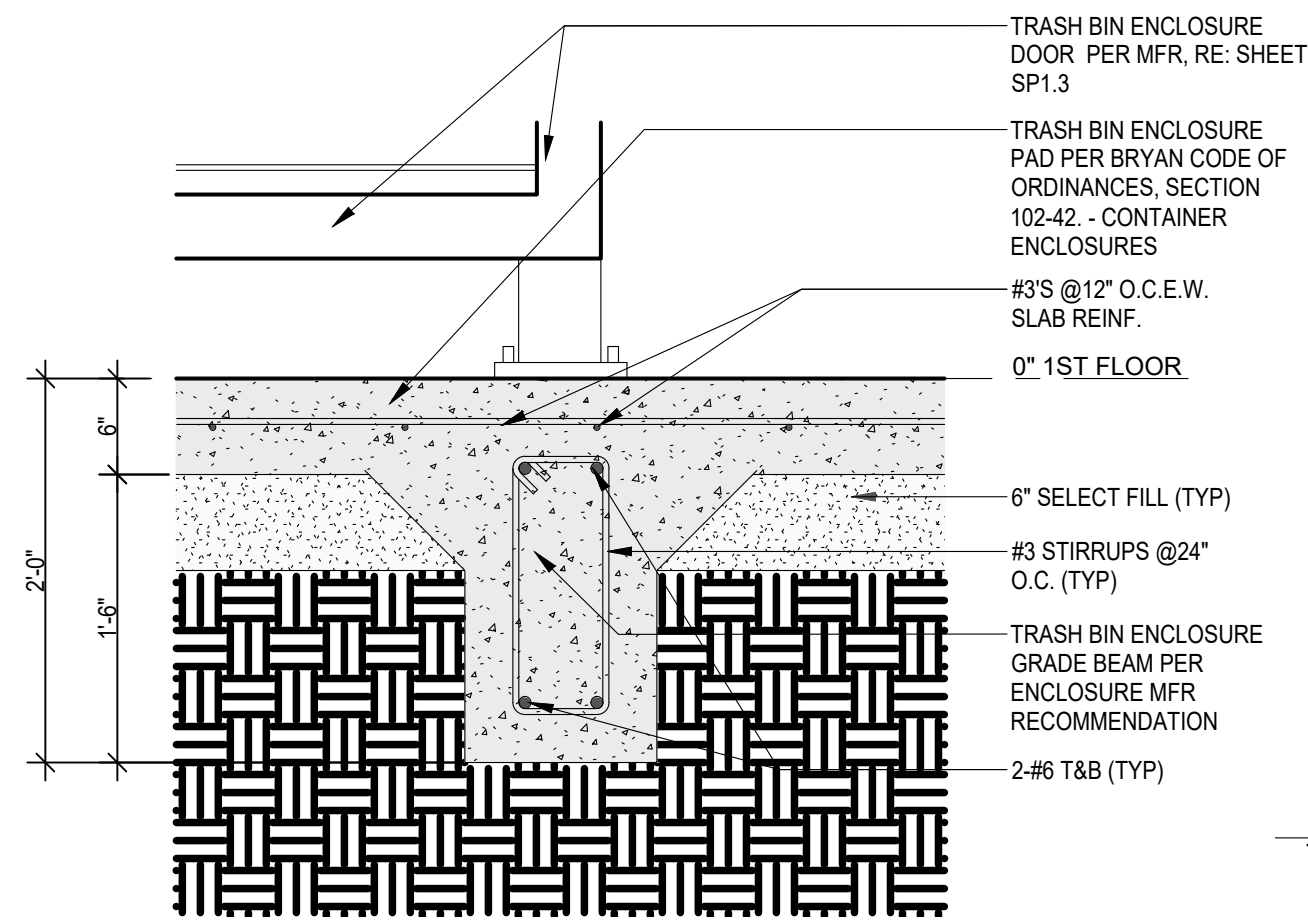
5 LEFT ELEVATION
1/2" = 1'-0"



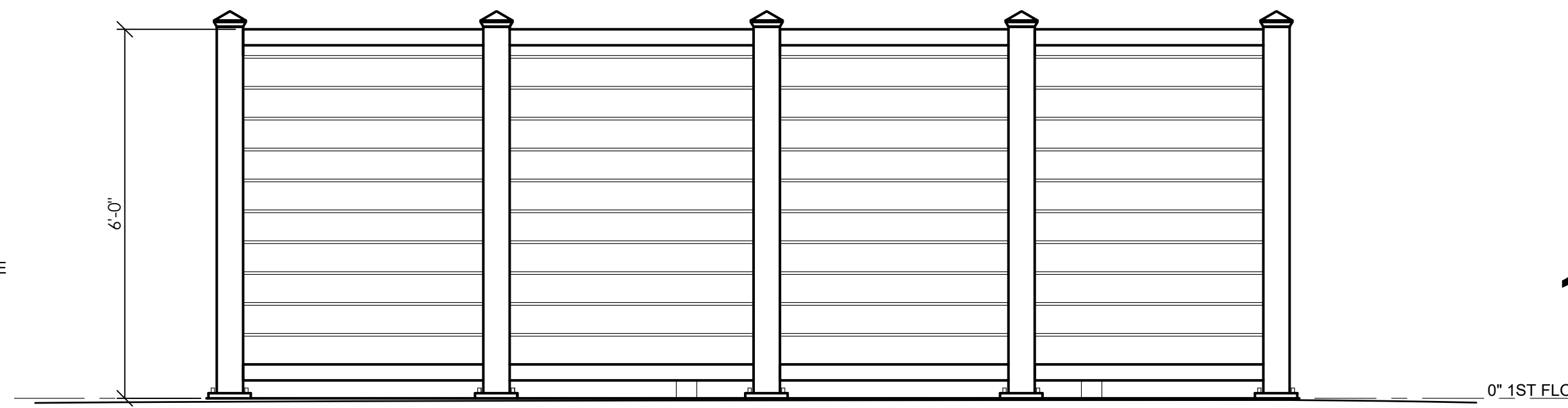
TRASH BIN ENCLOSURE CLEAR DIMENSIONS AND PAD PER BRYAN CODE OF ORDINANCES, SECTION 102-42. - CONTAINER ENCLOSURES

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

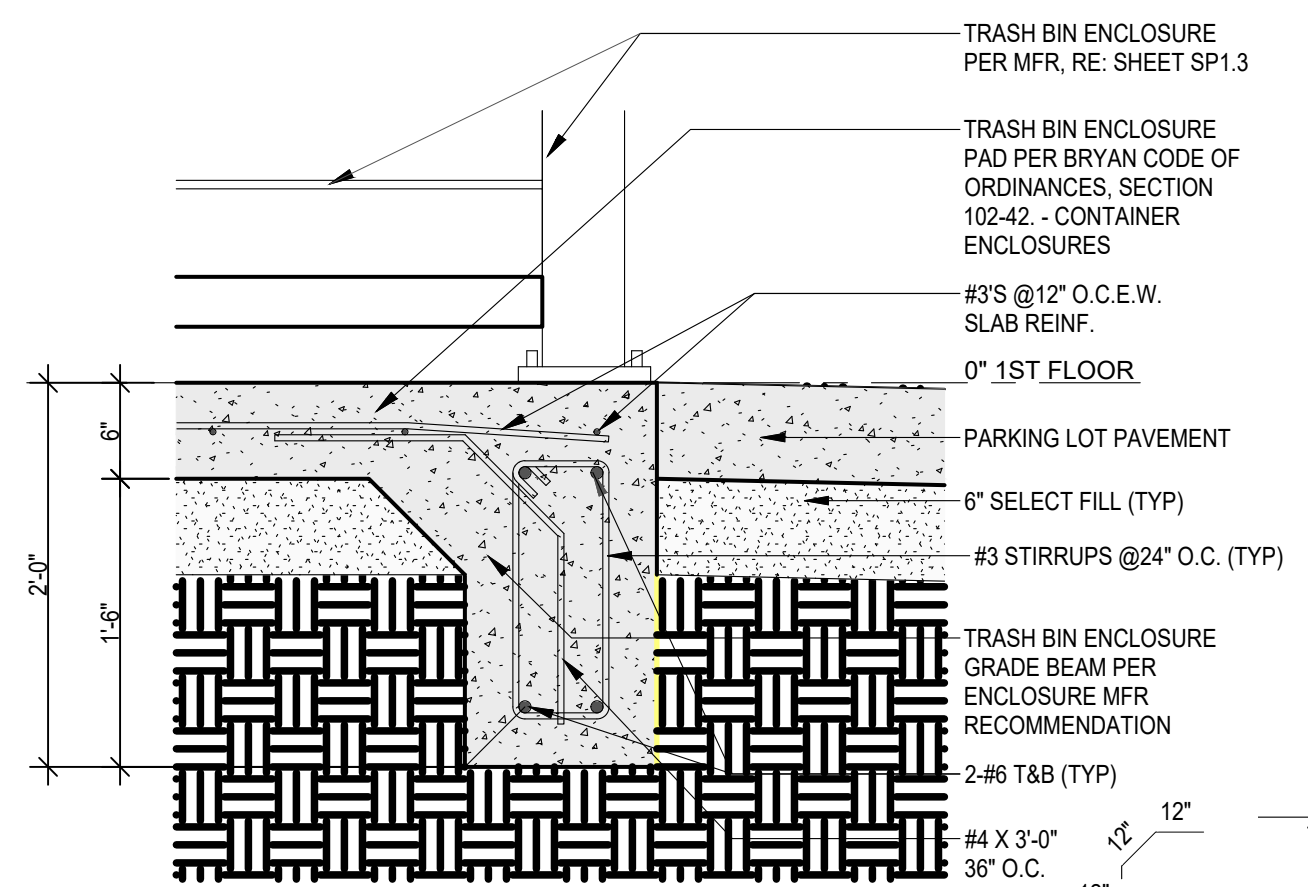
1 1ST FLOOR
1/2" = 1'-0"



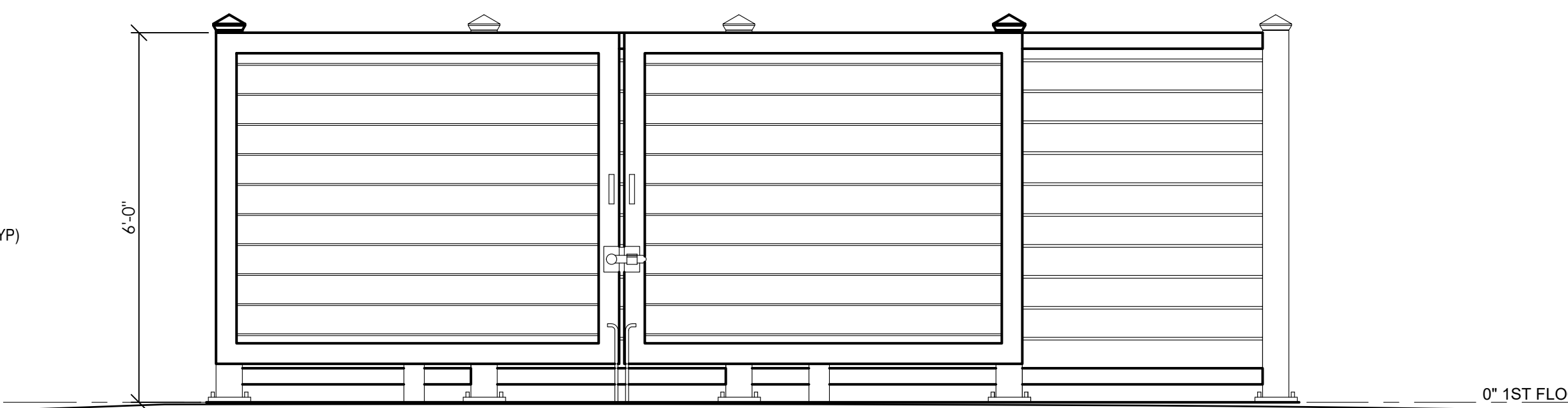
8 INTERIOR GRADE BEAM
1" = 1'-0"



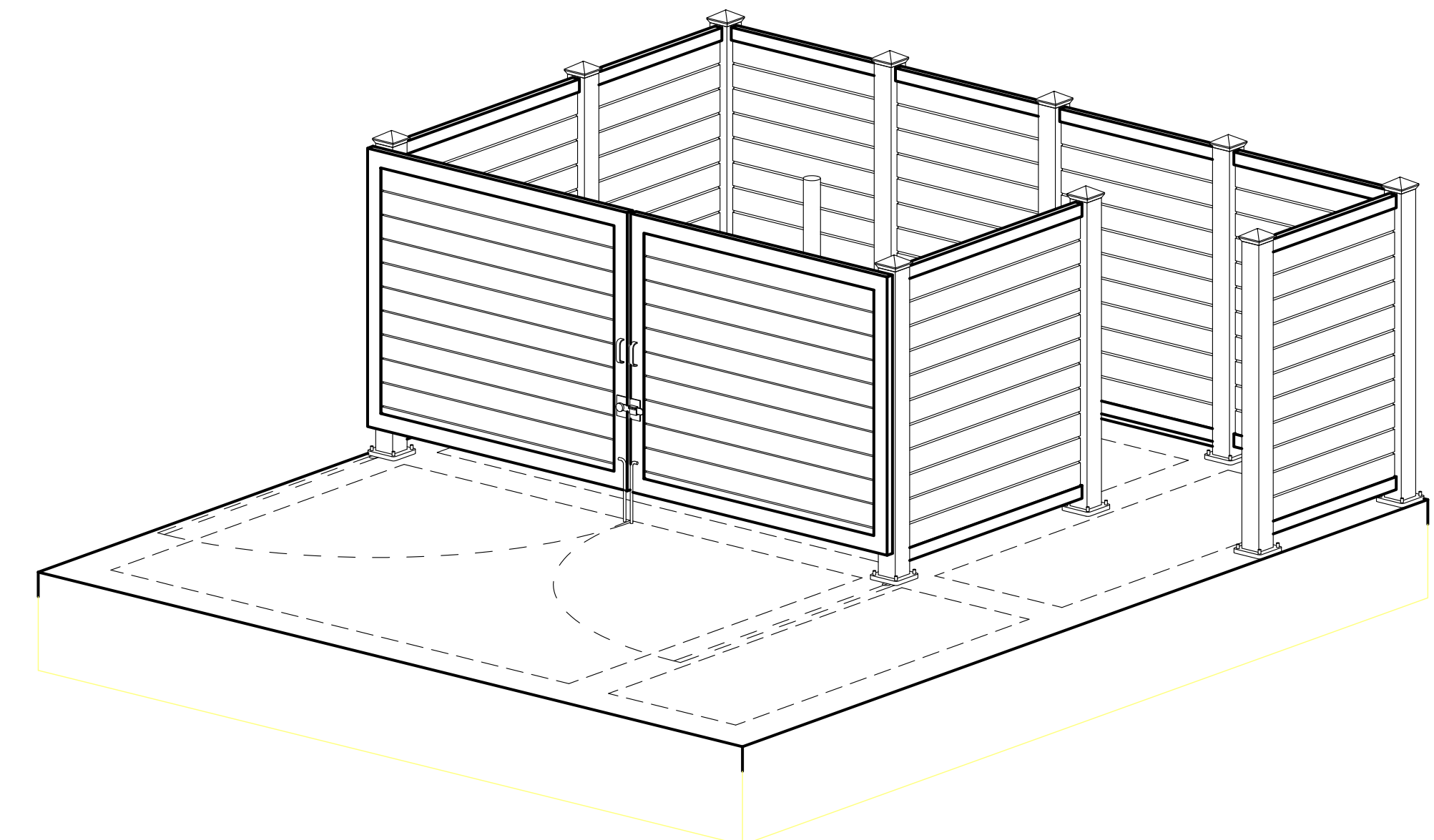
4 BACK ELEVATION
1/2" = 1'-0"



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



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



TRASH BIN ENCLOSURE/PAD AXO

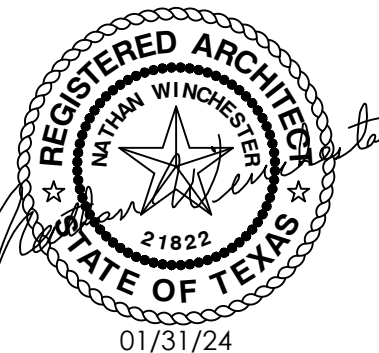


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TRASH BIN ENCLOSURE DETAILS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSTIE, BLOCK 195, LOT 66 (0.3000 ACRES)

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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](#))

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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/in 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

32 35 00 -1

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.

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- 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 30 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
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: 5 ft (1529 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) Walk-in.
 67. Dumpster Layout: 11 x 11 ft (3353 x 3353 mm) ADA Walk-in.
 68. Dumpster Layout: 11 x 22 ft (3353 x 6706 mm).
 69. Dumpster Layout: 13 x 13 ft (3962 x 3962 mm).
 70. Dumpster Layout: 13 x 13 ft (3962 x 3962 mm) Walk-in.
 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.

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- 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@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: Galvan wire mesh in extruded aluminum frame.
 - B. Operable Access Gates: Minimum Panel thickness: 0.050"
 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/in concrete 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

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DUMPSTER ENCLOSURE SPECIFICATIONS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSTIE, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN WBP

CHECKED NW

DATE 01/31/24

REVISIONS

NO.	DESCRIPTION

SHEET

SP1.3

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BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 66 (0.3000 ACRES)



DRAWN	WBP
CHECKED	NW
DATE	01/31/24
REVISIONS	

SHEET
SP2.1

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

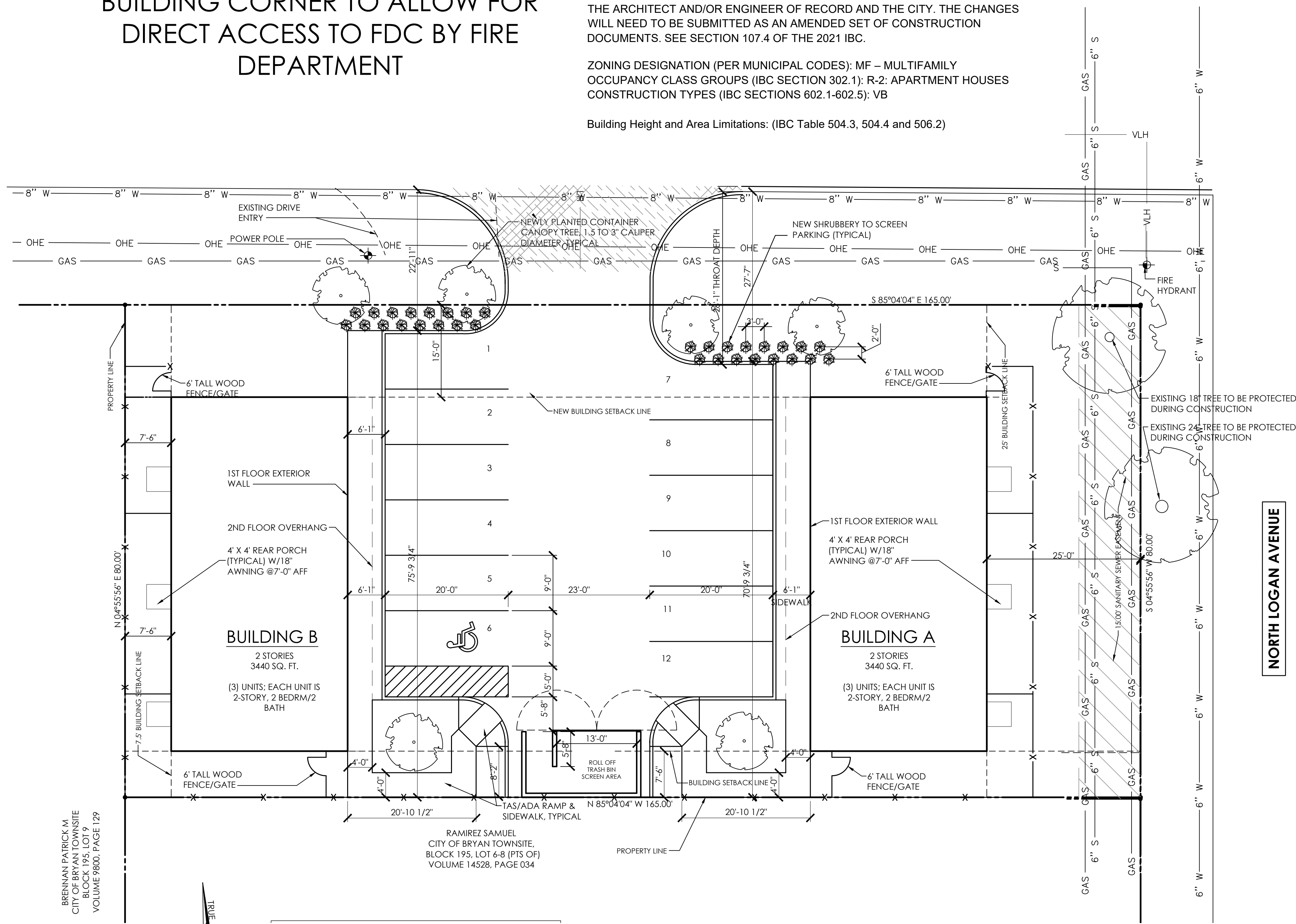
APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRIC CODE
2012 TEXAS ACCESSIBILITY STANDARDS
ALL LOCAL AMENDMENTS AND REVISIONS ADOPTED BY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

RISER ROOM ON STREET SIDE. FENCE/GATE WILL BE PUSHED BACK TO THE BUILDING CORNER TO ALLOW FOR DIRECT ACCESS TO FDC BY FIRE DEPARTMENT



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

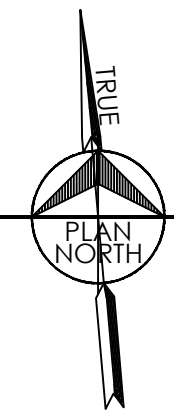
Shrub Type	Quantity	SF/Type	Subtotal	Total	Notes
a. <2gallons	0	5	0		
b. 2gallons	0	10	0		
c. 15 gallons	0	15	0		
d. Planting beds	0	1	0		
Total Shrubs and Planting Beds Areas Proposed				0	(No Minimum)

(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

01 SITE PLAN
REF: NONE

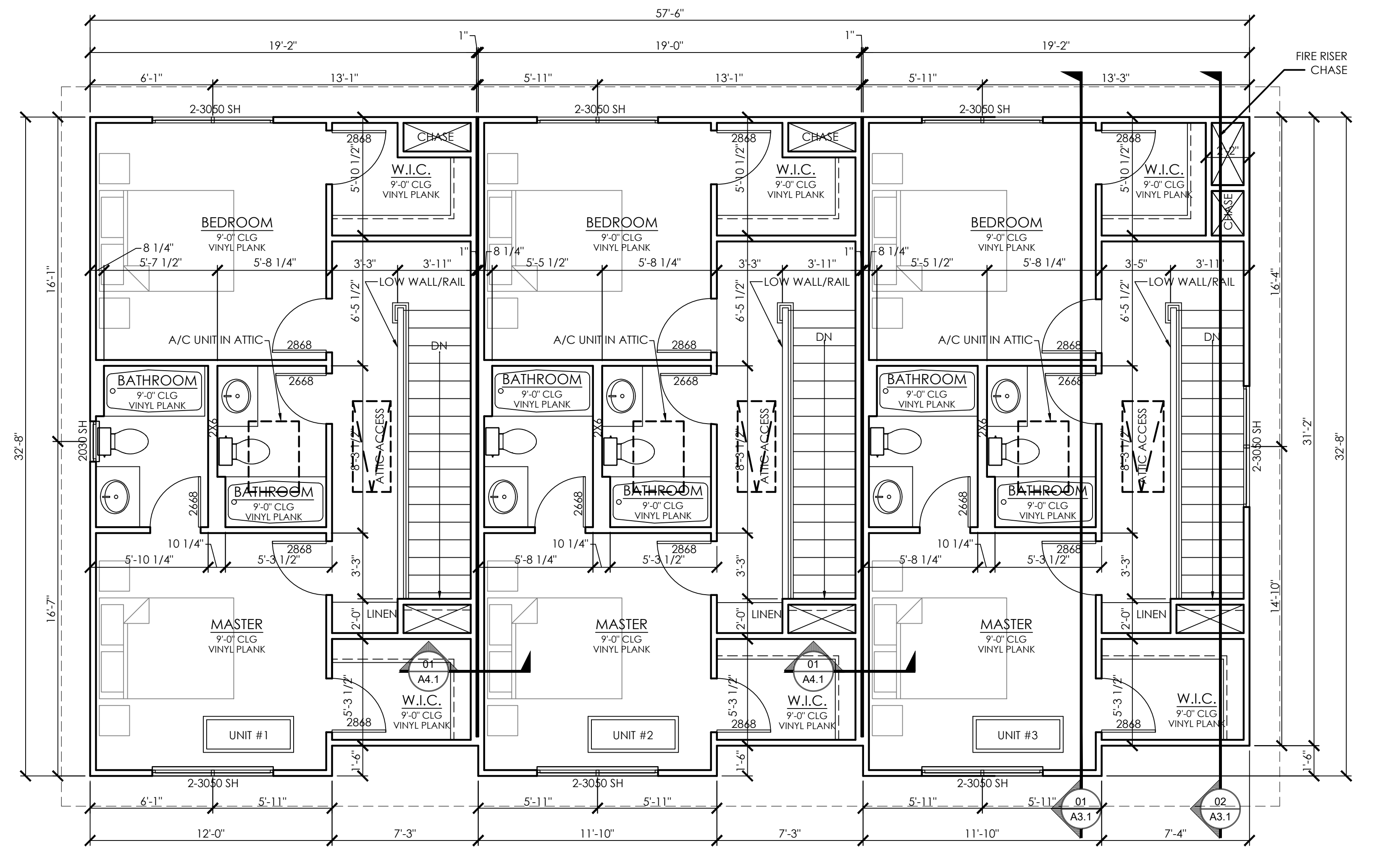


1"=10'-0"

BRENNAN PATRICK M.
CITY OF BRYAN TOWNSHIP
BLOCK 195, LOT 66
VOLUME 9800, PAGE 129

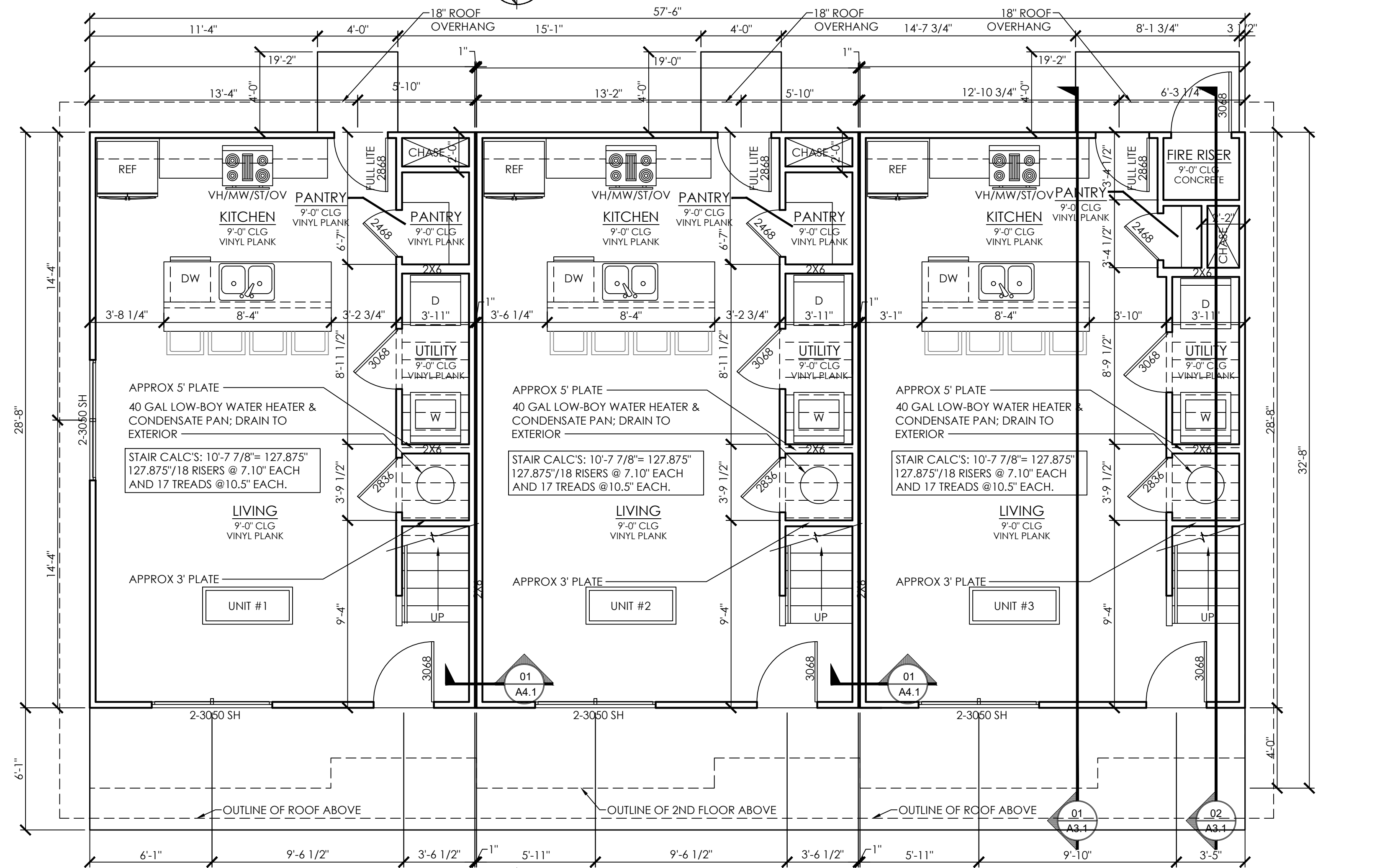
RAMIREZ SAMUEL
CITY OF BRYAN TOWNSHIP
BLOCK 195, LOT 6-B (PTS OF)
VOLUME 14528, PAGE 034

FLIP BUILDING TO PUT RISER ROOM ON STREET SIDE. FENCE/GATE WILL BE PUSHED BACK TO THE BUILDING CORNER TO ALLOW FOR DIRECT ACCESS TO FDC BY FIRE DEPARTMENT



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

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



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201 A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039
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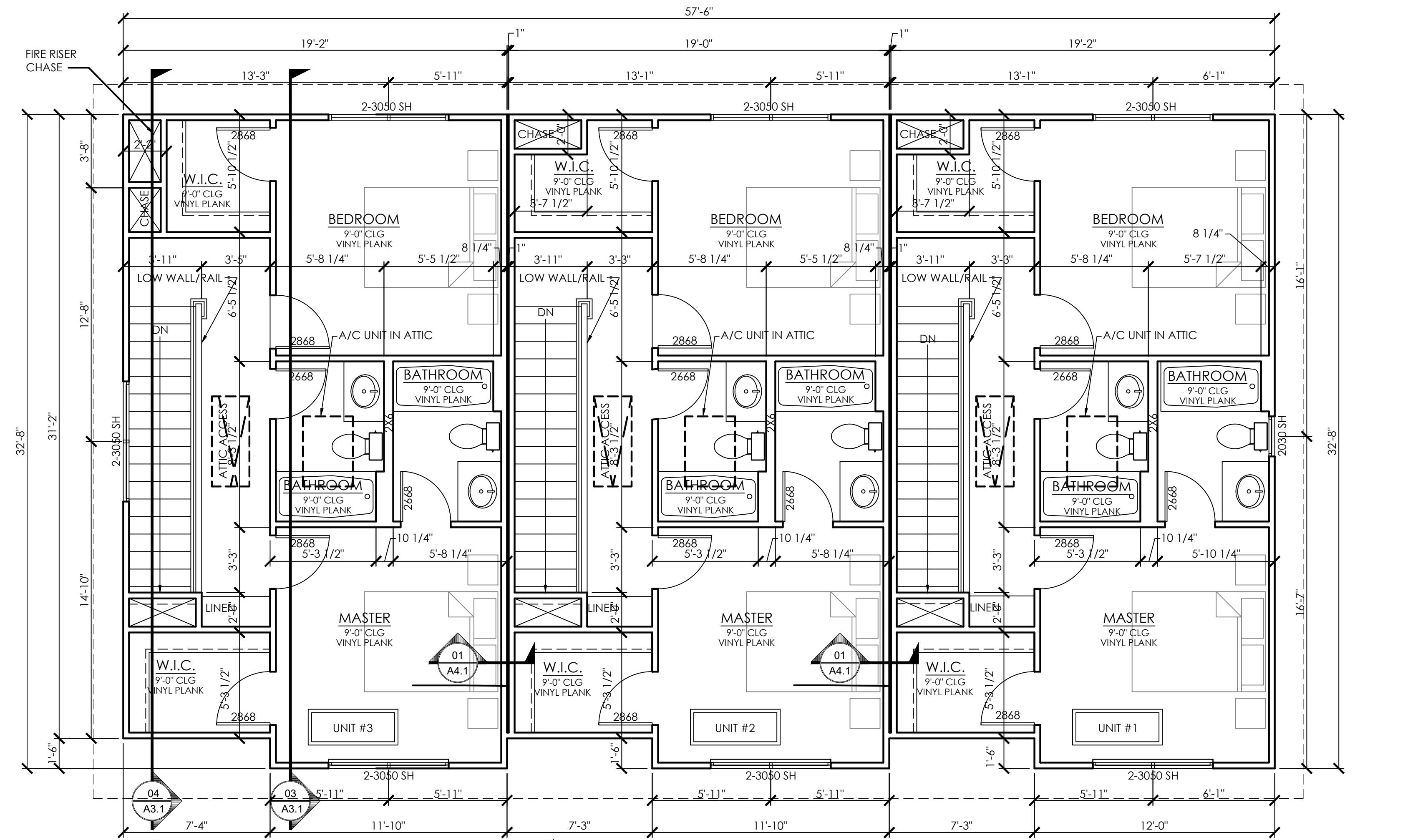
BUILDING A FLOOR PLANS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN	WBP
CHECKED	NW
DATE	01/31/24
REVISIONS	

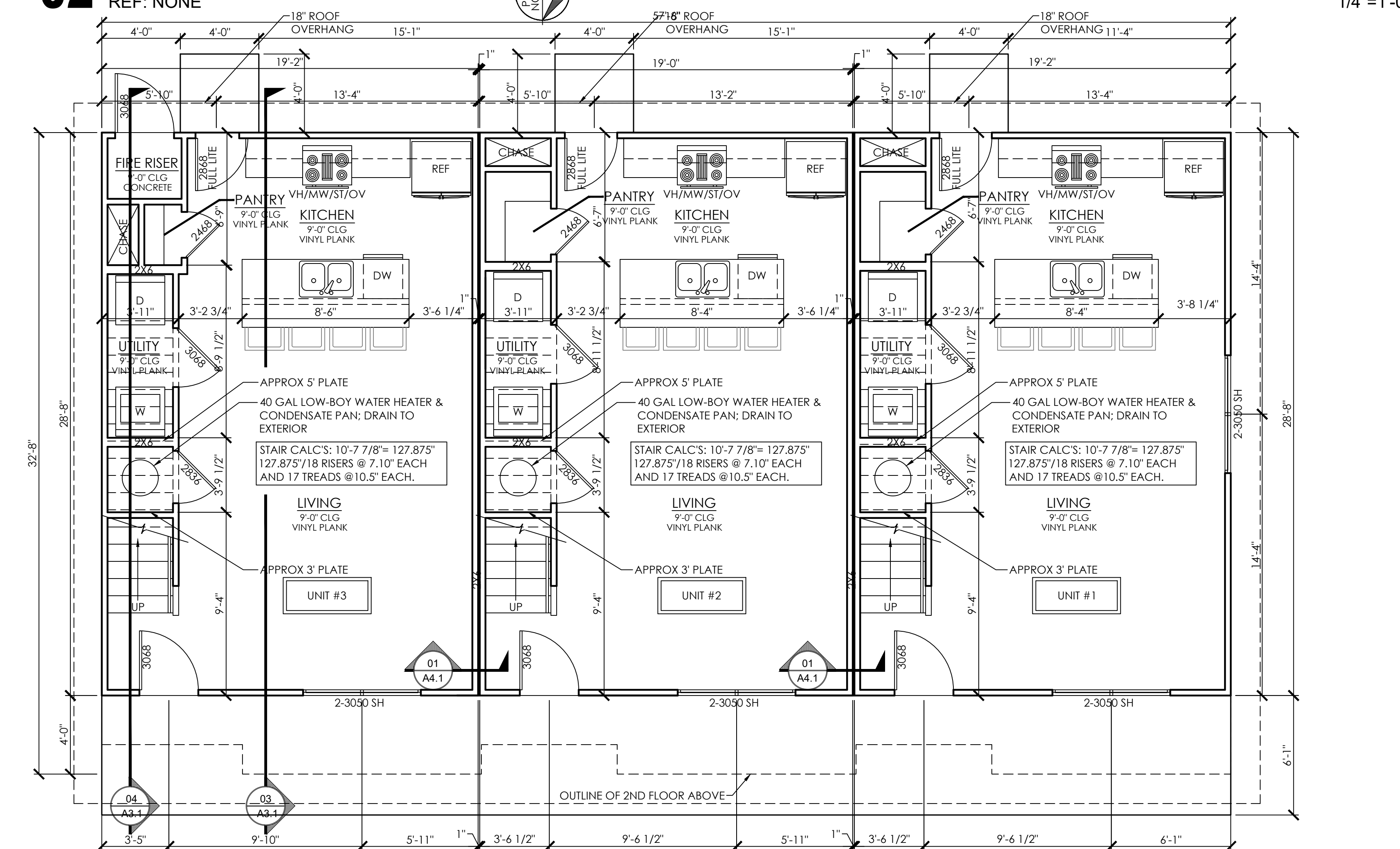
SHEET
A1.1

FLIP BUILDING TO PUT RISER ROOM ON STREET SIDE. FENCE/GATE WILL BE PUSHED BACK TO THE BUILDING CORNER TO ALLOW FOR DIRECT ACCESS TO FDC BY FIRE DEPARTMENT



02 BUILDING B 2ND FLOOR PLAN
REF: NONE

1/4"=1'-0"



01 BUILDING B 1ST FLOOR PLAN
REF: NONE

1/4"=1'-0"

- GENERAL NOTES**
- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND/OR COMMENCING CONSTRUCTION.
 - PROVIDE GUTTERS AT ALL HORIZONTAL ROOF EDGES. VERIFY LOCATION OF DOWN SPOUTS W/ OWNER AT SITE.
 - GRADE SITE TO DIVERT WATER AWAY FROM BUILDING.
 - VERIFY ALL DIMENSIONS AT JOB SITE.
 - DO NOT SCALE DRAWINGS.
 - USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS W/ SILL SEAL FOAM.
 - ALL STUDS ARE 16" O.C./U.N.O.
 - WINDOW SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
 - ALL STUDS ARE #2 SPF NOT TO EXCEED 19% MOISTURE CONTENT.
 - ALL DIMENSIONS TO WOOD FRAMING SHOWN ARE FROM OUTSIDE OF STUD TO OUTSIDE OF STUD UNLESS NOTED OTHERWISE.
 - ALL HEADER SPACERS TO BE CONTINUOUS 7/16" OSB.
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 - WHERE POSSIBLE, TERMINATE ANY AND ALL ROOF VENTS ON REAR ROOF PLANE OR SIDEWALLS.
 - PROVIDE SOUND INSULATION @ ALL RESTROOMS, PLUMBING WALLS, TENANT SEPARATION WALLS, & BETWEEN FLOORS.
 - PROVIDE DECKED EQUIPMENT AREA IN FIELD WITH OWNER & MEP CONTRACTOR.
 - VERIFY ALL RETURN AIR LOCATIONS IN FIELD PRIOR TO FRAMING.
 - 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.
 - REFER TO STRUCTURAL ENGINEER FOR WALL FRAMING, CEILING FRAMING AND WIND BRACING.



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BUILDING B FLOOR PLANS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN	WBP
CHECKED	NW
DATE	01/31/24
REVISIONS	

SHEET
A1.2

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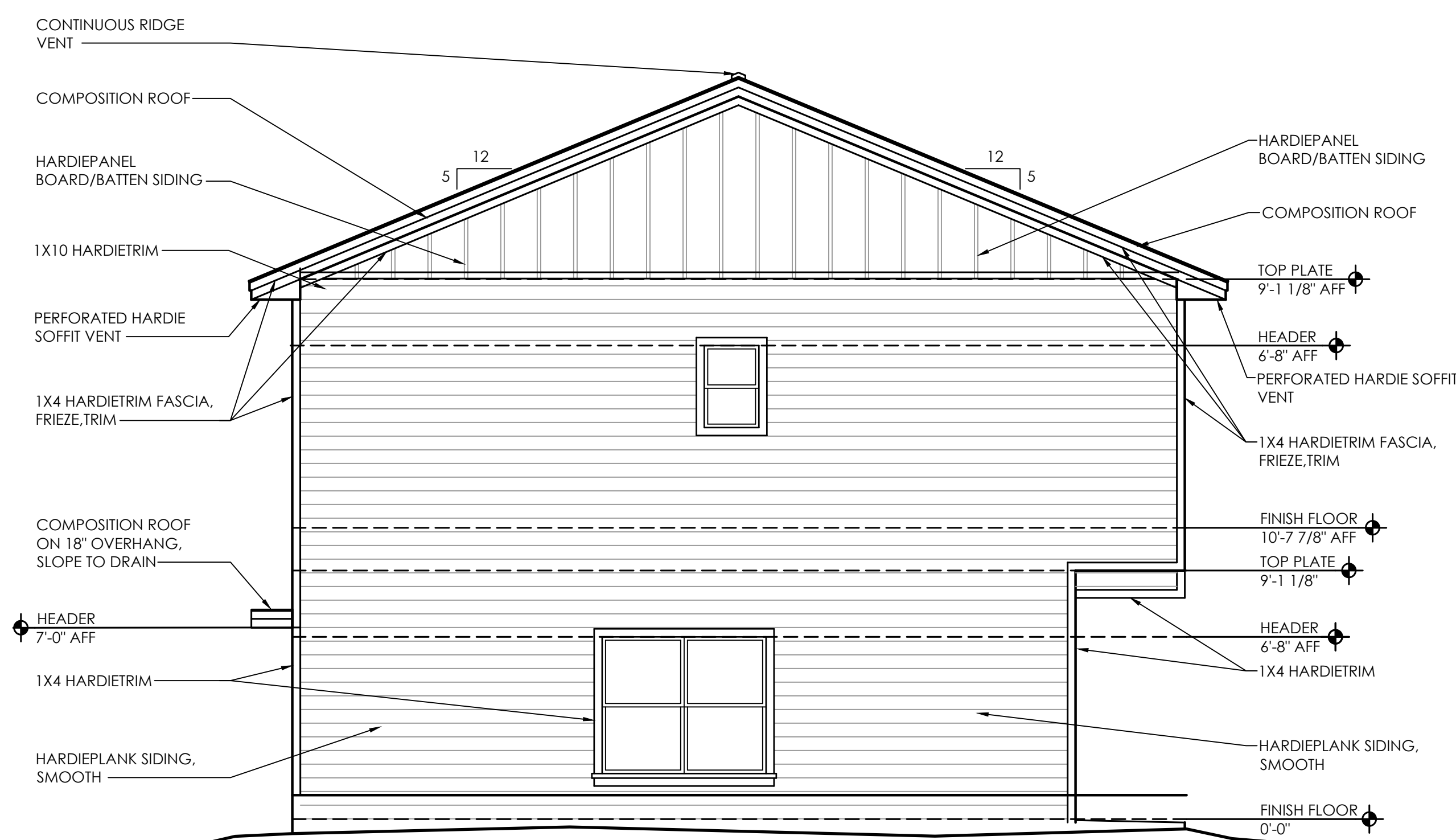
WINCHESTER ARCHITECTS
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BUILDING A ELEVATIONS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
 208 NORTH LOGAN
 BRYAN, TEXAS 77803
 CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN	WBP
CHECKED	NW
DATE	01/31/24
REVISIONS	

SHEET
A2.1



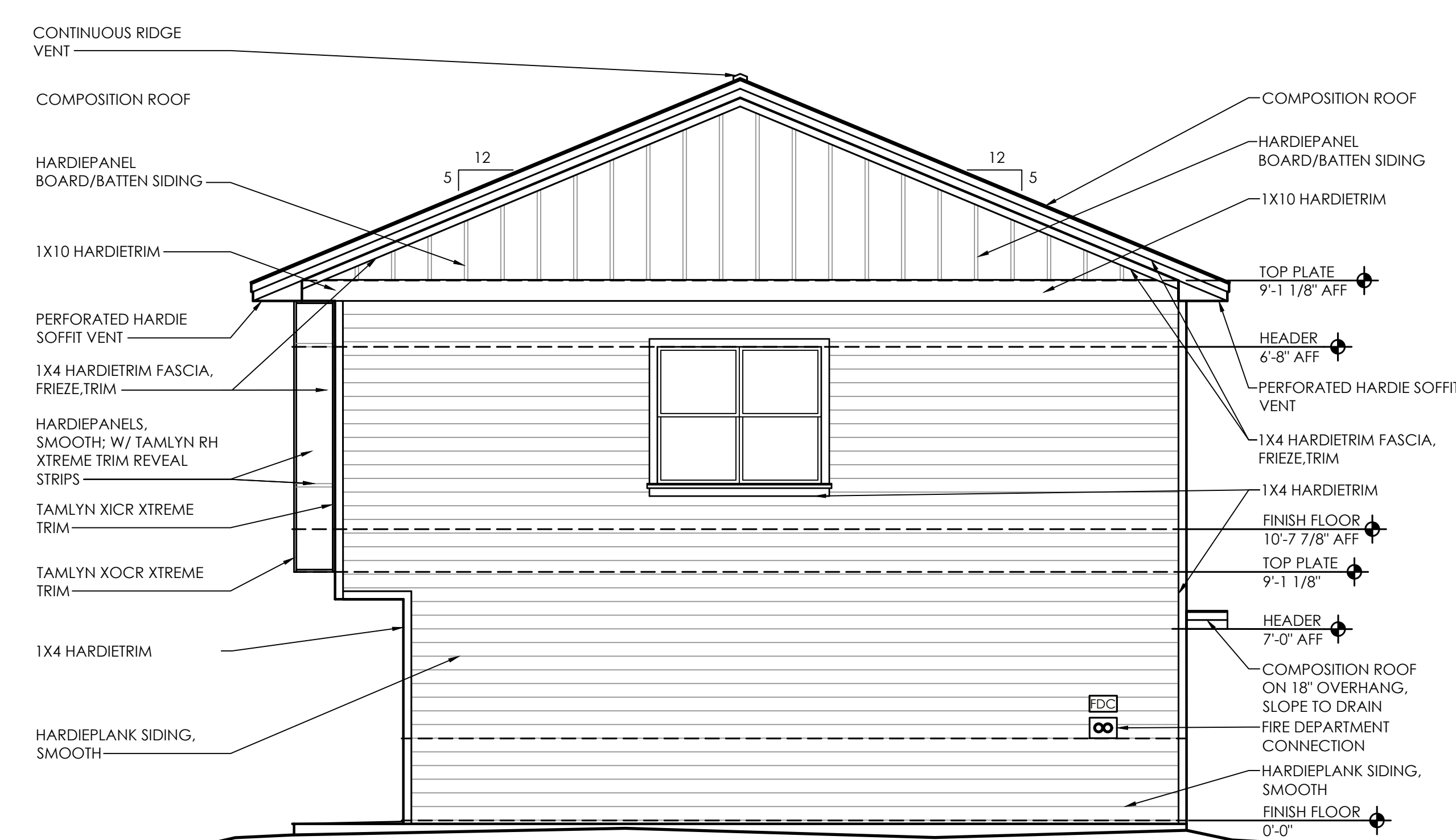
03 LEFT ELEVATION
 REF: A1.1

1/4"=1'-0"



01 FRONT ELEVATION
 REF: A1.1

1/4"=1'-0"



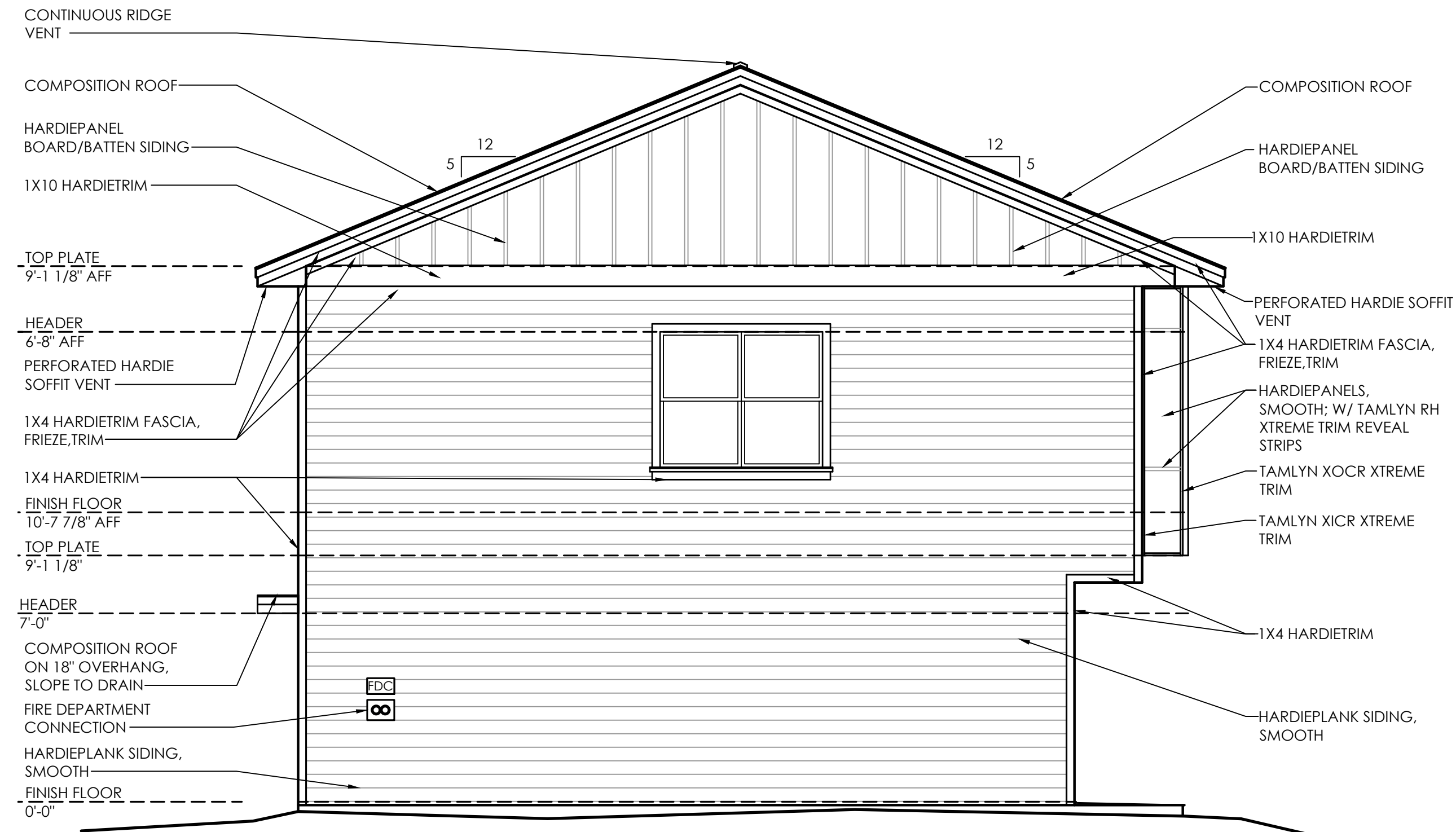
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 REF: A1.1

1/4"=1'-0"



02 BACK ELEVATION
 REF: A1.1

1/4"=1'-0"



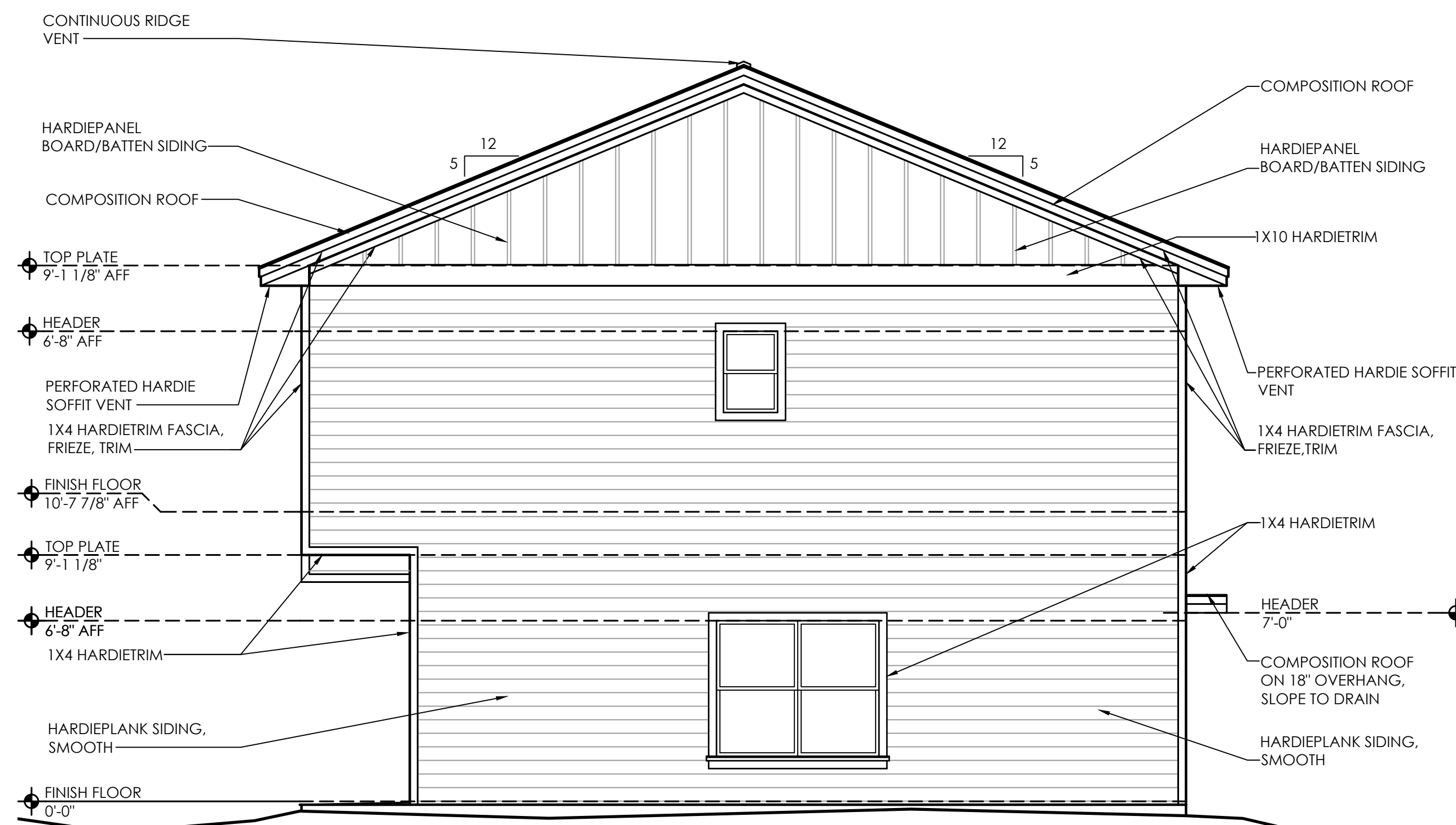
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REF: A1.1

1/4"=1'-0"



01 FRONT ELEVATION
REF: A1.1

1/4"=1'-0"



04 RIGHT ELEVATION
REF: A1.1

1/4"=1'-0"



02 BACK ELEVATION
REF: A1.1

1/4"=1'-0"



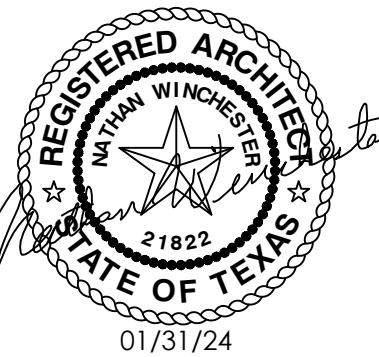
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BLDG B ELEVATIONS

208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSITE, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN WBP

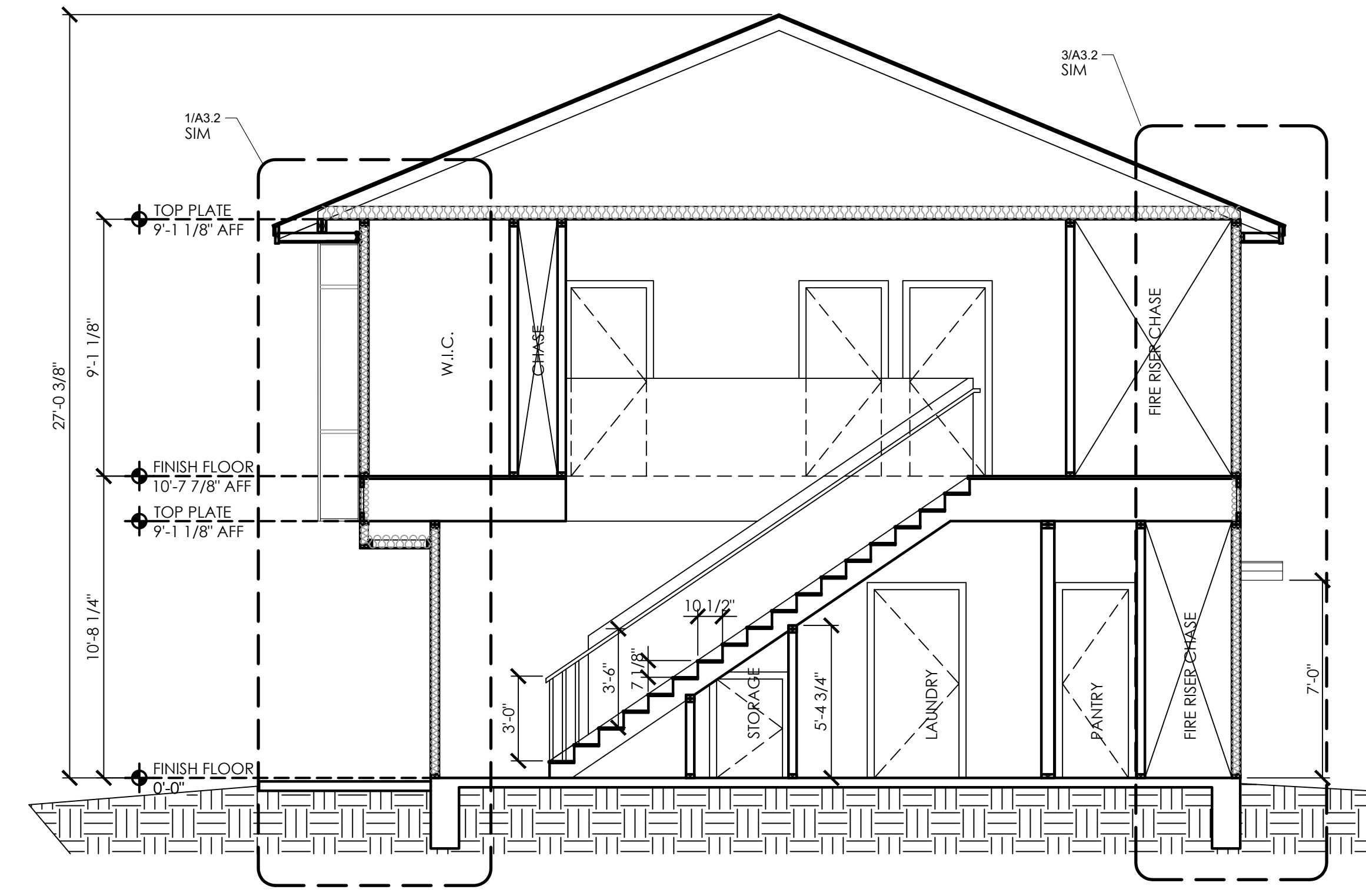
CHECKED NW

DATE 01/31/24

REVISIONS

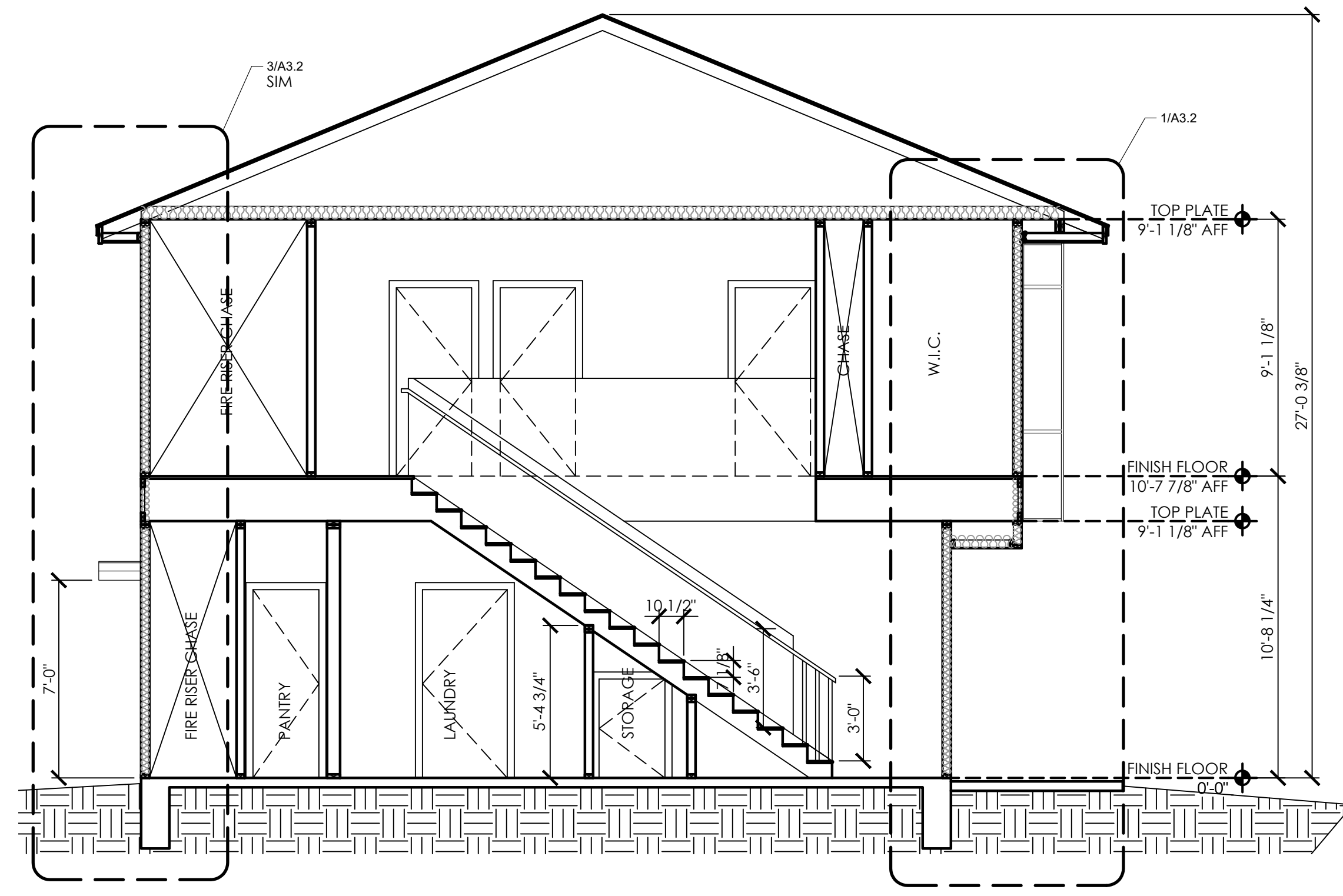
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A2.2



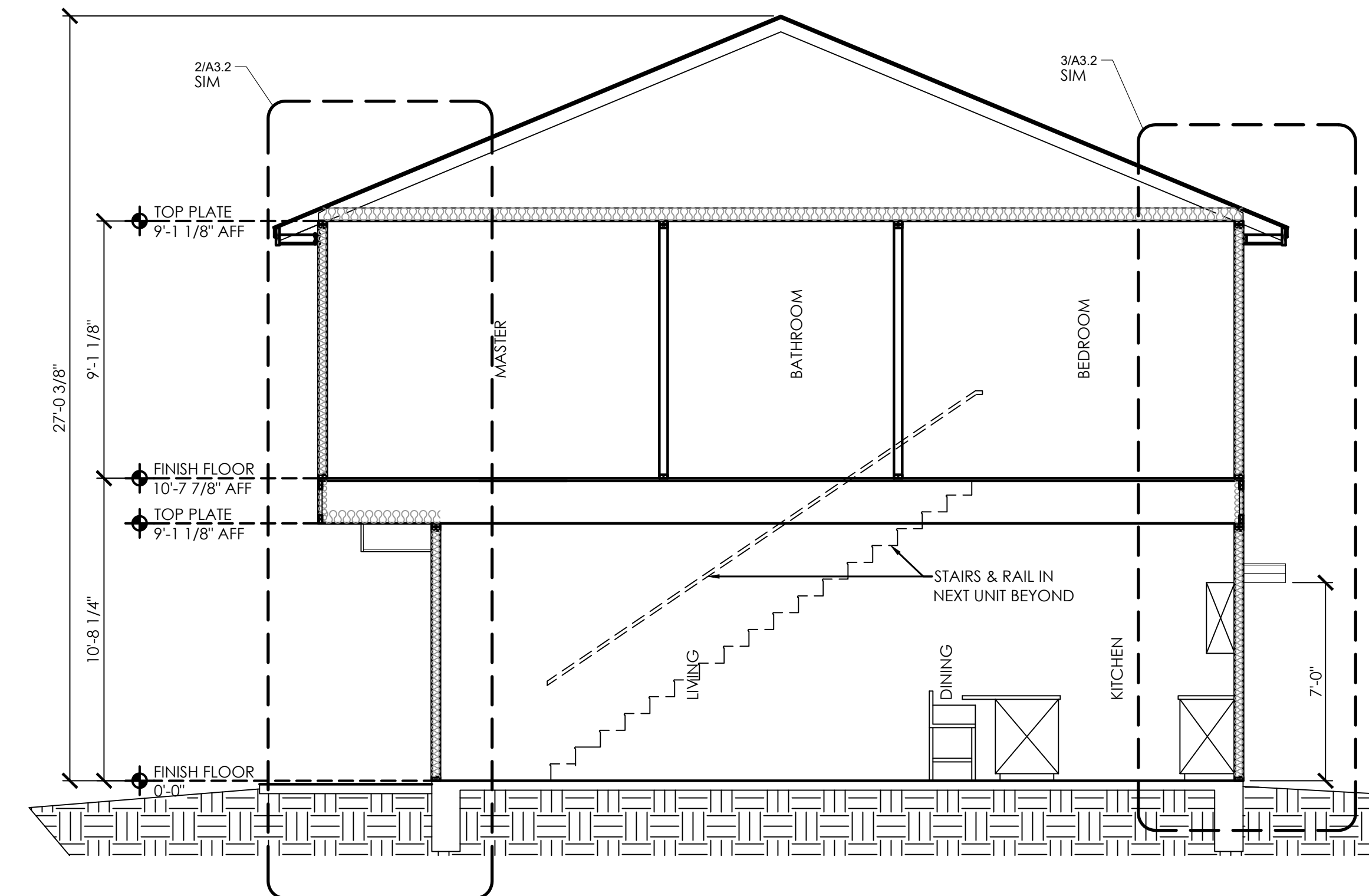
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1/A1.1

1/4"=1'-0"



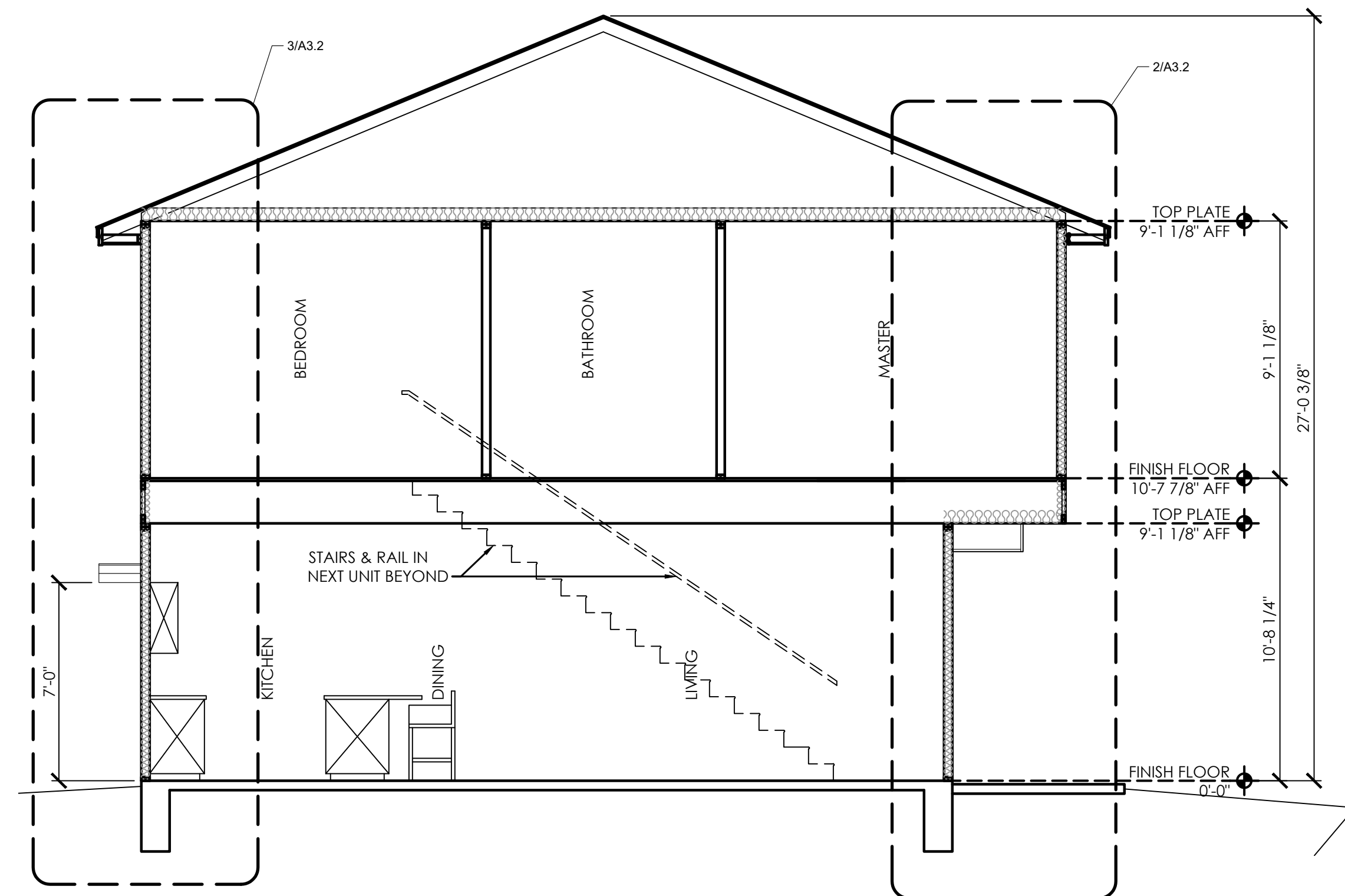
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1/A1.2

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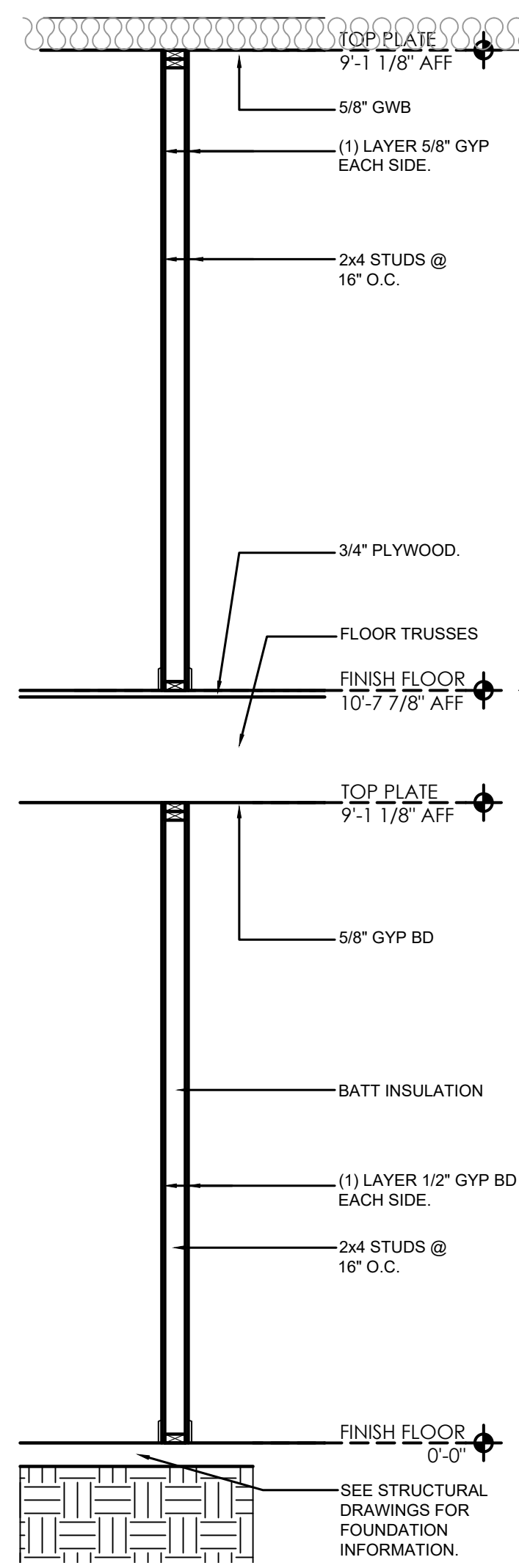
01 BUILDING A BUILDING SECTION
1/A1.1

1/4"=1'-0"



03 BUILDING B BUILDING SECTION
1/A1.2

1/4"=1'-0"



04 INTERIOR WALL SECT.
REF: NONE

1/2"=1'-0"



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.

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

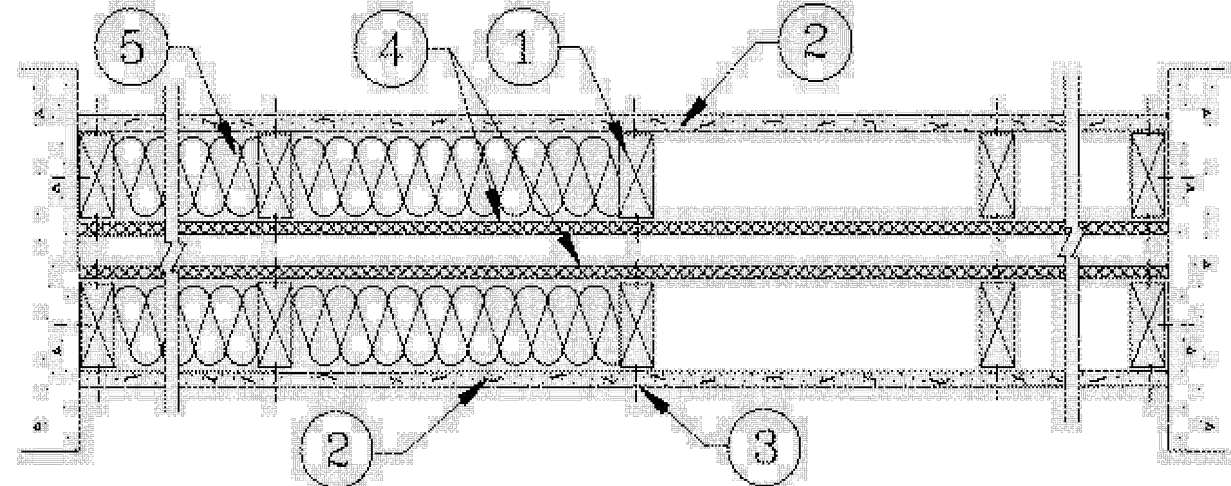
Design No. U341

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.



Product list for UL Product IQ, including manufacturers like American Gypsum Co, Beijing New Building Materials Public Ltd Co, Cabot Manufacturing ULC, and others, with their respective product names and UL classifications.

Technical specifications and installation instructions for various wall components, including wood studs, gypsum board, sheathing, batts and blankets, fiber sprayed products, and framing members.

Technical specifications and installation instructions for fire separation wall details, including mineral and fiber board, glass fiber insulation, and adhesive applications.

Product list for National Gypsum Co, Pabco Building Products L L C, Panel Rey S A, Thai Gypsum Products PCL, United States Gypsum Co, and USG Boral Drywall SFZ LLC.

Large technical drawing of a fire separation wall detail, showing a vertical cross-section with various layers, framing, and insulation. Includes dimensions and callouts for materials like gypsum board, studs, and sheathing.



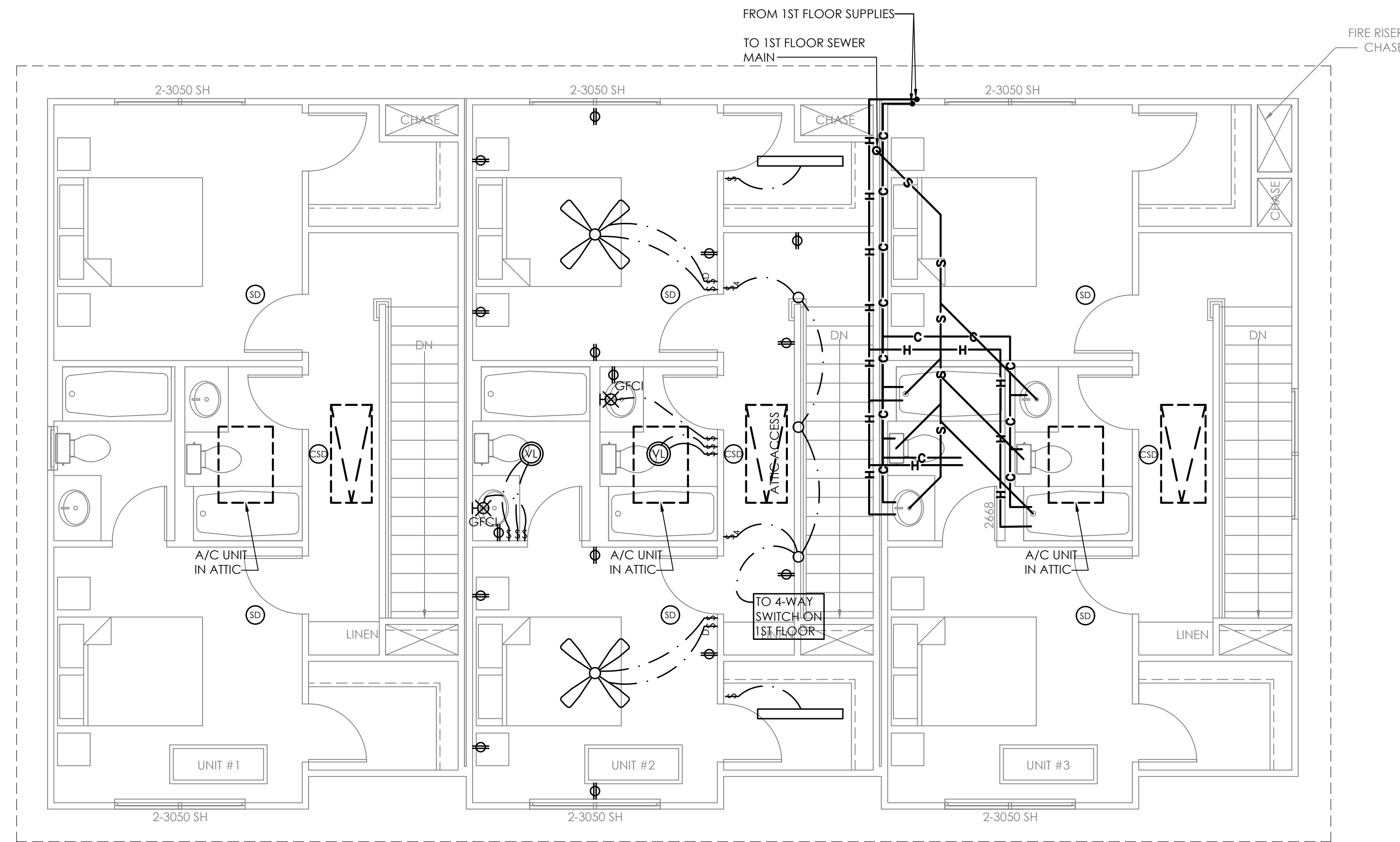
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2014 NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039
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FIRE SEPARATION WALL DETAILS
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 66 (0.3000 ACRES)

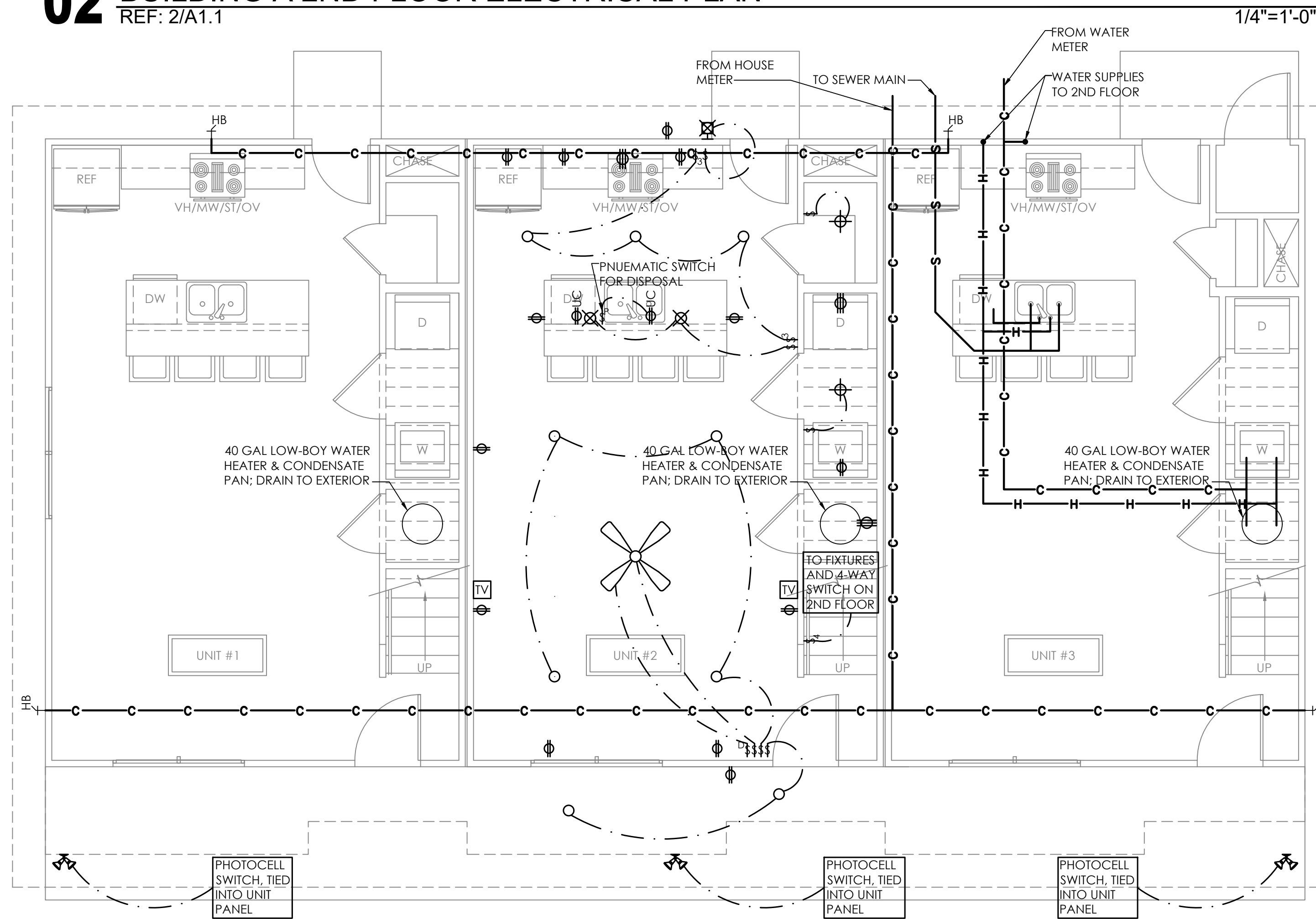


Revision and drawing control table with columns for Drawn, Checked, Date, and Revisions. Includes a large 'A4.1' label and a reference 'REF: NONE'.

C:\Users\Bryan\Dropbox_VistaArch\MAP\js\apartments_34006 - 208 n logan apartments\Lead drawing\24006CONDOCS.dwg, A3-1 FIRE SEPARATION DETAILS, 05/22/24 5:47:44 PM



02 BUILDING A 2ND FLOOR ELECTRICAL PLAN
REF: 2/A1.1



01 BUILDING A 1ST FLOOR MEP PLAN
REF: 1/A1.1

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
- Φ DUPLEX RECEPTACLE
- Φ HALF SWITCHED RECEPTACLE
- Φ FOURPLEX RECEPTACLE
- Φ 42" DUPLEX RECEPTACLE MOUNTED AT 42" ABOVE FIN. FLR.
- Φ GFI GROUND FAULT INTERCEPTOR
- Φ BLW RECEPTACLE BELOW OBJECT
- Φ WP EXTERIOR WEATHER PROOF DUPLEX RECEPTACLE
- 220 220 RECEPTACLE
- Φ FLOOR RECEPTACLE
- Φ CEILING RECEPTACLE
- Φ PUSH-BUTTON CONTROL
- ELECTRIC PANEL
- CABLE TV OULET
- GDO GARAGE DOOR OPENER
- DB DOOR BELL

LIGHTING

- CEILING MOUNT FIXTURE
- MP MOISTURE PROTECTED FIXTURE
- W 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
- THERMOSTAT
- HUMIDISTAT
- VENT & LIGHT
- HEATER & LIGHT
- SMOKE DETECTOR
- CO/SMOKE DETECTOR
- R/A RETURN AIR GRILLE



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

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BLDG A MECHANICAL/ELECTRICAL/PLUMBING

208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006

208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 68 (0.3000 ACRES)



DRAWN WBP

CHECKED NW

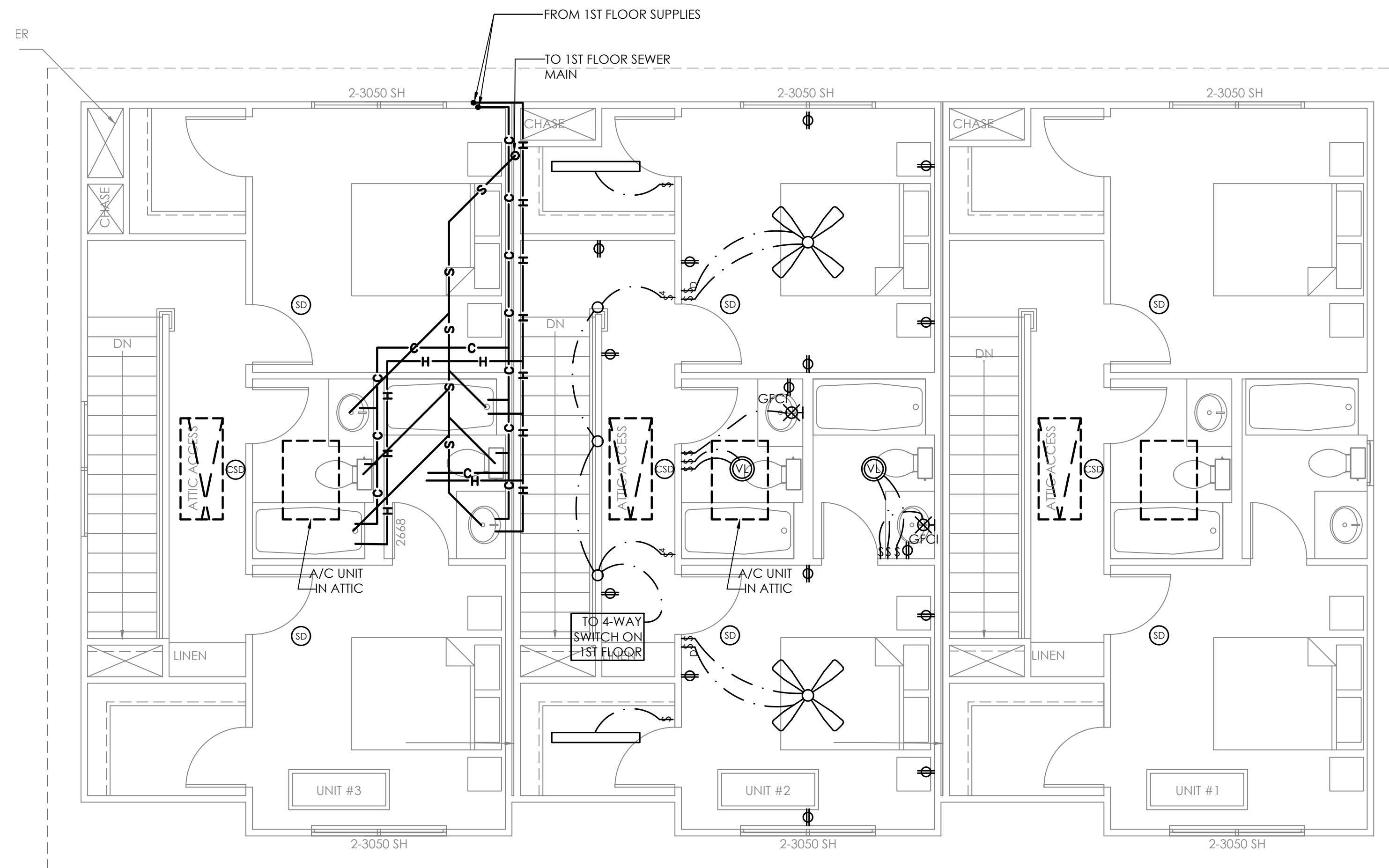
DATE 01/31/24

REVISIONS

NO.	DESCRIPTION

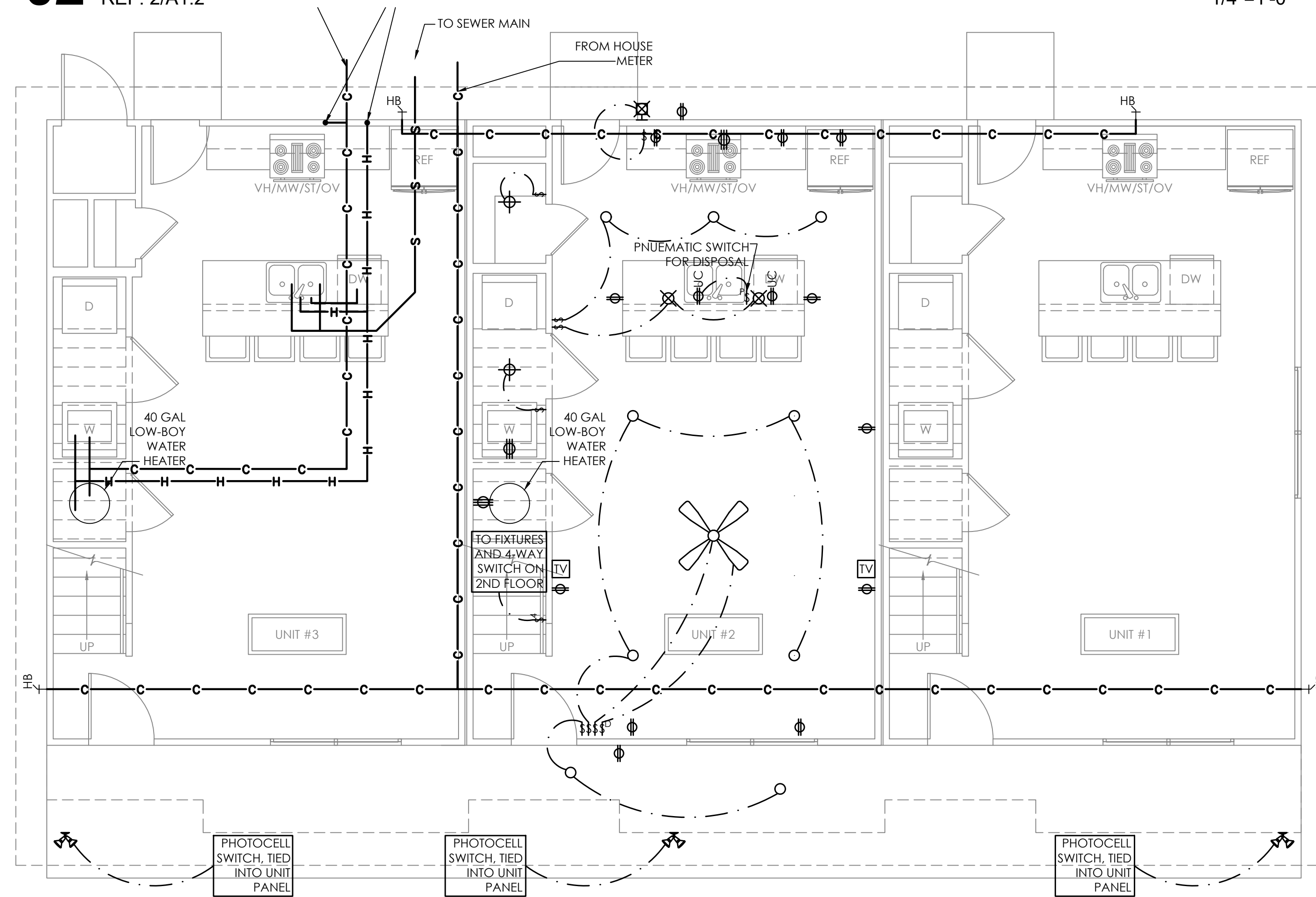
SHEET

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 MANUFACTURERS 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
 - THREE-WAY SWITCH (TO A FIXTURE SWITCHED FROM 2 LOCATIONS)
 - FOUR-WAY SWITCH (ONE OF THREE SWITCHES TO A FIXTURE)
 - LIGHT DIMMER SWITCH
 - RHEOSTAT SWITCH
 - TIMER SWITCH
 - TELEPHONE
 - ETHERNET
 - DUPLEX RECEPTACLE
 - HALF SWITCHED RECEPTACLE
 - FOURPLEX RECEPTACLE
 - DUPLEX RECEPTACLE MOUNTED AT 42" ABOVE FIN. FLR.
 - GROUND FAULT INTERCEPTOR
 - RECEPTACLE BELOW OBJECT
 - EXTERIOR WEATHER PROOF DUPLEX RECEPTACLE
 - 220 RECEPTACLE
 - FLOOR RECEPTACLE
 - CEILING RECEPTACLE
 - PUSH-BUTTON CONTROL
 - ELECTRIC PANEL
 - CABLE TV OULET
 - GARAGE DOOR OPENER
 - DOOR BELL
- LIGHTING**
- CEILING MOUNT FIXTURE
 - MOISTURE PROTECTED FIXTURE
 - WALL MOUNT FIXTURE
 - 4" RECESSED FIXTURE
 - SQUARE RECESSED FIXTURE
 - RECESSED DIRECTED FIXTURE
 - PENDANT FIXTURE
 - 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**
- HOSE BIB
 - 1/4" WATER SUPPLY LINE W/ SHUT-OFF VALVE
 - GAS
- MECHANICAL**
- BATHROOM FAN
 - THERMOSTAT
 - HUMIDISTAT
 - VENT & LIGHT
 - HEATER & LIGHT
 - SMOKE DETECTOR
 - CO/SMOKE DETECTOR
 - RETURN AIR GRILLE



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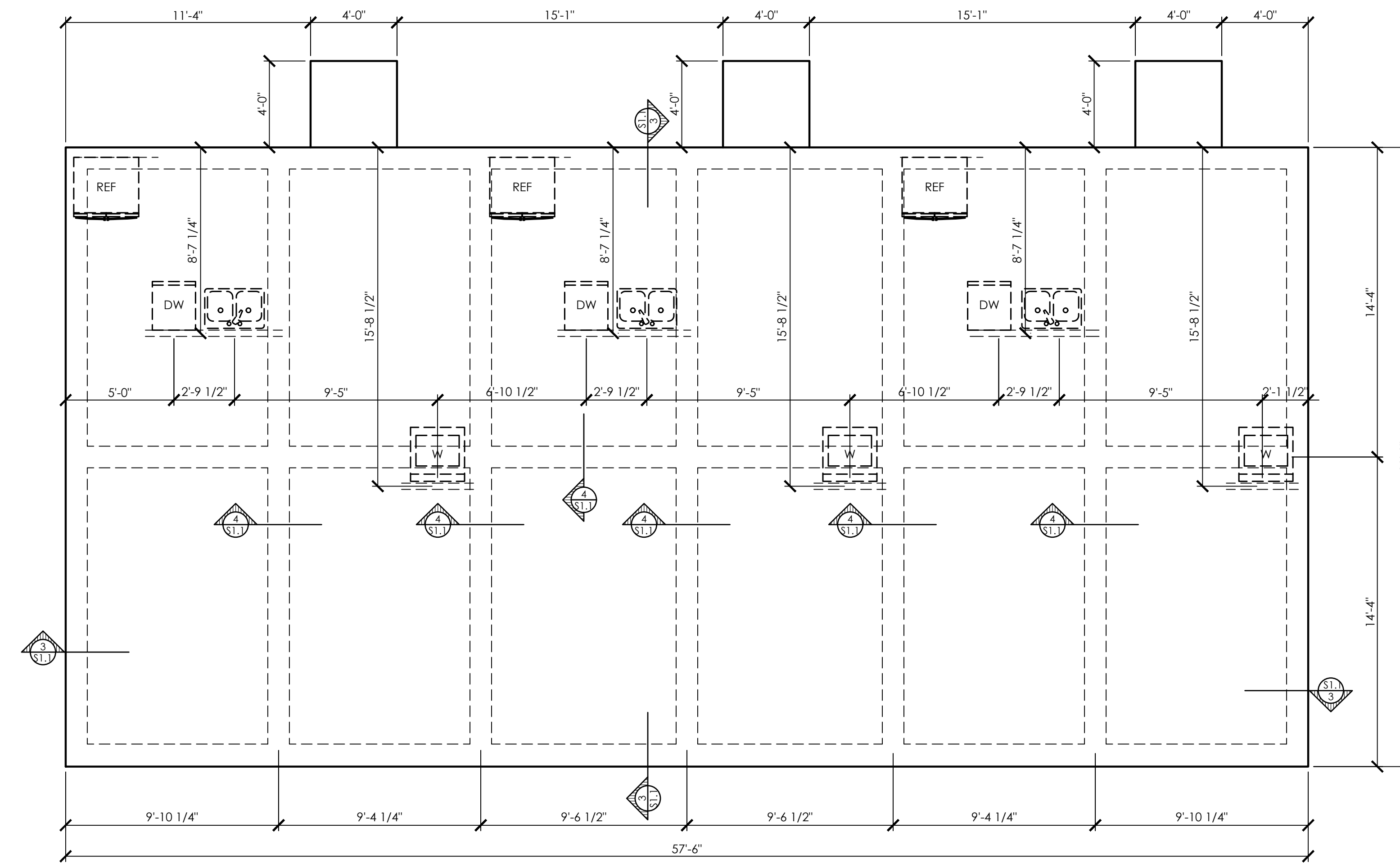
BLDG B MECHANICAL/ELECTRICAL/PLUMBING
208 N LOGAN CONDOMINIUMS
WINCHESTER ARCHITECTS PROJECT NUMBER: 24006
208 NORTH LOGAN
BRYAN, TEXAS 77803
CITY OF BRYAN TOWNSHIP, BLOCK 195, LOT 66 (0.3000 ACRES)



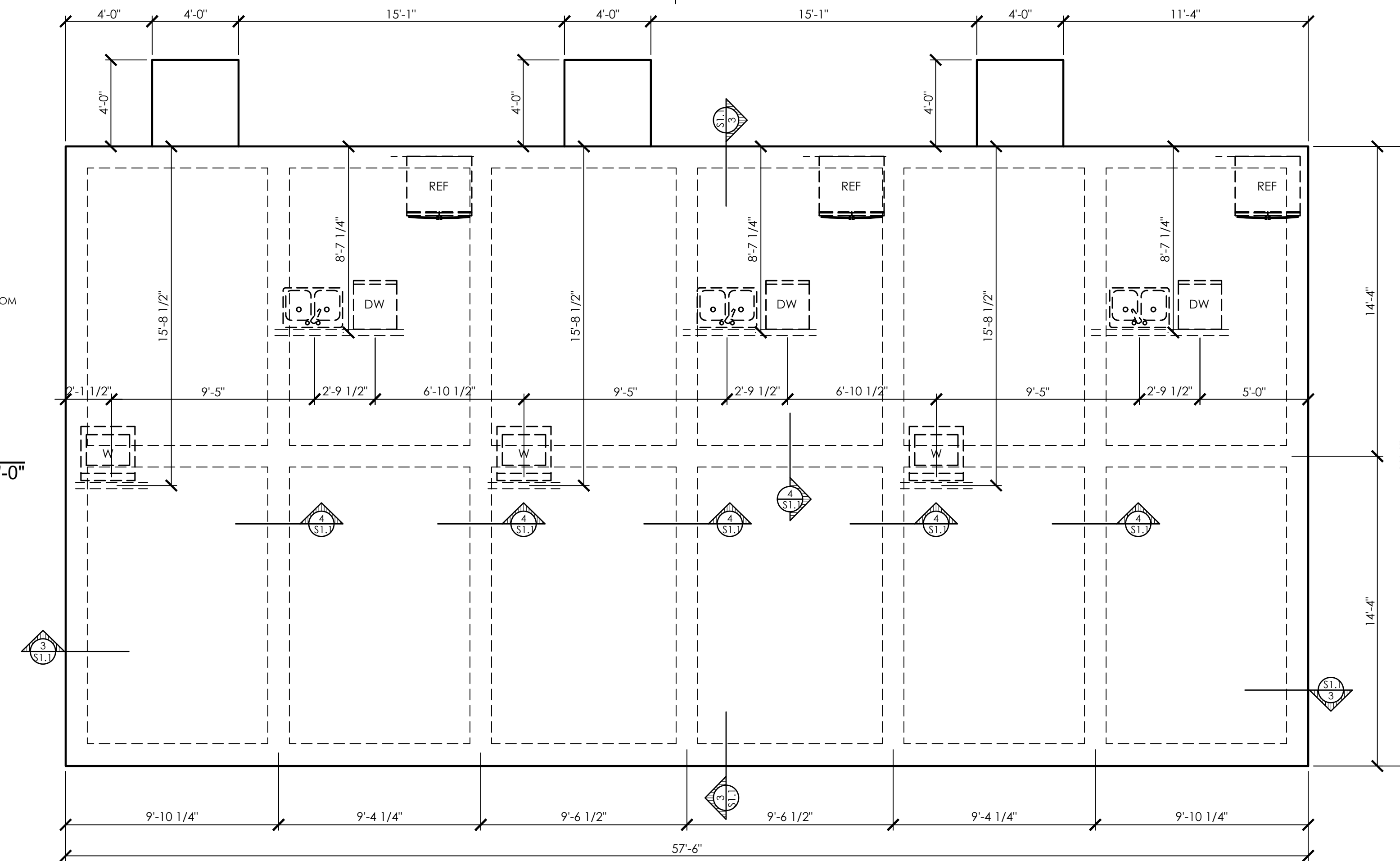
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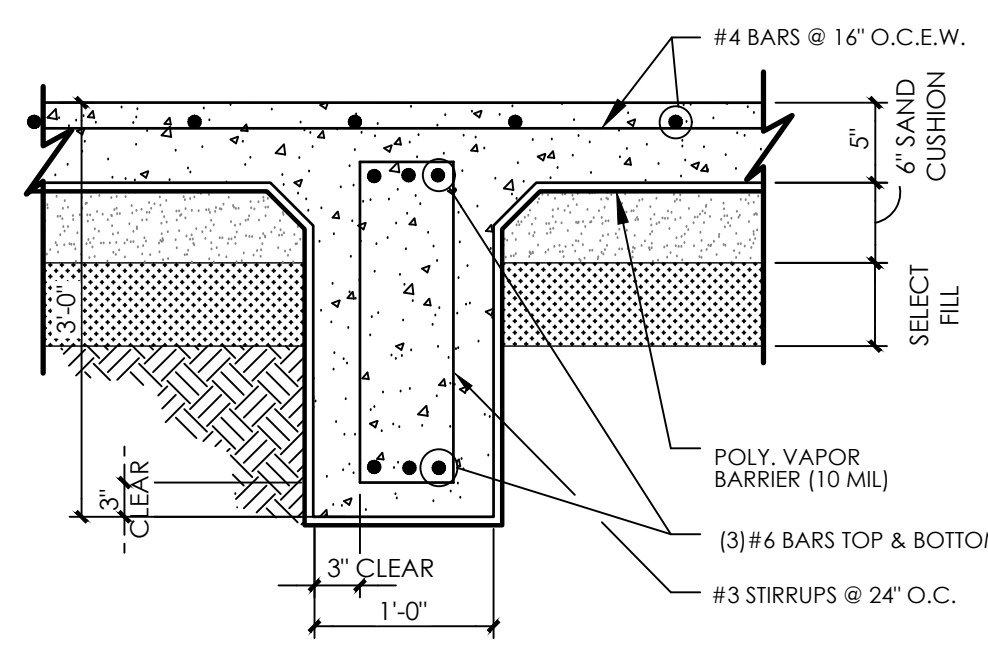
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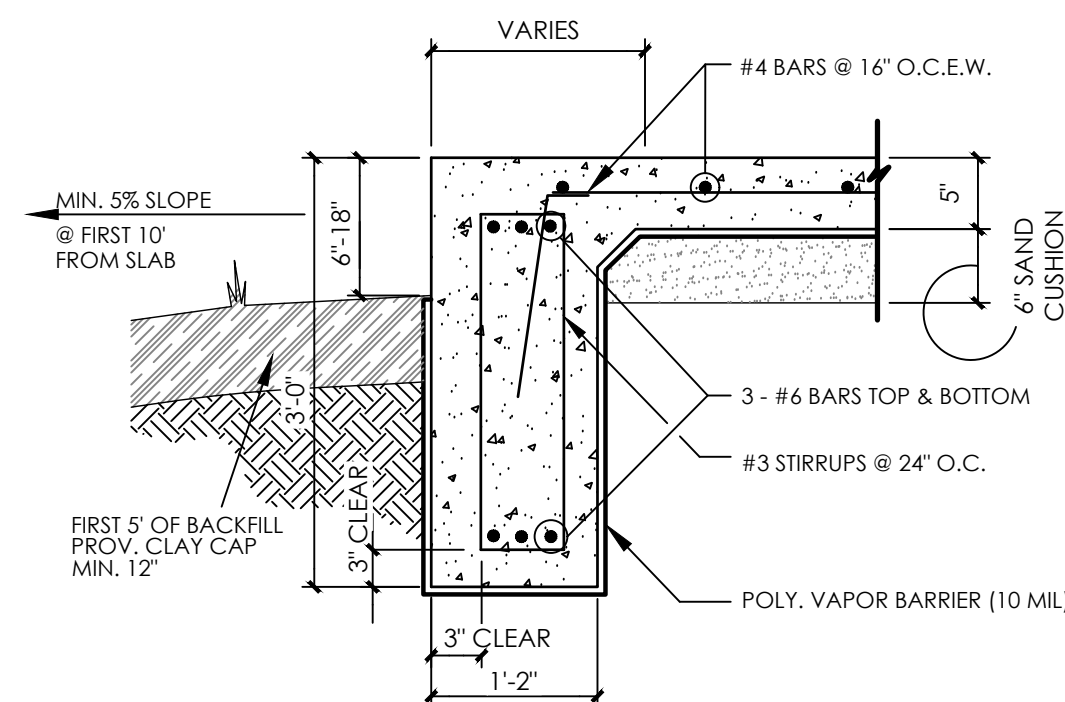
01 BUILDING A FOUNDATION PLAN
REF: 1/A1.1 1/4"=1'-0"



02 BUILDING B 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"

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 CONCRETE 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°F 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 MAT 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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