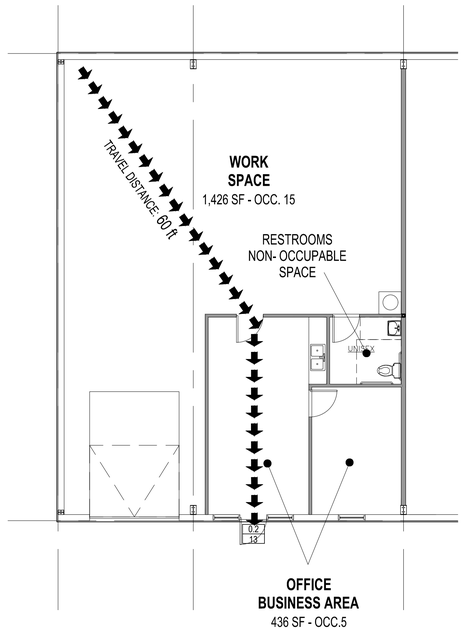


02 TYP. LEASE SPACE FLOOR PLAN
SCALE: 1/4" = 1'-0"

ENERGY SUMMARY

ROOF SOLAR REFLECTANCE: (3-YR AGED)	0.55 MINIMUM (TESTED IN ACCORDANCE WITH ASTM C1549, ASTM E 903 OR ASTM E 1918 OR CRRC-1 STANDARD)
ROOF THERMAL EMITTANCE: (3-YR AGED)	0.75 MINIMUM (TESTED IN ACCORDANCE WITH ASTM C1371 OR ASTM E 408 OR CRRC-1 STANDARD)
ROOF SRI (3-YR AGED):	64 MINIMUM (DETERMINED IN ACCORDANCE WITH ASTM E 1980 USING CONVECTION COEFFICIENT OF 2.1 BTU/H - FT2 - °F)
ROOF R-VALUE:	R- 38 INSULATION
WALL R-VALUE:	R- 19 FIBERGLASS BATT INSULATION
OPAQUE DOOR U-FACTOR:	SWINGING = 0.37 MAX.
FENESTRATION U-FACTOR:	FIXED = 0.45 MAX. / GLAZED ENTRANCE DOORS = 0.77 MAX.
FENESTRATION SHGC:	0.25 MAX. (OR 0.30 OR 0.40 W/ PROJECTION FACTORS)
MAX. VERTICAL FENESTRATION: CALCULATION	131 VERT. FEN; S.F. / 785 WALL S.F. = 16%-17% 30% MAX.
SKYLIGHT DATA:	NO SKYLIGHTS REQUIRED/PROVIDED. B.O. ROOF DECK< 15'-0" NO SKYLIGHTS REQUIRED/PROVIDED. < 75% CLG. AREA >15'-0"
AIR BARRIER DESIGN METHOD:	MATERIALS & ASSEMBLIES. SEE SHEETS A4.0.

* CONTRACTOR MUST INSURE ALL MINIMUM VALUES ARE MET.

BASIC INFORMATION

EGRESS COMPONENTS:

MAXIMUM TRAVEL DISTANCE:	400 FEET (GROUP S-2)
DEAD ENDS:	50 FEET (GROUP B)
MINIMUM CORRIDOR WIDTH:	44-INCHES (GROUP B)
MINIMUM STAIR WIDTH:	44-INCHES (BUT NOT LESS THAN OCCUPANT LOAD SERVED MULTIPLIED BY .3 INCHES PER OCCUPANT)
MINIMUM DOOR WIDTH:	32-INCHES (BUT NOT LESS THAN OCCUPANT LOAD SERVED MULTIPLIES BY .2 INCHES PER OCCUPANT)
REMOTENESS OF EXITS:	NOT LESS THAN 1/3 THE DIAGONAL DISTANCE OF THE AREA SERVED.
MINIMUM NUMBER OF EXITS:	1 (BUT NOT LESS THAN REQUIRED TO ACCOMMODATE OCCUPANT LOAD. MAX. COMMON PATH OF TRAVEL, TRAVEL DISTANCE, AND REMOTENESS REQUIREMENTS).
HARDWARE:	PANIC HARDWARE REQUIRED ON EMERGENCY EXIT DOORS
EMERGENCY ILLUMINATION:	REQUIRED IN ACCORDANCE WITH IBC 1008

DOORS

DOOR SIZE:	MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED OCCUPANT LOAD BUT NOT SMALLER THAN 32-INCHES.
PROJECTIONS:	NONE PERMITTED IN THE REQUIRED WIDTH LOWER THAN 34-INCHES AND THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34- INCHES AND 80-INCHES CANNOT EXCEED 4-INCHES (EXCEPT DOOR CLOSERS AND STOPS THAT ARE A MINIMUM OF 78-INCHES ABOVE THE FLOOR).
DOOR SWING:	DOOR SWING MUST BE IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING 50 OR MORE OCCUPANTS (IBC SECTION 1010.1.2).
FLOOR ELEVATION:	EACH DOOR MUST HAVE A FLOOR OR LANDING ON EACH SIDE AND SUCH FLOOR OR LANDING MUST BE AT THE SAME ELEVATION ON EACH SIDE.
LANDINGS AT DOORS:	A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR DOOR, WHICHEVER IS GREATER (IBC 1010.1.6). LENGTH OF LANDING MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" OR LONGER (IBC SECTION 1010.1.6).
DOOR ARRANGEMENT:	THE SPACE BETWEEN TWO DOORS IN A SERIES MUST BE A MINIMUM OF 48-INCHES, PLUS THE WIDTH OF THE DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES MUST SWING IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
DOOR OPERATION (EGRESS SIDE):	• DOORS CAN BE READILY OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC SECTION 1010.1.9) • DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY TAS MUST NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE (IBC SECTION 1010.1.9.1) • ONLY ONE OPERATION TO UNLATCHING DOOR OR LEAF (IBC SECTION 1010.1.9.5) • PANIC AND FIRE EXIT HARDWARE - ON DOORS REQUIRED TO BE LOCKED/LATCHED IN THE MEANS OF EGRESS FROM GROUP A OCCUPANCY SERVING AN OCCUPANT LOAD OF 50 OR MORE (IBC SECTION 1010.1.10). REQUIRED ON DOORS IN ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6-FEET WIDE.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2020 INTERNATIONAL ENERGY CONSERVATION CODE
2015 NFPA 101 LIFE SAFETY CODE
2012 TEXAS ACCESSIBILITY STANDARDS

PROJECT GENERAL INFORMATION

PROJECT NAME:	OFFICE BUILDING
LOCATION:	13418 NACOGDOCHES
PRIMARY OCCUPANCY:	B (OFFICE)
CONSTRUCTION TYPE:	IIB
NO. OF STORIES:	1
FIRE SUPPRESSION:	NO
GROSS SQUARE FOOTAGE:	16,196 SF

OCCUPANCY CALCULATIONS

FUNCTION SPACE	LOAD FACTOR	OCCUPANT LOAD
INDOOR		
SUITE 101		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 103		
WORK SPACE	100	14
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 105		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 107		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 109		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 111		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 113		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		
SUITE 115		
WORK SPACE	100	15
OFFICE AREA	100	5
BUILDING OCCUPANT LOAD = 20		

PLUMBING COUNT ANALYSIS.

CLASSIFICATION	OCCUPANCY	W.C. MALE	W.C. FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	OTHER
BUSINESS	OFFICE	1 PER 75 1	1 PER 75 1	1 PER 200 1	1 PER 200 1	1 SERVICE SINK

419.2 SUBSTITUTION FOR WATER CLOSTES *(IPC 2015).* IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS IN ASSEMBLY. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.

CODE SYMBOLS

➡➡➡➡➡➡	PATH OF EGRESS TRAVEL (NUMBER AT FURTHEST POINT INDICATES TRAVEL DISTANCE)
F.E.C	FIRE EXTINGUISHER CABINET

DOOR EGRESS CALCULATIONS

1. DOORS ARE CALCULATED BASED ON EGRESS CAPACITY OF 0.2IN PER OCCUPANT.
2. ALL SINGLE DOOR EXITS ARE 36" WIDE (34" CLR.) (170 PERSON EXIT) U.N.O. (I.B.C. 1005.1)
3. ALL DOUBLE DOOR EXITS ARE 72" WIDE (68" CLR.) (340 PERSON EXIT) U.N.O. (I.B.C. 1005.1)

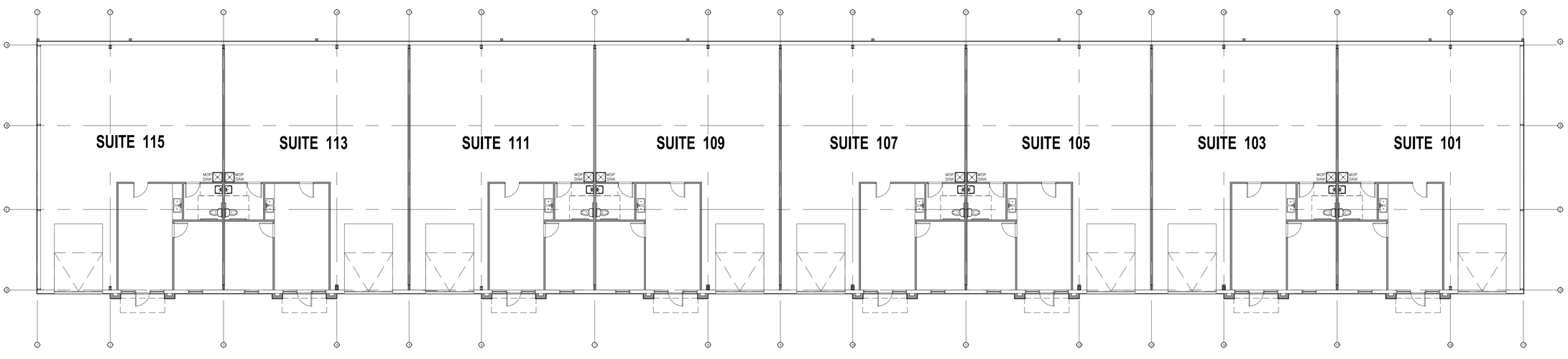
OCCUPANCY TAG

ROOM — SPACE DESCRIPTION
X — SPACE CLASSIFICATION
100 SF - OCC. 10
ROOM AREA — OCC. LOAD PER AREA

ACCESSORY UNOCUPPIED AREAS:	NOT REQUIRED TO BE PROVIDED WITH A CALCULATED OCCUPANT LOAD IN ACCORDANCE WITH THE IBC DEFINITION FOR "NET FLOOR AREA"

GRAPHIC CONVENTIONS

0.2 — LEVEL EGRESS WIDTH PER PERSON SERVED (INCH, IBC 1005.1)
340 — CALCULATED OCCUPANTS SERVED (SCALED CLEAR EGRESS WIDTH BY 0.2"/PERSON SERVED)



01 OVERALL FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEA STUDIO
4703 SHAVANO OAK
SUITE 101
SAN ANTONIO TX. 78249
jaime@jjideastudio.com
210.279.6916

These drawings are to be an instrument of service and shall remain the property of the Designer. They are not to be used by the Owner or others on extensions of this project except by agreement in writing and with appropriate compensation to the Designer. Contractor is responsible for confirming and correlating dimensions at the job site. Sse Designer will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

BELMAR ARCHITECTS

REGISTERED ARCHITECT JUAN A. BELLO MARQUEZ 25147 STATE OF TEXAS

06/10/2025

CODE REVIEW

NEW OFFICE BUILDING #1
13418 NACOGDOCHES
SAN ANTONIO, TX. 78217

No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 06/06/25
PROJECT NACOGDOCHES
JOB. NO. 25014-1
SHEET
AO.1