

POST OAK SHELL BUILDING
(SHELL, STAIR AND ELEVATOR ONLY)
1201 N. POST OAK RD., HOUSTON, TEXAS 77055
FOR PERMITTING - DECEMBER 07, 2016

CODE INFORMATION

APPLICABLE CODES

THIS PROJECT SCOPE SHALL BE GOVERNED BY:

- 2012 INTERNATIONAL BUILDING CODE
- WITH CITY OF HOUSTON AMENDMENTS
-
- 2012 INTERNATIONAL FIRE CODE
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- 2012 UNIFORM MECHANICAL CODE
- WITH CITY OF HOUSTON AMENDMENTS
-
- 2012 UNIFORM PLUMBING CODE
- WITH CITY OF HOUSTON AMENDMENTS
-
- 2014 NATIONAL ELECTRICAL CODE
- WITH CITY OF HOUSTON AMENDMENTS
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- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- WITH CITY OF HOUSTON AMENDMENTS
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- ASHRAE 90.1-2007
- WITH CITY OF HOUSTON AMENDMENTS

OCCUPANCY CLASSIFICATIONS

IBC 302

S-2	OPEN PARKING	NEW CONSTRUCTION - 1ST FLOOR
B	BUSINESS (OFFICES)	NEW CONSTRUCTION - 2ND FLOOR
B	BUSINESS (OFFICES)	NEW CONSTRUCTION - 3RD FLOOR
B	BUSINESS (MEZZANINE-OFFICE)	NEW CONSTRUCTION - MEZZ. FLOOR

ALLOWABLE BUILDING AREA

IBC 503

<u>FLOOR</u>	<u>DESCRIPTION</u>	<u>ALLOWABLE AREA</u>	<u>PROVIDED AREA</u>
1ST	OPEN PARKING	26,000 S.F.	10,134 AVG S.F.
	LOBBY, 2ND, 3RD, MEZZ. (BUSINESS)	23,000 S.F.	10,931 S.F.

SECTION 505.2.1 AREA LIMITATION FOR MEZZANINE
 AREA OF MEZZANINE PROVIDED 723.47 SF
 AREA OF FLOOR BELOW 4,739.82 SF
 AREA OF MEZZANINE IS LESS THAN ONE-HALF OF FLOOR AREA OF ROOM EQUIPPED
 THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM

ALLOWABLE BUILDING HEIGHT

IBC 503

DESCRIPTION	<u>ALLOWABLE HEIGHT</u>	<u>PROVIDED HEIGHT</u>
PARKING GARAGE HEIGHT IN FEET	55'-0"	11'-0"
PARKING GARAGE HEIGHT IN STORIES	3 STORIES	1 STORIES
BUILDING HEIGHT IN FEET	55'-0"	53'-0"
BUILDING HEIGHT IN STORIES	3 STORIES	3 STORIES

TOTAL 4 STORIES PROVIDED INCLUDING 1 STORY PARKING AND 3 LEVELS OF BUSINESS

CONSTRUCTION TYPE

IBC 601

1ST FLOOR	S-2 OPEN PARKING	TYPE 2B
2ND, 3RD, MEZZ. FLOOR	B BUSINESS	TYPE 2B

FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS

IBC 601

<u>BUILDING ELEMENT</u>	<u>RATING REQUIRED</u>	<u>U.L. ASSEMBLY</u>
STRUCTURAL FRAME	1 HR.	
BEARING WALLS		
EXTERIOR	1 HR.	U423
EXTERIOR	1HR	(STUCCO, STONE CLADDING) U906
INTERIOR	1 HR.	(CMU W/ STONE, STUCCO) U425.
NONBEARING WALLS AND PARTITIONS		
EXTERIOR	1 HR.	U425.
NONBEARING WALLS AND PARTITIONS		
INTERIOR	1 HR.	U432
FLOOR CONSTRUCTION	1 HR.	D902
	1 HR.	(PARKING DECK)
ROOF CONSTRUCTION	1 HR.	F230
COLUMN	1 HR	X790
		(COLUMNS AT PARKING)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS

IBC 705.8

		FRONT (EAST) <FROM>	REAR (WEST) <FROM>	LEFT (SOUTH) <FROM>	RIGHT (NORTH) <FROM>
A	FIRE SEPARATION DISTANCE (FT.)	25'-0"	25'-0"	36'-0"	5'-0"
B	UNPROTECTED OPENING ALLOWANCE (%)	NO LIMIT	50%	NO LIMIT	50%
C	WALL AREA (SQFT)	3,682.09	3,671.34	2,227.40	2,387.25
D	UNPROTECTED OPENING AREA (SQFT)	1,068.53	915.32	748.70	599.71
E	UNPROTECTED OPENING PERCENTAGE (%)	X	25%	X	24%

PROJECT INFORMATION

PROJECT DESCRIPTION

PROJECT CONSISTS OF THE CONSTRUCTION OF NEW CONCRETE AND STEEL OFFICE BUILDING IN HOUSTON, TEXAS. THE BUILDING IS TO HAVE 1 LEVEL OF OPEN PARKING GARAGE (STEEL, CONCRETE, CMU) AND 3 LEVELS OF BUSINESS (STEEL, CONCRETE, STUCCO) ABOVE THE GARAGE. OF THE 3 LEVELS FOR BUSINESS, 3RD LEVEL SHALL BE DEDICATED FOR OFFICE.

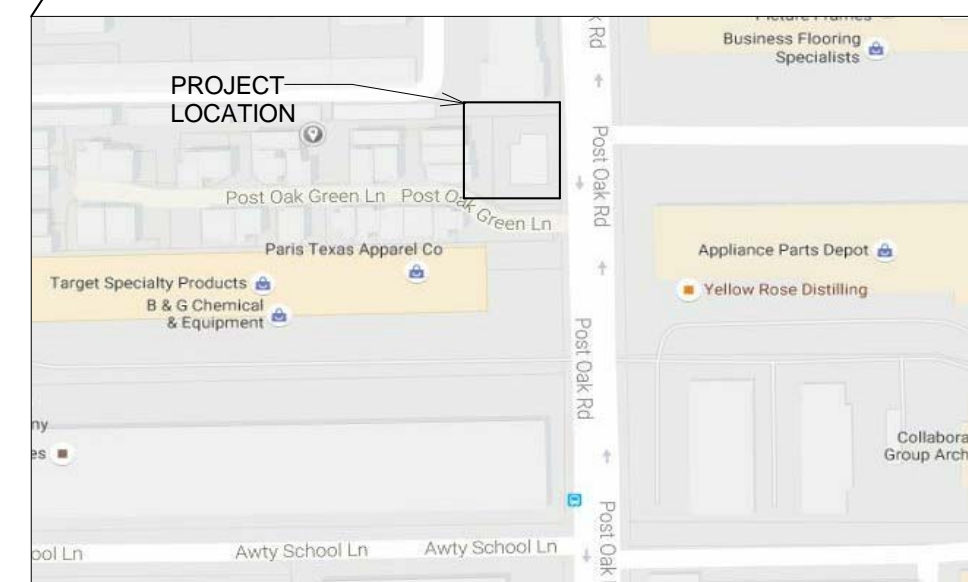
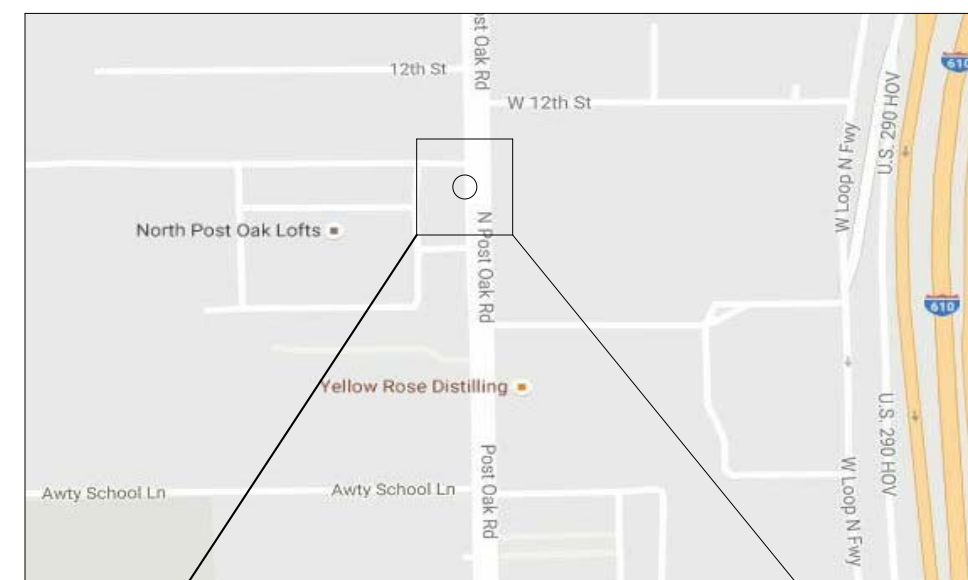
WORK INCLUDES CIVIL, UTILITY/WORK, STEEL REINFORCING, CONCRETE, METAL FRAMING, DRYWALL, STUCCO, STONE CLADDING, ELECTRICAL, HVAC AND PLUMBING

LEGAL DESCRIPTION

A BOUNDARY OF 0.2488 ACRES OF LAND (10,837 SQUARE FEET) AS CONVEYED TO YABA INVESTMENT GROUP, INC BY DEED RECORDED UNDER HARIS COUNTY CLERKS'S FILE NO. 20060146186, SAME BEING TEXAS AND BEING FURTHER SITUATED WITHIN THE JAMES WHARTON SURVEY, A-871 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

PROJECT LOCATION

CITY: - HOUSTON
COUNTY: - HARIS COUNTY
KEY MAP: - 419D



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C1.3	STORM WATER POLLUTION PREVENTION PLAN	E1.3	THIRD FLOOR ELECTRICAL PLAN
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A.006.25	TPO MANUFACTURE ROOF DETAILS		
A.006.26	TPO MANUFACTURE ROOF DETAILS		
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S0.2	GENERAL NOTES		

CISNEROS DESIGN STUDIO,
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**POST OAK SHELL
BUILDING**
1201 N. POST OAK RD.
HOUSTON, TX 77055

ARCHITECT	Romulo Cisneros
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ENGINEER

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DATE ISSUED: APRIL 06 2017

SHEET:

GN.001.00