PROJECT NAME: WAREHOUSE / OFFICE RENOVATION

LOCATION: 4005 OSAGE ST., SUITE A & B, HOUSTON, TX 77063

DESIGN CODES:

2021 INTERNATIONAL BUILDING CODE (W/ HOUSTON AMENDMENTS)
2021 INTERNATIONAL FIRE CODE (W/ HOUSTON AMENDMENTS)
2021 UNIFORM MECHANICAL CODE (W/ HOUSTON AMENDMENTS)
2021 UNIFORM PLUMBING CODE (W/ HOUSTON AMENDMENTS)
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2012 TAS (TEXAS ACCESSIBILITY STANDARDS)

BUILDING CODE INFORMATION

SUMMARY OF WORK:
THE SCOPE OF THIS PROJECT IS THE INTERIOR REMODEL OF AN EXISTING OFFICE/WAREHOUSE TO BE DIVIDED INTO 2 OFFICE/WAREHOUSE UNITS. FUTURE TENANTS TO APPLY FOR THEIR OWN PERMIT.

PROPOSED OCCUPANCY CLASSIFICATION BUILDING:
OFFICE: B
WAREHOUSE: S-1

CONSTRUCTION TYPE EXISTING:
TYPE IIB - NOT SPRINKLERED

TOTAL BUILDING AREA:

OFFICE AREA STE A	575 sf
WAREHOUSE STE A.	3,580 sf
OFFICE AREA STE B	575 sf
WAREHOUSE STE B.	3,554 sf
TOTAL AREA	8,284 sf

OCCUPANCY LOAD PER SUITE:

SUITE A		
OFFICE AREA.	351 SF/150 =	2 O.L.
WAREHOUSE AREA	3,408 SF/500 =	7 O.L.
TOTAL		9 O.L.
SUITE B		
OFFICE AREA.	351 SF/150 =	2 O.L.
WAREHOUSE AREA	3,554 SF/500 =	7 O.L.
TOTAL		9 O.L.

MEANS OF EGRESS (TABLE 1006.2.1) PER SUITES:
NUMBER OF EXITS REQUIRED = 1
NUMBER OF EXITS PROVIDED = 4 PER SUITES

MAXIMUM TRAVEL DISTANCE TO EXIT (TABLE 1017.2):
BUSINESS: 200 FT WITHOUT SPRINKLER SYSTEM
STORAGE S-1: 200 FT WITHOUT SPRINKLER SYSTEM

TRAVEL DISTANCES PROVIDED:
"A" = 94'-4"

ALL FINISH MATERIAL THROUGHOUT BUILDINGS SHALL MEET THE MINIMUMS AS SET FORTH IN THE TABLE BELOW:

TABLE 803.11

NONSPRINKLERED BUILDING			
GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	A	B	C
S	B	B	C

CLASS A : flamespread 0-25 smoke developed index 0-450
CLASS B : flamespread 26-75 smoke developed index 0-450
CLASS C : flamespread 76-200 smoke developed index 0-450

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES SECTION 2902.2 SEPARATE FACILITIES
EXCEPTIONS:
4. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER. (EACH SUITE HAS AN OCCUPANT LOAD OF 25 OR FEWER. REFER TO "OCCUPANCY LOAD PER SUITE" CALCULATIONS)

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES SECTION 2902.6 SMALL OCCUPANCIES
DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER. (EACH SUITE HAS AN OCCUPANT LOAD OF 15 OR FEWER. REFER TO "OCCUPANCY LOAD PER SUITE" CALCULATIONS)

X/X-0.0

X
A-X.X

ALL DIMENSIONS ARE METAL TO METAL.

INDICATED ELEVATIONS

INDICATED SECTIONS

KEY NOTES

DOORS. SEE DOOR SCHEDULE

WINDOWS. SEE WINDOW SCHEDULE

WALL TYPE LEGEND:

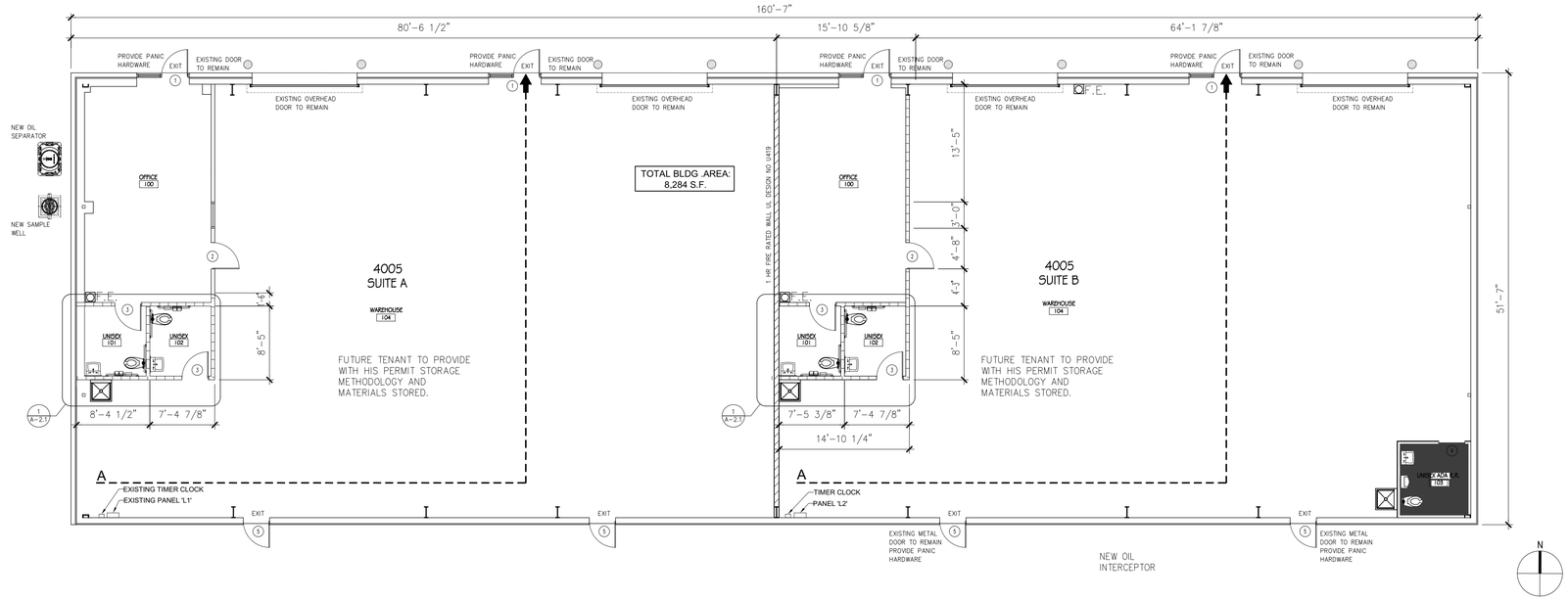
NEW 1 HR DEMISING WALL DESIGN NO. U419 TYPE "A"

NEW 3-5/8" METAL STUD PARTITION WALL TO DECK TYPE "B"

EXISTING PARTITIONS TO REMAIN

City of Houston Texas
26043194
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations. 06/23/26

FUTURE TENANTS HAVE TO APPLY FOR THEIR OWN PERMIT AND CERTIFICATE OF OCCUPANCY



FLOOR PLAN — SCALE: 1/8" = 1'-0"

MB&B
ARCHITECTS AND ENGINEERS
5300 HOLLISTER STREET,
SUITE 402 HOUSTON, TX 77040
TEL: 713 370 8750
TBPELS F-24553

REGISTERED ARCHITECT
JOSEPH J. BERTOLINO
02791
STATE OF TEXAS
06-15-26
EXPIRES 07-31-26

NOTES:

WAREHOUSE/OFFICE RENOVATION
4005 OSAGE ST
SUITE A & B
HOUSTON, TX. 77063

No.	DESCRIPTION	DATE
	.	-

DRAWN BY: VDP
CHK BY: JB
APP BY: JB
DATE: 12-09-2025
PROJECT NO.: 2025-25210

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-2.0