

HOLLIS

LEASE SPACE OFFICE WAREHOUSE BUILD-OUT 7,500 SQ.FT

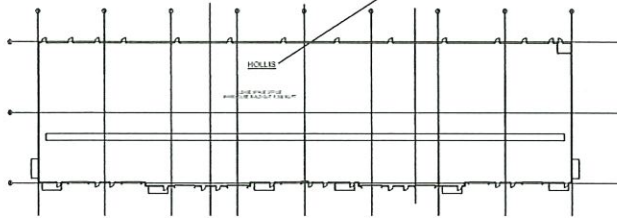
6610 S FM 359 , STE # 500  
FULSHEAR, TX 77441

**ARCHITECTURAL CODE ANALYSIS:**

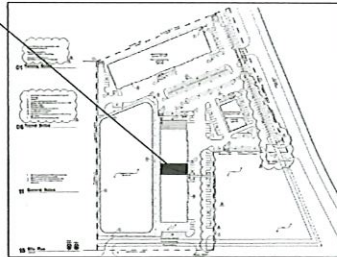
- International Building Code 2015:
- Building Occupancy classification ( Section 304 ) : BUSINESS GROUP B
- Building Construction type ( Table 601 ) : TYPE II - B sprinkled
- Building allowable height: 55 Feet ( Table 504.3 ) : Actual height: 20 Feet. ( 1 story building )
- Building allowable area: 9,500 SF ( Table 503 ) : Actual Floor area: 3,000 SF.



STE # 500  
7,500 SQFT



**SITE PLAN**  
N15



**SECTION NOTES:**

- SECTION 0201: FLOOR SHALL BE 4" THICK, UNREINFORCED CONCRETE THAT EXTENDS UPWARD INTO THE WALL AT LEAST 4"
- SECTION 0202: WALLS UP TO 8 FEET IN HEIGHT AND OVER CLUSTERS SHALL HAVE A MINIMUM REINFORCEMENT SURFACE OF 4" AND THE REINFORCING SHALL BE OF A TYPE WHICH IS NOT AFFECTED BY SULFATE
- SECTION 2202: WHEN REINFORCING BARS IN NET AREAS ARE USED AS A BRACE FOR WALL OR WALL PANELS

210-00	INTERNATIONAL BUILDING CODE
210-05	INTERNATIONAL LIGHT FIXTURE CODE
210-10	INTERNATIONAL ENERGY CONSERVATION CODE
210-15	INTERNATIONAL FIRE CODE
210-20	INTERNATIONAL FUEL GAS CODE
210-25	INTERNATIONAL MECHANICAL CODE
210-30	INTERNATIONAL PLUMBING CODE
210-35	INTERNATIONAL SWIMMING POOL AND SPA CODE
210-40	INTERNATIONAL ELECTRICAL CODE

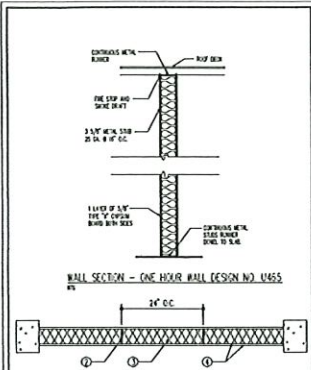
**HOLLIS**

**INDEX OF DRAWINGS:**

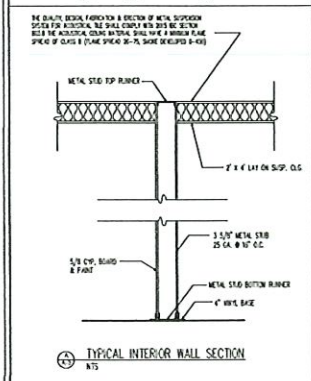
FLOOR PLAN	A-1 of 6
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ELECTRICAL PLAN	E-1 of 6
MECHANICAL PLAN	M-1 of 6
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REFLECTED CEILING PLAN	C-1 of 6

**USING PURPOSE NOTES:**

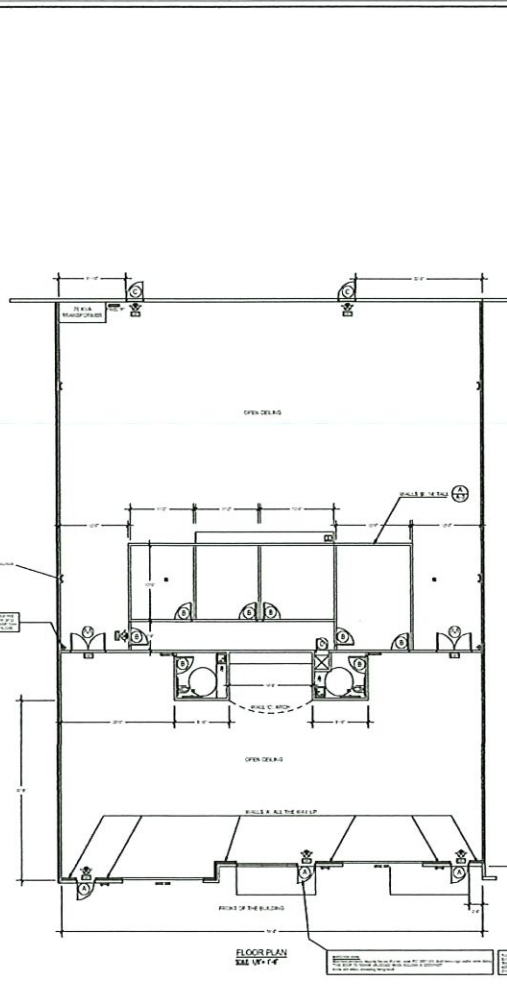
-MAXIMUM OCCUPANCY IS: 30 PP



1. THE WALL SHALL BE CONSTRUCTED AS SHOWN WITH THE FOLLOWING MINIMUM REQUIREMENTS:
  - a. THE WALL SHALL BE CONSTRUCTED WITH A MINIMUM OF TWO COURSES OF 25 GA. #10 REINFORCING BARS WITH 12" OC.
  - b. THE WALL SHALL BE CONSTRUCTED WITH A MINIMUM OF TWO COURSES OF 25 GA. #10 REINFORCING BARS WITH 12" OC.
  - c. THE WALL SHALL BE CONSTRUCTED WITH A MINIMUM OF TWO COURSES OF 25 GA. #10 REINFORCING BARS WITH 12" OC.
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- THE ONE HOUR WALLS:**
1. FIRE RATED ASSEMBLIES - ALL PENETRATIONS SHALL BE SEALED AS THE WALLS SHALL HAVE SEALS OF STANDING PEN-ROCK METALS ABOVE AND BEARING THE CEILING AND IN CEILING SPACES. THE LETTERING SHALL BE 2 INCHES IN HEIGHT AND SPACING EACH 12 FEET. THE FOLLOWING WORKING IS REQUIRED: (1) NON-FIRE AND SOUND WALL - PROTECT ALL PENETRATIONS;
  2. THE BUILDING SHALL BE PROTECTED THROUGHOUT WITH A FIRE SUPPRESSOR SYSTEM (MAY BE METAL BE STATE APPROVED FIRE PROTECTION COMPANY);
  3. THE BUILDING SHALL BE PROTECTED THROUGHOUT WITH AN AUTOMATIC FIRE DETECTOR AND NOTIFICATION SYSTEM (MAY BE METAL BE STATE APPROVED FIRE PROTECTION COMPANY);
  4. STATE APPROVED FIRE PROTECTION CONTRACTORS SHALL SUBMIT AS-BUILT PLANS AND INSTALLATION PHOTOGRAPHY TO THE FIRE DEPARTMENT FOR REVIEW & APPROVAL;
  5. PROVIDE FIRE EXTINGUISHERS PER FC SECTION 906;
  6. STATE LICENSED ELECTRICAL CONTRACTORS SHALL INSTANTLY CHECK FOR EXCESS FANS FOR DAMPER TO LOCKING INSTALLED ON EXTERIOR WALLS ONLY;
  7. SMOKE DETECTORS SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM SYSTEM. THE ACTIVATION OF ANY DETECTOR SHALL OPERATE THE ALARM SOUNDING SYSTEM. SMOKE DETECTORS SHALL BE LOCATED AS FOLLOWS (MAY BE METAL BE STATE APPROVED FIRE PROTECTION COMPANY):
    - IN EACH MECHANICAL ROOM, ELECTRICAL ROOM, RESPONSE ROOM, CONTROL ROOMS, STORAGE ROOMS LARGER THAN 200 SQ. FT., ELEVATOR MACHINE ROOMS, AND IN ELEVATOR LOBBIES.
    - IN THE MAIN RECEPTION AND THROUGH ALL FLOORS OF EACH BUILDING SYSTEM BEING A CAPACITY GREATER THAN 2,000 OCCUPANT PER FLOOR. SMOKE DETECTORS SHALL BE LOCATED IN A SEPARABLE AREA BOTTOM CENTER OF THE LAST FLOOR LEVEL.

**HOLLIS**  
6610 S. FM 2620, SUITE # 400  
FLOUGHEART, TX 75041

DRAWN BY:  
**MAN TRAN**  
DATE: MAY/01/2022

CHECK BY:  
**LOC NGUYEN**  
DATE: MAY/01/2022

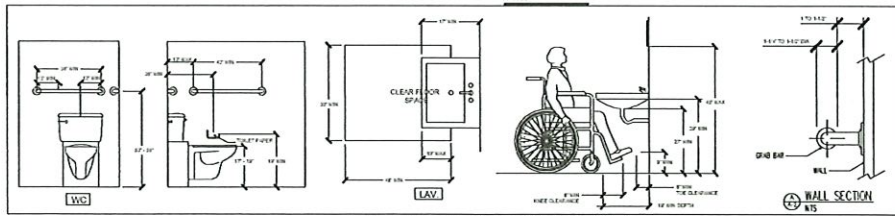
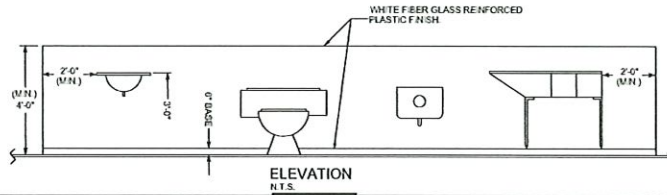
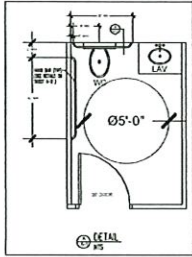
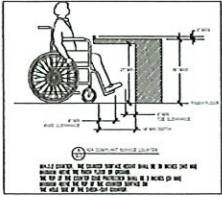
SHEET TITLE:  
**FLOOR PLAN**

SHEET:  
**A-1 OF 6**

SCALE 1/8" = 1'-0"

DOOR SCHEDULE						
TYPE	QTY	SIZE	DESCRIPTION	THICKNESS	FRAME	REMARKS & HARDWARES
A	3	36"x64"	GLASS/METAL	1 3/4"	METAL	GLASS DOOR WITH PANO HARDWARE & SIGN (SEE NOTES BELOW)
AA	2	72"x64"	GLASS/METAL	1 3/4"	METAL	DOUBLE GLASS DOOR WITH PANO HARDWARE & SIGN (SEE NOTES BELOW)
B	8	36"x64"	WOOD	1 3/4"	WOOD	HOLLOW CORE DOOR WITH LATCH (SEE NOTES BELOW)
C	2	36"x64"	METAL	1 3/4"	METAL	METAL CORE DOOR WITH PANO HARDWARE (SEE NOTES BELOW)
D	1	24"x64"	WOOD	1 3/4"	WOOD	HOLLOW CORE DOOR WITH LATCH (SEE NOTES BELOW)

FINISH SCHEDULE							
AREA	FLOOR	BASE	WALL	CEILING	DOOR	W.C.	REMARKS
OFFICE							12
REST ROOM							12
MAIN FLOOR							GREEN CERAMIC BLACK FLOOR



**HANDICAP RESTROOM DETAILS**  
N.T.S.

HOLLIS  
6610 S. FM 305, SUITE #200  
HOUSTON, TX 77057

DRAWN BY:  
MAN TRAN  
DATE: MAY/01/2022

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LOC NGUYEN  
DATE: MAY/01/2022

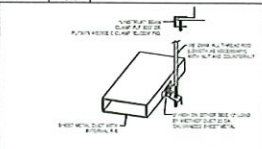
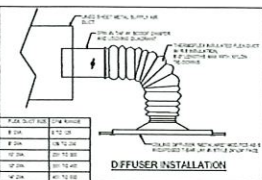
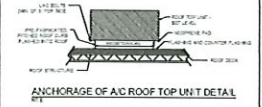
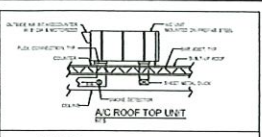


SHEET TITLE:  
CONSTRUCTION  
DETAILS

SHEET:  
A-2 OF 6

SCALE 1/8" = 1'-0"





**GENERAL NOTES:**

1. INSTALL SUPPLY/RETURN PLUMBING BEFORE SETTING UNIT ON CURB.

2. SURE SLOPE TOP OF RETURN SUPPLY AND RETURN PLUMBING TO CURB. THIS WILL PREVENT AIR LEAKS BETWEEN PLUMBING AND CEILING SPACE.

3. MAKE SURE ALL BEARING SURFACES ON CURB ARE FULLY COVERED, AS SHOWN IN REAR BLACK ON THE HOISTING DETAILS. THIS WILL PREVENT AIR AND WATER LEAKS.

4. MAKE SURE ALL BEARING SURFACES ON CURB ARE FULLY COVERED, AS SHOWN IN REAR BLACK ON THE HOISTING DETAILS. THIS WILL PREVENT AIR AND WATER LEAKS.

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6. MAKE SURE ALL BEARING SURFACES ON CURB ARE FULLY COVERED, AS SHOWN IN REAR BLACK ON THE HOISTING DETAILS. THIS WILL PREVENT AIR AND WATER LEAKS.

**INSTALLATION:**

1. UNIT SHALL BE INSTALLED ON CURB WITH ALL NECESSARY BRACING AND SUPPORTS.

2. UNIT SHALL BE INSTALLED ON CURB WITH ALL NECESSARY BRACING AND SUPPORTS.

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**MECHANICAL NOTES N.T.S:**

1. UNIT SHALL BE INSTALLED ON CURB WITH ALL NECESSARY BRACING AND SUPPORTS.

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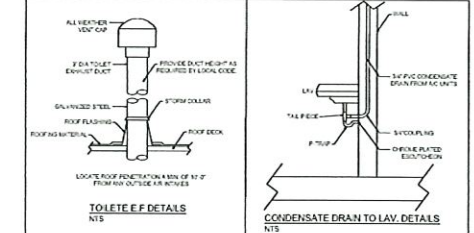
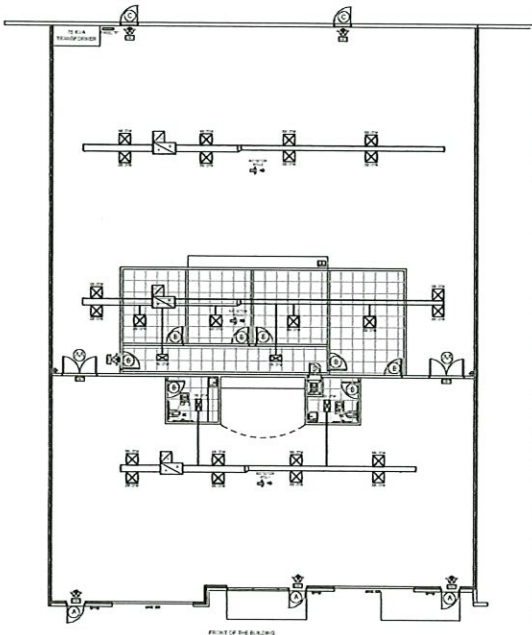
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HVAC EQUIPMENT SCHEDULE							
EQUIP. #	MODEL	COOL. BTU/H	HEAT. BTU/H	TON	ELECTRICAL	REMARKS	OUTDOOR AIR INTAKE
AC-101	CARRIER AC-200A	10,000	10,000	1.0	200/1000	10.0 TON AC-2000A-100	10"
AC-102	CARRIER AC-200A	10,000	10,000	1.0	200/1000	10.0 TON AC-2000A-100	10"
AC-103	CARRIER AC-200A	10,000	10,000	1.0	200/1000	10.0 TON AC-2000A-100	10"
AC-104	CARRIER AC-200A	10,000	10,000	1.0	200/1000	10.0 TON AC-2000A-100	10"



**HOLLIS**  
6610 S. FM 3030, SUITE 400  
HOUSTON, TX 77057

DRAWN BY:  
**MAN TRAN**  
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**LOC NGUYEN**  
DATE: MAY/01/2022

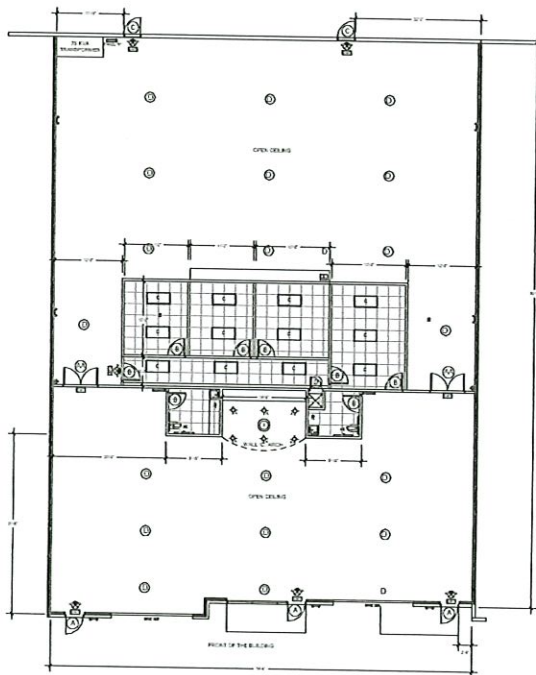
SHEET TITLE:  
**MECHANICAL PLAN**

SHEET:  
**M-1 OF 6**

SCALE 1/8" = 1'-0"



FINISH SCHEDULE						
AREA	FLOOR	BASE	PAINT	CEILING	WALL	DOOR
OFFICES	1	1	1	1	1	1
REST ROOM	1	1	1	1	1	1
MAIN FLOOR	1	1	1	1	1	1



REFLECTED  
CEILING PLAN  
SCALE 1/8" = 1'-0"

HOLLIS  
680 S. PALM BLVD. STE. 400  
TAMPA, FL 33601

DRAWN BY:  
MAN TRAN  
DATE: MAY/01/2022

CHECK BY:  
LOC NGUYEN  
DATE: MAY/01/2022



SHEET TITLE:  
REFLECTED  
CEILING PLAN

SHEET:  
P-1 OF 6

SCALE 1/8" = 1'-0"