

SITE PLAN
SCALE: 1" = 20'

APPLICABLE CODES (INCLUDED BUT NOT LIMITED TO):
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE(FC), WITH FORT BEND COUNTY FIRE CODE REGULATIONS

GENERAL INFORMATION	PHASE1 (BLDG. 1)	PHASE2 (BLDG. 1&2)	PHASE2 (BLDG. 1&2)
FLOORS ABOVE GRADE:	ONE STORY + MEZZANINE	ONE STORY	ONE STORY
PROPOSED AREA(INCLUDE MEZZANINE):	7,639.00 SF	12,139.00 SF	19,939.00 SF
REQUIRED SPACES (FOR OFFICE WAREHOUSE OCCUPANCY):	3	5	8
TOTAL SPACES PROVIDED	38	38	38

SCOPE OF WORK DESCRIPTION(PHASE 1)
PROPOSED 7,639.00 SQ.FT.FREE STANDING BUILDING WITH 6,300.00 SQ.FT. FOOTPRINT AND 1,339.00 SQ.FT. MEZZANINE

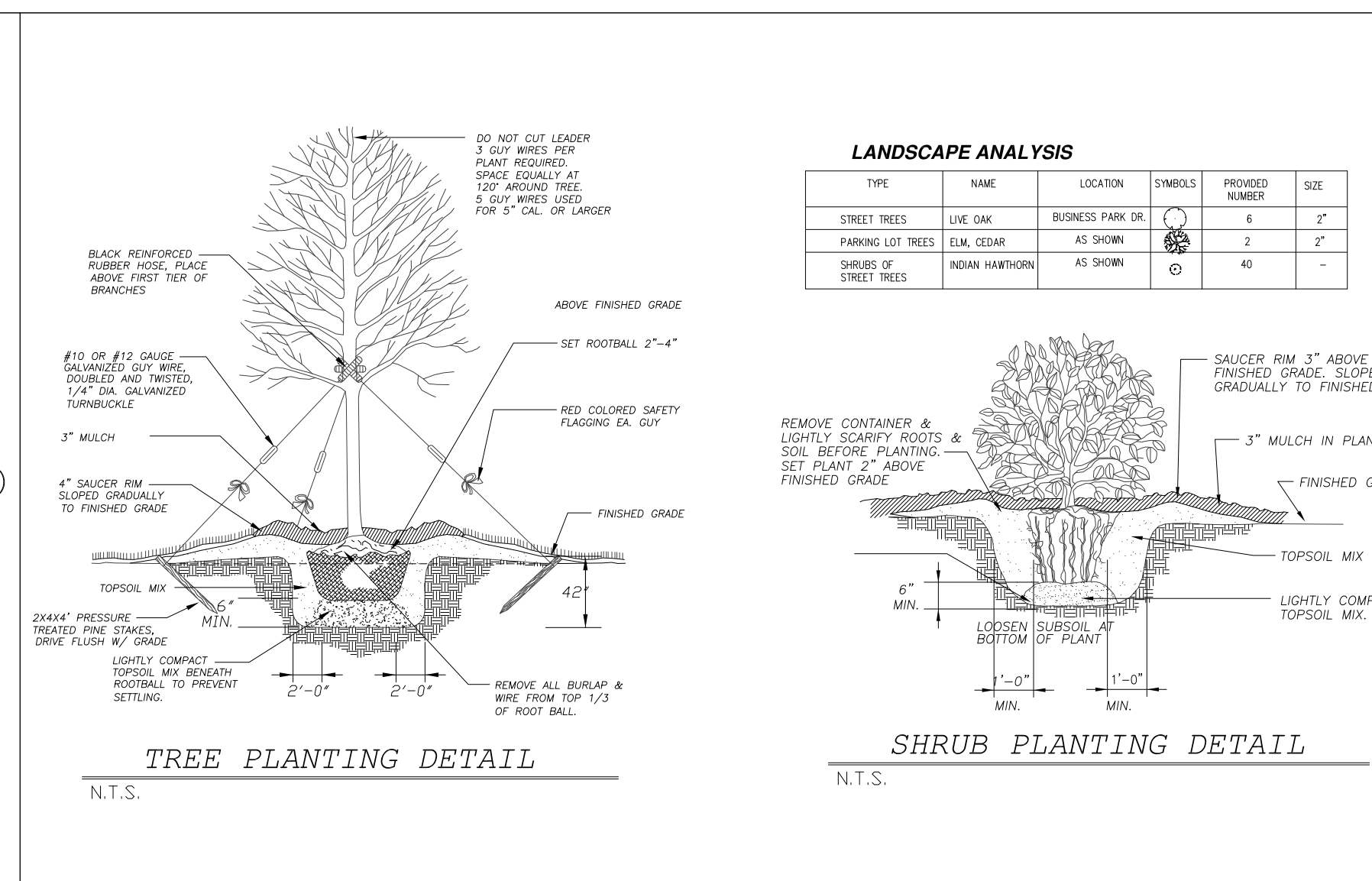
OCCUPANT LOAD:
FINAL OCCUPANCY LOAD IS DEPENDS ON TENANT IMPROVEMENT.
ASSUMPTION FOR OFFICE WAREHOUSE PARKING REQUIRED#(BASED ON THE PROTECTIVE COVENANTS FOR PARK WESTHIMER COMMERCIAL/INDUSTRIAL PARK):
WAREHOUSE: 4,968 SQ.FT /1000 : 5
OFFICE: 1,332 SQ.FT 1ST FLOOR/250 : 6
448 SQ.FT 2ND FLOOR : 2
PROVIDED# : 38(25 RESERVED FOR PHASE I & II)

PHYSICAL PROPERTIES OF BUILDING:

2-STORY W/ MEZZANINE NOT SPRINKLER METAL FRAME BUILDING TYPE B-2
MAX AREA 26,000 S.F.(TABLE 503, IBC 2012)
MAX STORIES 3(TABLE 503, IBC 2012)
MAX HEIGHT 55'
S.F. ACTUAL AREA: 7,639.00 (BLDG.1) S.F.
ACTUAL STORY: 2- STORY
ACTUAL HEIGHT: 24'
EXTERIOR BEARING WALL CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
INTERIOR BEARING WALL CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
EXTERIOR NON-BEARING WALL CONSTRUCTION 0 HR(TABLE 601 IBC 2012)
STRUCTURAL FRAME CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
PERMANENT PARTITIONS CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
SHAFT ENCLOSURE CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
FLOOR AND FLOOR-CEILING CONSTRUCTION 0 HR(TABLE 601, IBC 2012)
ROOFS AND ROOF-CEILING CONSTRUCTION 0 HR(TABLE 601, IBC 2012)

FIRE- RESISTANT FOR EXTERIOR WALL(TABLE 602, IBC 2012)
LESS THAN 5'-0 APART 1 HR.
5'<X<10' APART 1 HR.
10'<X<30' APART 0 HR

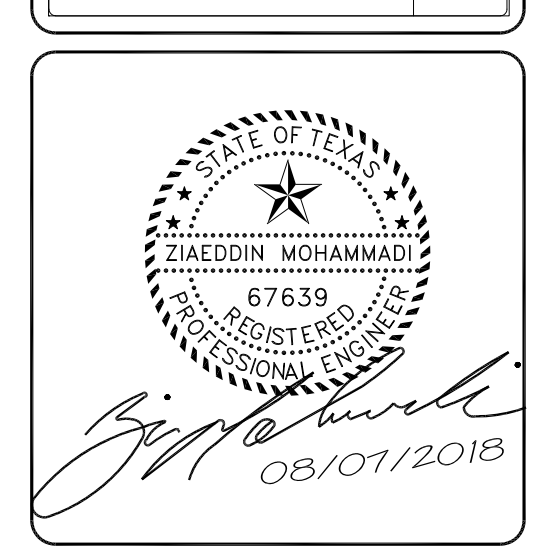
FIRE RESISTANCE RATING FOR THE WALL BETWEEN BUILDING A&B FOR PHASE 2 DEVELOPMENT : 0 HR.



PROJECT DATA

LOT AREA:	53214.73	S.F.
PROPOSED DEVELOPED AREA	38227.73	S.F.
FUTURE DEVELOPMENT	14987.00	S.F.
PROPOSED METAL BUILDING AREA(PASE 1)	7639.00	S.F.
FUTURE DEVELOPMENT	12300.00	S.F.
PHASE 2	4500.00	
PHASE 3	7800.00	
EXISTING CONCRETE PAVING	-	S.F.
PROP. CONCRETE PAVING	15577.00	S.F.
EXIST. CONCRETE SIDEWALK	-	S.F.
PROP. CONCRETE SIDEWALK	489.40	S.F.
PROP. DETENTION POND VOLUME	-	S.F.
TOTAL GRASS AREA	15861.33	S.F.
EXISTING PARKING SPACES	53214.73	S.F.
PROPOSED PARKING SPACES	38.00	SPACES

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FIRM NAME: HOUTEX ENGINEERING
FIRM REGISTRATION NUMBER: F-12522



#	DATE	REVISION	COMMENTS
1	8/7/2018	FOR F. B. C. FIRE MARSHAL	

PROP. OFFICE WAREHOUSE
NORTH PARK
WAREHOUSE(PHASE 1)
7123 NORTH PARK DRIVE
HOUSTON, TX 77407

SITE PLAN
SCALE:
CONTROL:
DWG BY: SLP 29-Mar-18
RVS'D BY: SLP 17-Aug-18
CK'D BY: SLP APRVD BY: ZM
PROJECT NO.
HT1713901

SP.001
SHEET 2 OF 6

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