

INTERNATIONAL BUILDING CODE (IBC) 2006  
 ARCHITECTURAL ANALYSIS OF RENOVATION OF OFFICE BUILDING AT 5300 BISSONNET

OTHER APPLICABLE REGULATIONS  
 TEXAS ACCESSIBILITY STANDARDS (TAS) 1994, AMERICANS WITH DISABILITIES ACT (ADA)

ALLOWABLE BUILDING PARAMETERS

TOTAL RENOVATION PROGRAMMED GROSS AREA 6,037 SF

PROPOSED OCCUPANCY  
 (IBC SECTIONS 310.1,  
 602.5 & TABLE 503)

BUSINESS (B) 6,037 SF  
 CONSTRUCTION TYPE IIB  
 MAX AREA 19,000 SF

EXISTING OCCUPANCIES  
 (IBC SECTIONS 310.1,  
 602.5 & TABLE 503)

ASSEMBLY (SAMURAI STEAKHOUSE) (A2) 5,984 SF  
 CONSTRUCTION TYPE IIB  
 MAX AREA 9,500 SF

MERCANTILE - FIRST FLOOR LEASE SPACE (M) 23,653 SF  
 MAX AREA 21,500 SF  
 MAX AREA WITH INCREASE (SECTION 506) 37,625 SF

THE BUILDING IS SPRINKLERED

FIRE RESISTANCE RATING REQ FOR BUILDING ELEMENTS (IBC TABLE 601)  
 0 Hr FOR ALL ELEMENTS AT TYPE IIB CONSTRUCTION

FIRE RATED CONSTRUCTION - EXTERIOR (IBC TABLE 602)  
 0 Hr IIB >10' X < 30'

REQUIRED SEPARATION OF OCCUPANCIES (IBC TABLE 508.3.3)  
 BETWEEN OCC TYPE A2 & B - 1 HR IF SPRINKLERED, 2 HR IF NOT SPRINKLERED

OCCUPANT LOAD  
 (IBC TABLE 1004.1.2)

MERCANTILE (LEASE SPACE)	394 OCCUPANTS	23,653 / 60 SF GROSS PER OCCUPANT
BUSINESS	61 OCCUPANTS	6,037 / 100 SF PER OCCUPANT
ASSEMBLY A-2 (SAMUARI)	398 OCCUPANTS	5984 / 15 SF NET PER OCCUPANT

MIN EGRESS WIDTH  
 (IBC TABLE 1005.1, TABLE 1017.1, SECTION 1017.2)

CORRIDOR FIRE RESISTANCE RATING 0 HR WITH SPRINKLER SYSTEM, 1 HR WITHOUT  
 CORRIDOR WIDTH 44" MIN

STAIRWAY WIDTH  
 (IBC SECTION 1009)

44" MIN

EXITS REQUIRED  
 (IBC 1014 - 1019, TABLE 1019.1)

BUSINESS (B) 2 EXITS

EXIT ACCESS TRAVEL DISTANCE  
 (IBC TABLE 1016.1)

BUSINESS (B) 300' SPRINKLERED

PLUMBING FACILITIES  
 (IBC 2902.1)

BUSINESS (B) OCCUPANCY

WATER CLOSETS	2
LAVATORIES	2
DRINKING FOUNTAINS	1
SERVICE SINK	1

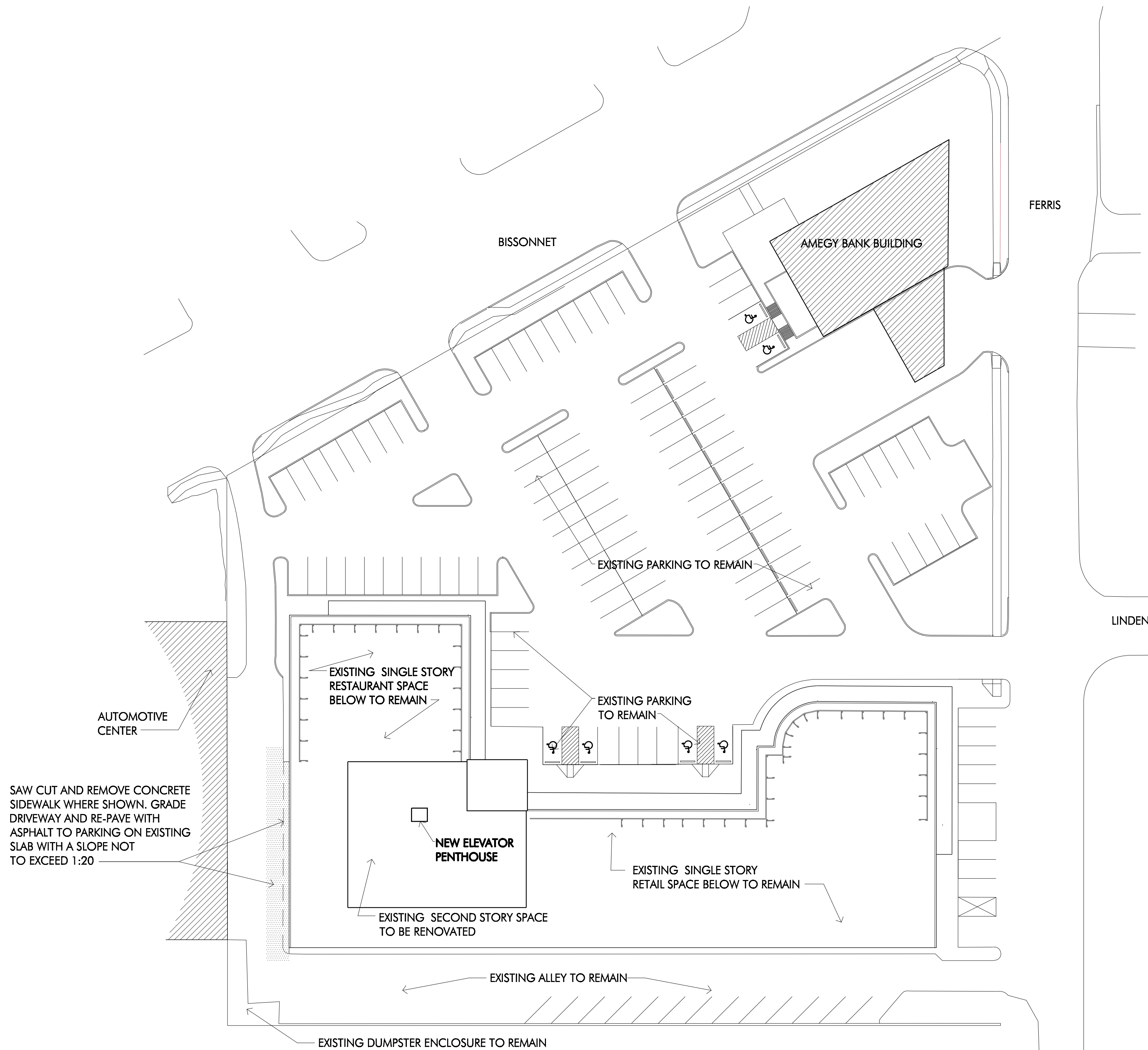
BASE FLOOD ELEVATION

BASE FLOOD ELEVATION : 55.0'

TOP OF SLAB, EXISTING BUILDING : 55.4'

TOP OF SLAB, SECOND FLOOR EXISTING BUILDING: 70.2'

LOWEST ADJACENT FINISHED GRADE  
 NEXT TO BUILDING: 54.9'



01 Site / Roof Plan  
 1/32"=1'-0"



# Morningside Architects

Morningside Architects LP  
 2406 Tongley  
 Houston TX 77005-2514  
 713.529.2690 Tel  
 713.526.6494 Fax  
 www.morningsidearchitects.com

Consultants:  
**INSIGHT Structures**  
 Structural Engineers

**BLN Engineering, Inc.**  
 MEP Engineers

## Office Buildout

5300 Bissonnet St.  
 Houston, Texas 77461

100% CD	12/15/11	Bld Set
Red Line	11/08/11	
Review	10/21/11	
Issue	Date	Description

Project Number:	11021
CAD Drawing File:	CAD Drawing File
Drawn By:	JS
Checked By:	TS
Copyright:	©Morningside Architects LLP 2011

## Site Plan / Code Analysis

Sheet Number

# AS1.0