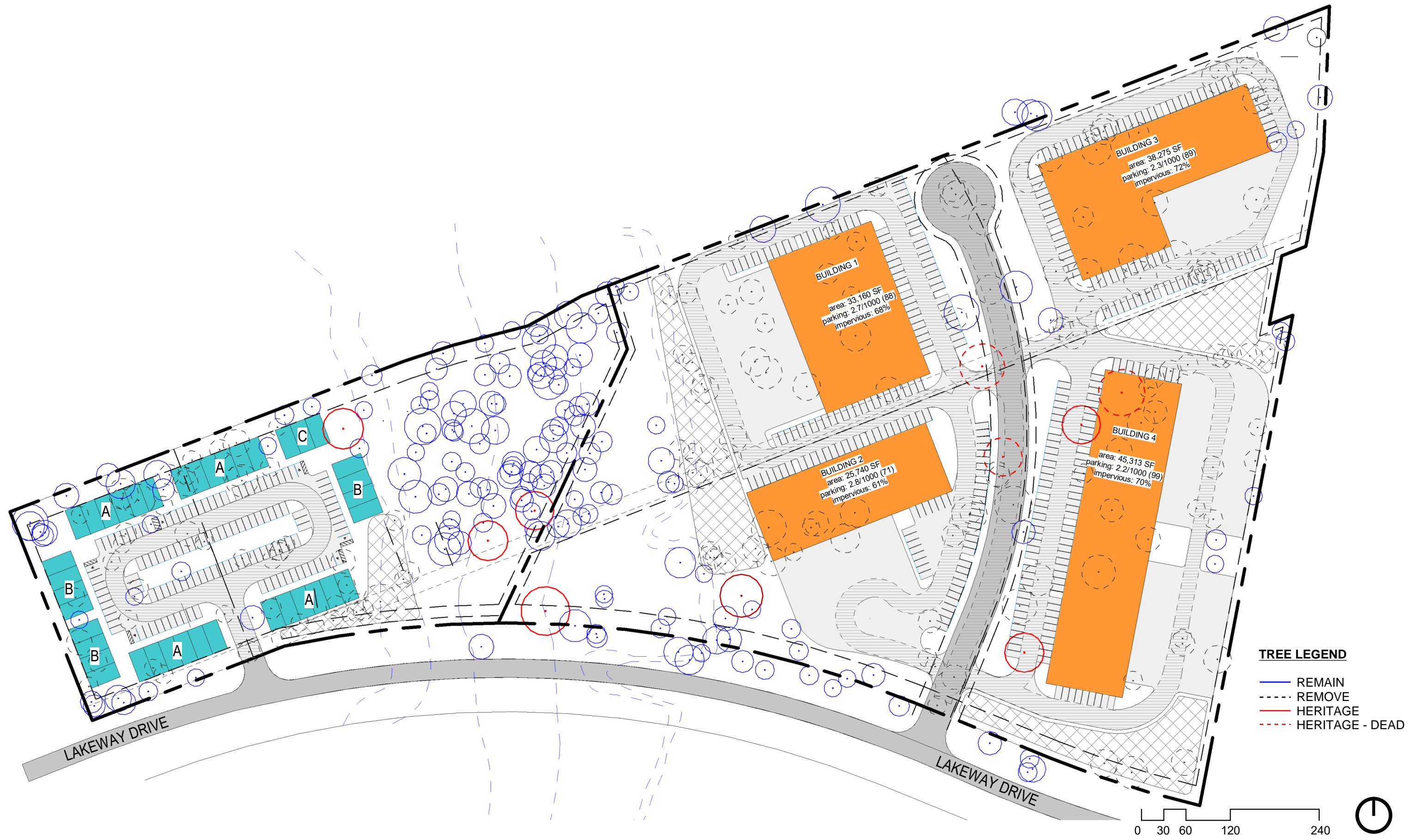


SITE AND BUILDABLE AREA

Georgetown Lakeway Site Development

01.16.2019

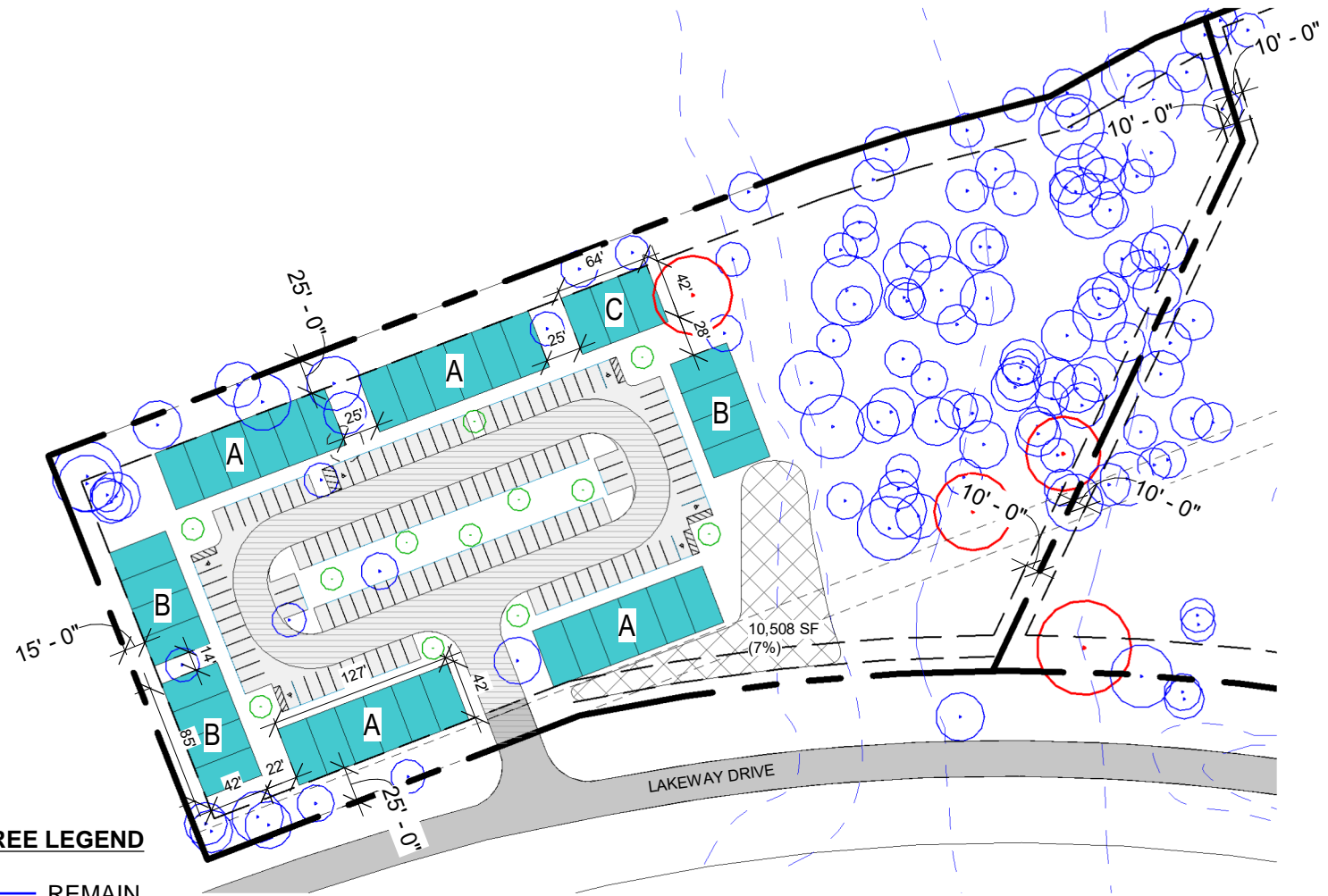




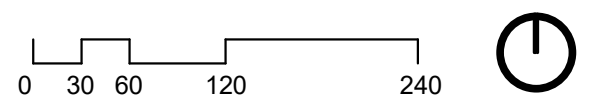
# Georgetown Lakeway Site Development

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- TREE LEGEND**
- (Blue circle) REMAIN
  - - - - (Dashed line) REMOVE
  - (Red circle) HERITAGE
  - - - - (Red dashed circle) HERITAGE - DEAD
  - (Green circle) NEW



# Georgetown Lakeway, Zone C-1 Construction Analysis

January 2019

## Occupant Classification:

Business Group B (General Office)

## Type of Construction:

Type IIB: is that type of construction in which the building elements listed in Table 601 are of non-combustible materials, except as permitted in Section 603 and elsewhere in this code. (IBC 2012 – 602.2)

### **Conclusion:**

**Allowable Building Area for IIB:** 23,000 sq. ft.

**Allowable building height:** 55'

**Allowable Stories:** 3

**Proposed Building Area(s):** 2,688 – 5,334 SF

**Proposed Building Height:** 20-25'

**Proposed Building Stories:** 1

**No Area Increase Required.**

**Note: Any building over 10,000 SF will need to be equipped with an Automatic Sprinkler System as required by the Fire Marshal.**

TABLE 601 Fire-Resistance Rating Requirements for Building Elements (hours)				
Building Element	Type IIA	Type IIB	Type IIIA	Type IIIB
Primary Structural Frame	1	0	1	0
Bearing walls - Exterior	1	0	2	2*
Bearing walls - Interior	1	0	1	0
Nonbearing walls and partitions - Exterior	See Table 602			
Nonbearing walls and partitions - Interior	0	0	0	0
Floor construction and secondary members	1	0	1	0
Roof construction and secondary members	1	0*	1	0

**Conclusion: This building can have exterior load bearing walls.**

TABLE 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance		
Fire Separation Distance (Feet)	Type of Construction	Occupancy B
X < 5	IIB	1
5 ≤ X < 10	IIB	1
10 ≤ X < 30	IIB	0
X ≥ 30	IIB	0

**Conclusion: The distance between the building and any other structure or lot line needs to be 10' or greater.**



# Georgetown Lakeway Site Development

01.16.2019



# Georgetown Lakeway – Zone IN Construction Analysis

January 2019

## Occupant Classification:

Factory Group F (Factory Industrial F-1 (most restrictive))

## Type of Construction:

Type IIB: is that type of construction in which the building elements listed in Table 601 are of non-combustible materials, except as permitted in Section 603 and elsewhere in this code. (IBC 2012 – 602.2)

### Conclusion:

**Allowable Building Area for IIB: 15,500 SF**

**Allowable building height: 55'**

**Allowable Stories: 2**

### Area Increase per Section 506.1

$A_a = A_t + (A_t \times I_s) = 15,500 \times (15,500 \times 3) = 64,000$

**Adjusted Allowable Building Area for IIB: 64,000 SF**

**Proposed Building Area(s): 25,740 – 45,313 SF**

**Proposed Building Height: 20-25'**

**Proposed Building Stories: 1**

**Note: Any building over 10,000 SF will need to be equipped with an Automatic Sprinkler System as required by the Fire Marshal.**

TABLE 601 Fire-Resistance Rating Requirements for Building Elements (hours)				
Building Element	Type IIA	Type IIB	Type IIIA	Type IIIB
Primary Structural Frame	1	0	1	0
Bearing walls - Exterior	1	0	2	2*
Bearing walls - Interior	1	0	1	0
Nonbearing walls and partitions - Exterior	See Table 602			
Nonbearing walls and partitions - Interior	0	0	0	0
Floor construction and secondary members	1	0	1	0
Roof construction and secondary members	1	0*	1	0

**Conclusion: This building can have exterior load bearing walls.**

TABLE 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance		
Fire Separation Distance (Feet)	Type of Construction	Occupancy B
X < 5	IIB	1
5 ≤ X < 10	IIB	1
10 ≤ X < 30	IIB	0
X ≥ 30	IIB	0

**Conclusion: The distance between the building and any other structure or lot line needs to be 10' or greater.**