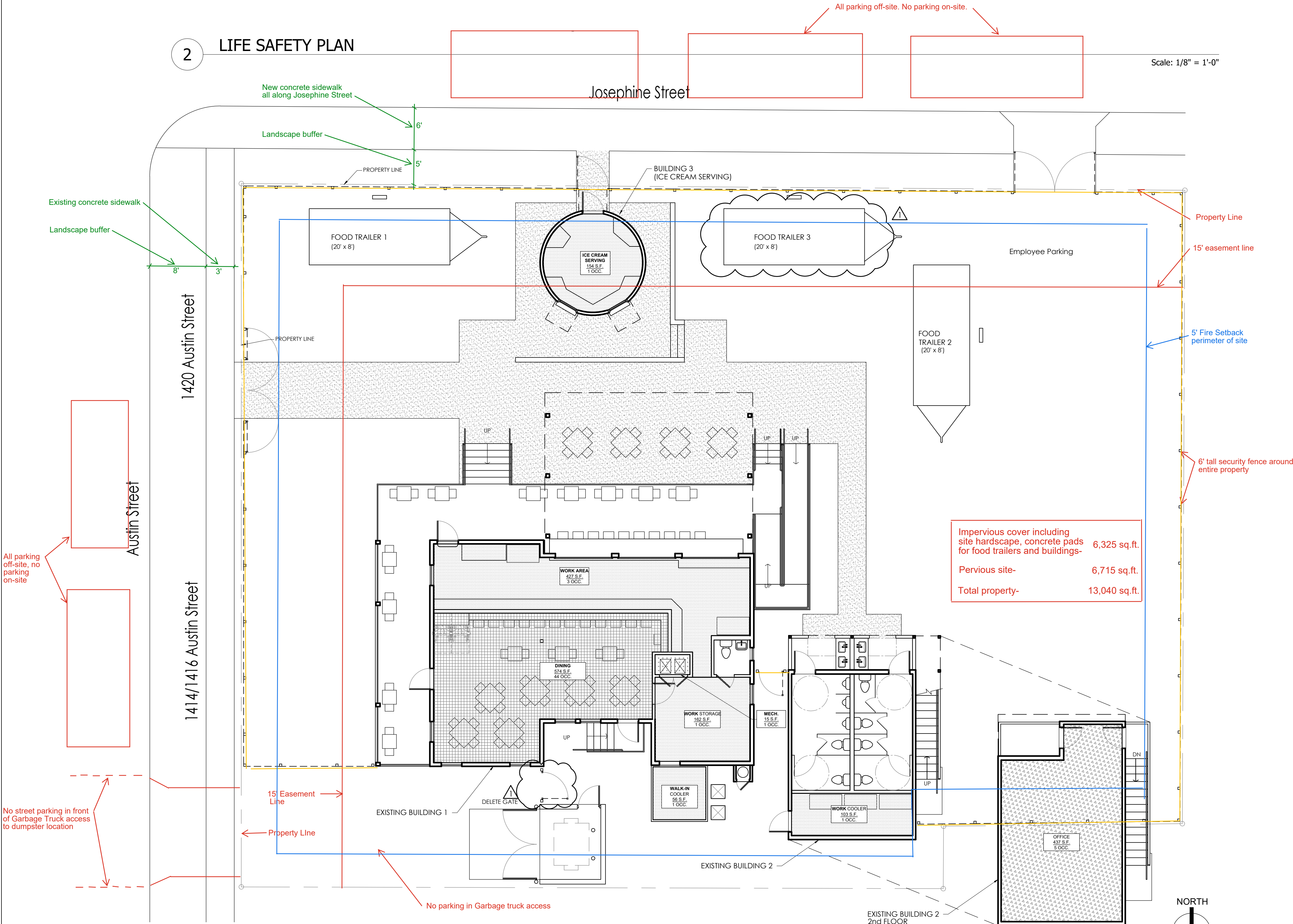


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Z-2025-10700038
rezoning from IDZ to IDZ-1
with uses permitted in NC

I, Micheal Garland, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits

2 LIFE SAFETY PLAN



1 OCCUPANCY CALCULATION PLAN

CODE INFORMATION

BUILDING CODE:	2021 IBC
FIRE CODE:	2021 IFC
MECHANICAL CODE:	2021 IMC
PLUMBING CODE:	2021 IPC
ENERGY (NFPA 101):	2021 IECC
ELECTRICAL CODE:	2021 NEC
ACCESSIBILITY CODE:	2012 TEXAS ACCESSIBILITY STANDARDS

CODE ANALYSIS

EXISTING BUILDING 1 -		FIRE DETECTION SYSTEMS:	HARD-WIRED SMOKE DETECTORS:
CONSTRUCTION TYPE:	V-B	BUILDING 1 -	1 LOCATED IN DINING AREA
ASSEMBLY GROUP:	A-2	BUILDING 2 -	1 LOCATED IN WORK STORAGE ROOM
OCCUPANCY CLASSIFICATION:	GROUP B	BUILDING 2 -	1 LOCATED IN WOMEN'S ROOM
ALLOWABLE BUILDING HEIGHT:	40'	BUILDING 2 -	1 LOCATED IN MEN'S ROOM
(TABLE 504.3 / 2021 IBC)		BUILDING 2 -	1 LOCATED IN 2ND FLOOR OFFICE
ALLOWABLE NUMBER OF STORIES:	2	(SEE MEP DRAWINGS)	
(TABLE 504.4 / 2021 IBC)		FIRE SUPPRESSION SYSTEMS:	EACH BUILDING TO BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER. (SEE MEP DRAWINGS)
MINIMUM NUMBER OF EXITS:	2 PER STORY		
(TABLE 1006.3.2 / 2018 IBC)			
ALLOWABLE FLOOR AREA:	6000 sf		
TOTAL GROSS FLOOR AREA:	1327 sf		
OCCUPANCY LOAD:	44		
(TABLE 1004.1.2 / 2021 IBC)			

EXISTING BUILDING 2 -		FIRE DETECTION SYSTEMS:	HARD-WIRED SMOKE DETECTORS:
CONSTRUCTION TYPE:	V-B	BUILDING 1 -	1 LOCATED IN DINING AREA
ASSEMBLY GROUP:	A-3	BUILDING 2 -	1 LOCATED IN WORK STORAGE ROOM
OCCUPANCY CLASSIFICATION:	GROUP B	BUILDING 2 -	1 LOCATED IN WOMEN'S ROOM
ALLOWABLE BUILDING HEIGHT:	40'	BUILDING 2 -	1 LOCATED IN MEN'S ROOM
(TABLE 504.3 / 2021 IBC)		BUILDING 2 -	1 LOCATED IN 2ND FLOOR OFFICE
ALLOWABLE NUMBER OF STORIES:	2	(SEE MEP DRAWINGS)	
(TABLE 504.4 / 2021 IBC)		FIRE SUPPRESSION SYSTEMS:	EACH BUILDING TO BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER. (SEE MEP DRAWINGS)
MINIMUM NUMBER OF EXITS:	2 PER STORY		
(TABLE 1006.3.2 / 2018 IBC)			
ALLOWABLE FLOOR AREA:	6000 sf		
TOTAL GROSS FLOOR AREA:	483 sf		
OCCUPANCY LOAD:	6		
(TABLE 1004.1.2 / 2021 IBC)			

BUILDING 3 -		FIRE DETECTION SYSTEMS:	BUILDING TO BE PROVIDED WITH HARD-WIRED SMOKE DETECTOR. (SEE MEP DRAWINGS)
CONSTRUCTION TYPE:	V-B	FIRE SUPPRESSION SYSTEMS:	BUILDING TO BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER. (SEE MEP DRAWINGS)
ASSEMBLY GROUP:	A-3		
OCCUPANCY CLASSIFICATION:	GROUP B		
ALLOWABLE BUILDING HEIGHT:	40'		
(TABLE 504.3 / 2021 IBC)			
ALLOWABLE NUMBER OF STORIES:	2		
(TABLE 504.4 / 2021 IBC)			
MINIMUM NUMBER OF EXITS:	2 PER STORY		
(TABLE 1006.3.2 / 2018 IBC)			
ALLOWABLE FLOOR AREA:	9000 sf		
TOTAL GROSS FLOOR AREA:	177 sf		
OCCUPANCY LOAD:	1		
(TABLE 1004.1.2 / 2021 IBC)			

PLUMBING CALCULATIONS:	WATER CLOSETS =	MALE 1 PER 75 OCCUPANTS
(TABLE 2902.1 / 2021 IBC)		FEMALE 1 PER 75 OCCUPANTS
(TABLE 424.2 / 2021 IPC)	LAVATORY =	1 PER 200 OCCUPANTS
	SERVICE SINK =	1
	DRINKING FOUNTAIN =	1 PER 500

OCCUPANCY CALCULATIONS

(TABLE 1004.1.2)

BUILDING 1		WORK AREA COMMERCIAL = 1:200 GROSS FLOOR: 427 + 162 + 56 sf= 4 OCCUPANTS	
		ASSEMBLY W/O FIXED SEATS UNCONCENTRATED = 1:15 NET FLOOR: 574 sf = 39 OCCUPANTS	
		ACCESSORY STORAGE AREAS MECH. EQUIPMENT = 1:300 GROSS FLOOR: 15 SF = 1 OCCUPANT	BUILDING 1 OCCUPANTS = 44
BUILDING 2		WORK AREA COMMERCIAL = 1:200 GROSS FLOOR: 103 sf = 1 OCCUPANT	
		BUSINESS AREAS OFFICE = 1:100 GROSS	BUILDING 2 OCCUPANTS = 6
BUILDING 3		KITCHEN (ICE CREAM SERVING) COMMERCIAL = 1:200 GROSS FLOOR: 154 sf = 1 OCCUPANT	BUILDING 3 OCCUPANTS = 1

BUILDING 4 HAS BEEN ELIMINATED FROM THIS PROJECT. IN ITS PLACE A THIRD CONCRETE PAD AND UTILITY ROUGH-IN PEDESTAL FOR FOOD TRAILER HAS BEEN ADDED. PERMITS FOR THE FOOD TRAILERS WILL BE DEALT WITH SEPARATELY.