

## LIFE SAFETY PLAN - FUNCTION OF SPACE LEGEND:

|  |   |
|--|---|
|  | ASSEMBLY UNCONCENTRATED<br>15 SF NET PER OCCUPANT       |
|  | BUSINESS<br>150 GROSS SF PER OCCUPANT                   |
|  | LOCKER ROOMS<br>50 GROSS SF PER OCCUPANT                |
|  | WAREHOUSE<br>500 GROSS SF PER OCCUPANT                  |
|  | MECHANICAL EQUIPMENT ROOMS<br>300 GROSS SF PER OCCUPANT |
|  | INDUSTRIAL<br>100 GROSS SF PER OCCUPANT                 |

## PLAN SYMBOL LEGEND:

|  |                                    |  |                                       |
|--|------------------------------------|--|---------------------------------------|
|  | EXIT SIGN                          |  | 1 HOUR FIRE RATING<br>UL DESIGN: U419 |
|  | FIRE EXTINGUISHER ON BRACKET       |  | 2 HOUR FIRE RATING<br>UL DESIGN: U606 |
|  | FIRE EXTINGUISHER IN CABINET       |  | HEAT DETECTOR                         |
|  | FIRE EXTINGUISHER ON BOLLARD/STAND |  | SMOKE DETECTOR                        |
|  | ROOM OCCUPANT LOAD                 |  | PULL STATION                          |

## GENERAL NOTES:

- EXISTING FIRE EXTINGUISHERS WILL BE NOTED AS 'EXISTING' WITH CORRESPONDING SYMBOL FOR TYPE. ALL EXISTING FIRE EXTINGUISHER LOCATIONS TO BE FIELD VERIFIED. ADD NEW FIRE EXTINGUISHERS AS REQUIRED.
- NEW FIRE EXTINGUISHERS AND CABINETS TO MATCH EXISTING. IF NONE EXISTING IN AREA, FIRE EXTINGUISHERS SHALL BE ABC RATED U.N.D. FIRE EXTINGUISHERS IN OFFICE SPACES AND WELFARE SPACES SHALL BE 10LB. WAREHOUSE AREAS SHALL BE 20 LB.
- K-CLASS FIRE EXTINGUISHER (40LB) REQUIRED AT TEST KITCHEN
- EXIT SIGNS SHOWN FOR REFERENCE ONLY - REFER TO ELECTRICAL DRAWINGS FOR QUANTITY, TYPE, AND LOCATION

## FIRE FLOW DATA:

|                                   |           |
|-----------------------------------|-----------|
| CONSTRUCTION TYPE:                | 2-B       |
| CONSTRUCTION TYPE (PER NFPA 220): | II (1111) |
| TOTAL FLOOR AREA:                 | 70,237 SF |
| FIRST FLOOR:                      | 58,361 SF |
| MEZZANINE:                        | 11,876 SF |

## NFPA 1 APPLICABLE CODE SECTIONS:

- 18.4.4.3.2. REQUIRED FIRE FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GPM (3785 LMIN).
- 18.4.4.3.3. REQUIRED FIRE FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM, WHICH UTILIZES QUICK RESPONSE SPRINKLERS THROUGHOUT. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 600 GPM (2270 LMIN).
- 18.4.4.3.4. REQUIRED FIRE FLOW FOR BUILDINGS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 2000 GPM (7571 LMIN) FOR 2 HOURS.
- 18.4.4.4. REQUIRED FIRE FLOW AND AUTOMATIC SPRINKLER SYSTEM DEMAND. FOR A BUILDING WITH AN APPROVED FIRE SPRINKLER SYSTEM, THE FIRE FLOW DEMAND AND THE FIRE SPRINKLER SYSTEM DEMAND SHALL NOT BE REQUIRED TO BE ADDED TOGETHER. THE WATER SUPPLY SHALL BE CAPABLE OF DELIVERING THE LARGER OF THE INDIVIDUAL DEMANDS.

MINIMUM REQUIRED FIRE FLOW - TABLE 18.4.4.2.1  
FIRE FLOW: 63,401 TO 12,400 SF FOR TYPE II(1111) CONSTRUCTION: 3,750 GPM  
DURATION: 2 HOURS

FIRE FLOW: 18.4.4.3.4 IS APPLICABLE:  
MINIMUM FIRE FLOW: 2,000 GPM  
DURATION: 2 HOURS  
EXPECTED SPRINKLER FLOW DEMAND: 2,500 GPM

## BUILDING SQUARE FOOTAGE:

|                                      |
|--------------------------------------|
| DEMO EXISTING BUILD SOFT - 10,214    |
| DEMO EXISTING MEZZANINE - 1,700      |
| NEW BUILDING 1ST FLOOR SOFT - 58,361 |
| NEW OFFICE MEZZANINE - 11,362        |
| NEW PARTS MEZZANINE - 514            |
| TOTAL MEZZANINE SOFT - 11,876        |
| TOTAL BUILDING SOFT - 58,361         |

## CODE SUMMARY

## APPLICABLE CODES

- 2020 FLORIDA BUILDING CODE
- 2020 INTERNATIONAL BUILDING CODE
- CITY OF POMPAHO BEACH, FLORIDA CODE OF ORDINANCES
- 2024 S-110 SUPPLEMENT CONTAINS LOCAL LEGISLATION CURRENT THROUGH ORD. 2024-15, PASSED 12-12-23
- CITY OF POMPAHO BEACH, FLORIDA ZONING CODE
- 2024 S-110 SUPPLEMENT CONTAINS LOCAL LEGISLATION CURRENT THROUGH ORD. 2024-15, PASSED 12-12-23
- 2020 ACCESSIBILITY CODE

## BUILDING DATA:

|                           |   |
|---------------------------|---|
| CONSTRUCTION TYPE         | II-B                                      |
| SPRINKLERS                | YES, NFPA 13                              |
| STANDPIPES                | NO  |
| FIRE DISTRICT             | NO  |
| FLOOD HAZARD AREA         | YES, FLOOD ZONE AH*                       |
| DESIGN CRITERIA:          |   |
| WIND LOADS                | 170 M.P.H., EXPOSURE C, ENCLOSED BUILDING |
| RISK CATEGORY             | II  |
| HURRICANE PROTECTION      | PROVIDED**                                |
| PROPOSED OCCUPANCY:       |   |
| MAIN OCCUPANCY            | S-2, HIGH PILED                           |
| ACCESSORY OCCUPANCY       | F-1, A-2, B                               |
| INCIDENTAL USES           | NOT APPLICABLE                            |
| MIXED OCCUPANCY           | YES, NON-SEPARATED                        |
| ALLOWABLE AREA            | UL (2020 FBC 507)                         |
| PROPOSED BUILDING AREA    | 58,361 SF                                 |
| ALLOWABLE BUILDING HEIGHT | 75'-0"                                    |
| NUMBER OF FLOORS          | 1   |
| HIGHEST OCCUPABLE LEVEL:  |   |
| MEZZANINE                 | 14'-0"                                    |
| ROOF RIDGE                | 36'-7"                                    |

\*BROWARD COUNTY FEMA FLOOD MAP EFFECTIVE, JULY 31, 2024 - FLOOD INSURANCE RATE ZONES CORRESPOND TO AREAS OF SHALLOW FLOODING WITH AVERAGE DEPTHS BETWEEN 1 AND 3 FEET. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY.

\*\*IMPACT RESISTANT DOORS & WINDOWS FOR ALL EXTERIOR DOORS AND WINDOWS, LARGE OBJECT IMPACT WIND GUSTS 170 MPH.

## OCCUPANT LOAD BY FUNCTION OF SPACE SUMMARY

## FIRST FLOOR

|  |                  |
|--|------------------|
| WAREHOUSE:                                 | 55.82 OCCUPANTS  |
| INDUSTRIAL:                                | 156.38 OCCUPANTS |
| MECHANICAL EQUIPMENT ROOM:                 | 4.72 OCCUPANTS   |
| LOCKER ROOMS:                              | 25.43 OCCUPANTS  |
| BUSINESS:                                  | 68.08 OCCUPANTS  |
| ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS): | 104.59 OCCUPANTS |
| TOTAL FIRST FLOOR OCCUPANCY:               | 415 OCCUPANTS    |

## MEZZANINE

|  |                  |
|--|------------------|
| MECHANICAL EQUIPMENT ROOM:                 | 2.85 OCCUPANTS   |
| BUSINESS:                                  | 38.84 OCCUPANTS  |
| WAREHOUSE:                                 | 6.25 OCCUPANTS   |
| ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS): | 125.96 OCCUPANTS |
| TOTAL SECOND FLOOR OCCUPANCY:              | 173 OCCUPANTS    |

BUILDING TOTAL: 588 OCCUPANTS

## OCCUPANCY CLASSIFICATION AREA SUMMARY

## FIRST FLOOR

|                               |                |
|-------------------------------|----------------|
| LOW HAZARD STORAGE GROUP S-2: | 29,326.95 SF   |
| ACCESSORY ASSEMBLY GROUP A-2: | 1,568.65 SF    |
| ACCESSORY ASSEMBLY GROUP F-1: | 15,347.51 SF   |
| ACCESSORY BUSINESS GROUP B:   | 11,482.93 SF   |
| SECOND FLOOR TOTAL:           | = 57,726.04 SF |

## MEZZANINE

|                               |                 |
|-------------------------------|-----------------|
| LOW HAZARD STORAGE GROUP S-2: | 3,127.43 SF     |
| ACCESSORY ASSEMBLY GROUP A-2: | 1,166.37 SF     |
| ACCESSORY BUSINESS GROUP B:   | 7,686.26 SF     |
| MEZZANINE TOTAL:              | = 11,980.06 SF* |

## OVERALL

|                               |                 |
|-------------------------------|-----------------|
| LOW HAZARD STORAGE GROUP S-2: | 32,454.38 SF    |
| ACCESSORY ASSEMBLY GROUP A-2: | 2,735.02 SF     |
| ACCESSORY ASSEMBLY GROUP F-1: | 15,347.51 SF    |
| ACCESSORY BUSINESS GROUP B:   | 19,169.19 SF    |
| BUILDING TOTAL:               | = 69,706.10 SF* |

2020 FBC 903.1.2 ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND LESS THAN 750 SF IN AREA THAT ARE ACCESSORY TO ANOTHER OCCUPANCY ARE CLASSIFIED AS A GROUP B OCCUPANCY.

\*2020 FBC 905.2 MEZZANINES IN COMPLIANCE WITH 905.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 903.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA.

2020 FBC 905.2.1 EXCEPTION 2. AREA LIMITATION - THE AGGREGATE AREA OF MEZZANINES IN BUILDINGS AND STRUCTURES OF TYPE I OR II CONSTRUCTION SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THE ROOM IN BUILDINGS AND STRUCTURES EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND AN APPROVED EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

2020 FBC 908.2 THE AGGREGATE AREA OF ACCESSORY OCCUPANCIES DOES NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND DO NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN TABLE 908.2.

THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1(2) AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

2020 FBC 1094.3 EVERY ROOM OR SPACE USED FOR THE GATHERING OF PERSONS (ASSEMBLY) SHALL HAVE THE OCCUPANT LOAD POSTED BY APPROVED SIGN IN CONSPICUOUS PLACE.

2020 FBC 1003.5 WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 20 FEET IN LENGTH IS NOT APPLICABLE AS ALL CORRIDORS ENDS HAVE DIRECT ACCESS TO AN EXIT.

