

CODE REQUIREMENTS

BUILDING DESCRIPTION

1.	NUMBER OF FLOOR IN BUILDING	4
2.	CONSTRUCTION TYPE	II-B
3.	FLOOR(S) OF PROPOSED RENOVATION	NEW BUILDING
4.	EXISTING BUILDING USE	N/A
5.	PROPOSED BUILDING USE	RESIDENTIAL TOWNHOUSE
6.	EXISTING SPACE OCCUPANCY	N/A
7.	PROPOSED SPACE OCCUPANCY	R-2
8.	UNIT #1 AREA (UNDER A/C)	3,362.5 SF
9.	UNIT #2 AREA (UNDER A/C)	3,727.1 SF
10.	UNIT #3 AREA (UNDER A/C)	3,362.5 SF
11.	TOTAL BUILDING AREA (UNDER A/C)	10,452.1 SF
12.	BUILDING FOOTPRINT	3,713.7 SF
13.		

CODE INFORMATION

- YES NO
- FLORIDA BUILDING CODE 2023 (8TH EDITION)
 - FLORIDA RESIDENTIAL CODE 2023 (8TH EDITION)
 - FLORIDA ENERGY CONSERVATION CODE 2023 (8TH EDITION)
 - FLORIDA MECHANICAL CODE 2023 (8TH EDITION)
 - FLORIDA PLUMBING CODE 2023 (8TH EDITION)
 - FLORIDA FUEL GAS CODE 2023 (8TH EDITION)
 - NATIONAL ELECTRIC CODE NFPA 70 2020
 - NFPA 101 LIFE SAFETY CODE 2020
 - FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION)
- * WITH CODE ADOPTION & AMENDMENTS

SCOPE OF WORK

NEW 5 STORY TOWNHOUSES BUILDING IN THE CORNER LOT.

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

TABLE 803.11, FBC 2020

GROUP	SPRINKLERED ¹			NONSPRINKLERED		
	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS ^{a,b}	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS ^c	ROOMS AND ENCLOSED SPACES ^c	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS ^{a,b}	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS ^c	ROOMS AND ENCLOSED SPACES ^c
A-1, A-2	B	B	C	A	A ²	B ²
A-3, A-4, A-5	B	B	C	A	A ²	C
B, E, M, R-1	B	C	C	A	B	C
R-2	B	B	B	B	B	C

For SI: 1 inch = 25.4mm, 1 square foot = 0.0929 m

- a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
- b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from floor to ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- d. Lobby areas in A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
- f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
- g. Class B material required where building exceeds two stories.
- h. Class C interior finish materials shall be permitted in administrative spaces.
- i. Class C finish materials shall be permitted in rooms with a capacity of four persons or less.
- j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.
- k. Finish materials as provided for in other sections of this code.
- l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

NEW TOWNHOUSES AT:
400 SUNSET DRIVE
POMPANO BEACH FLORIDA 33062



PROJECT DIRECTORY

OWNER PARADISE AT 400 SUNSET LLC.
SYED ALI NAZEM & SAMEERA HEMATI. C/O.
17362 BALARIA ST
BOCA RATON FL 33496
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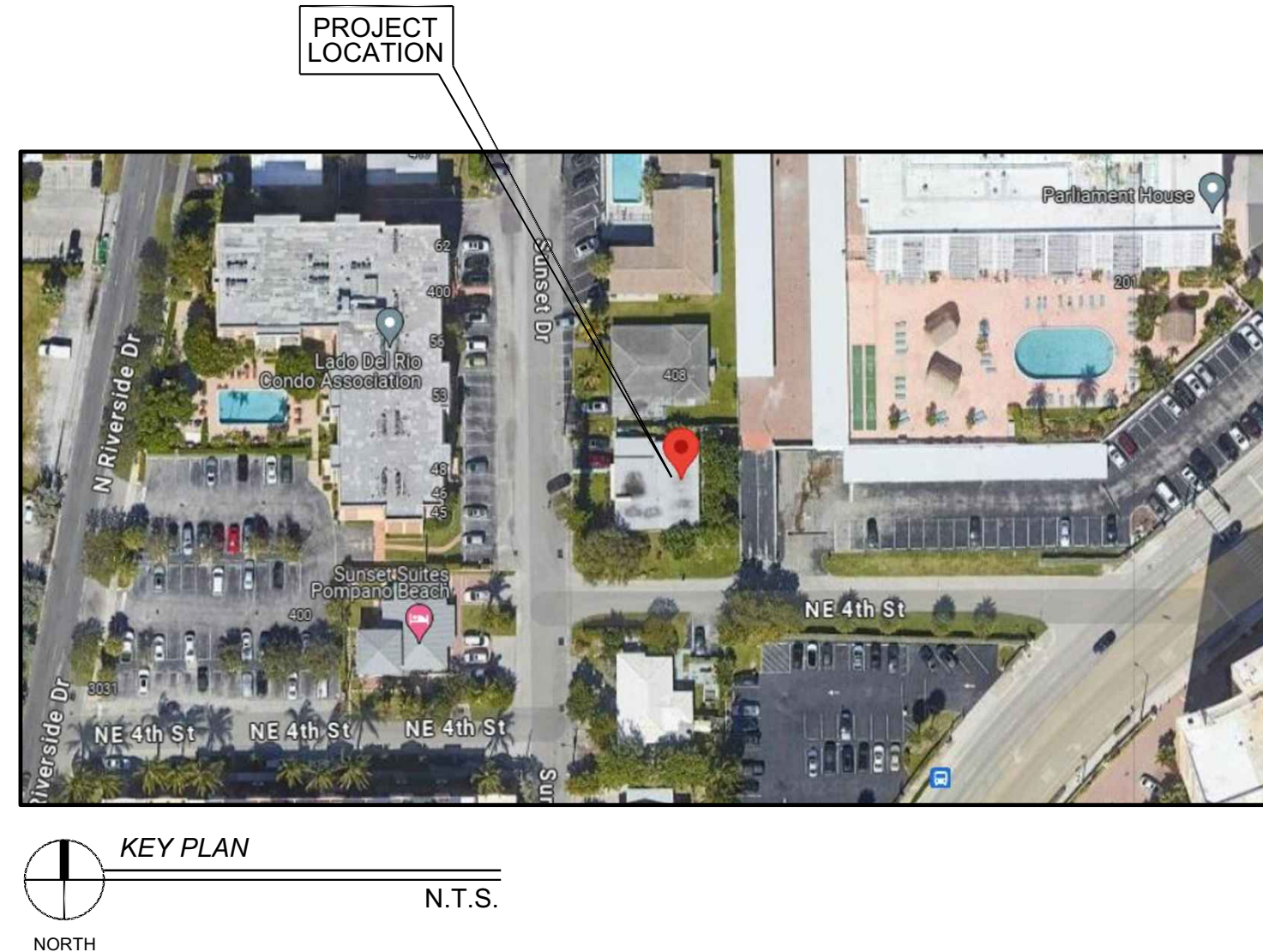
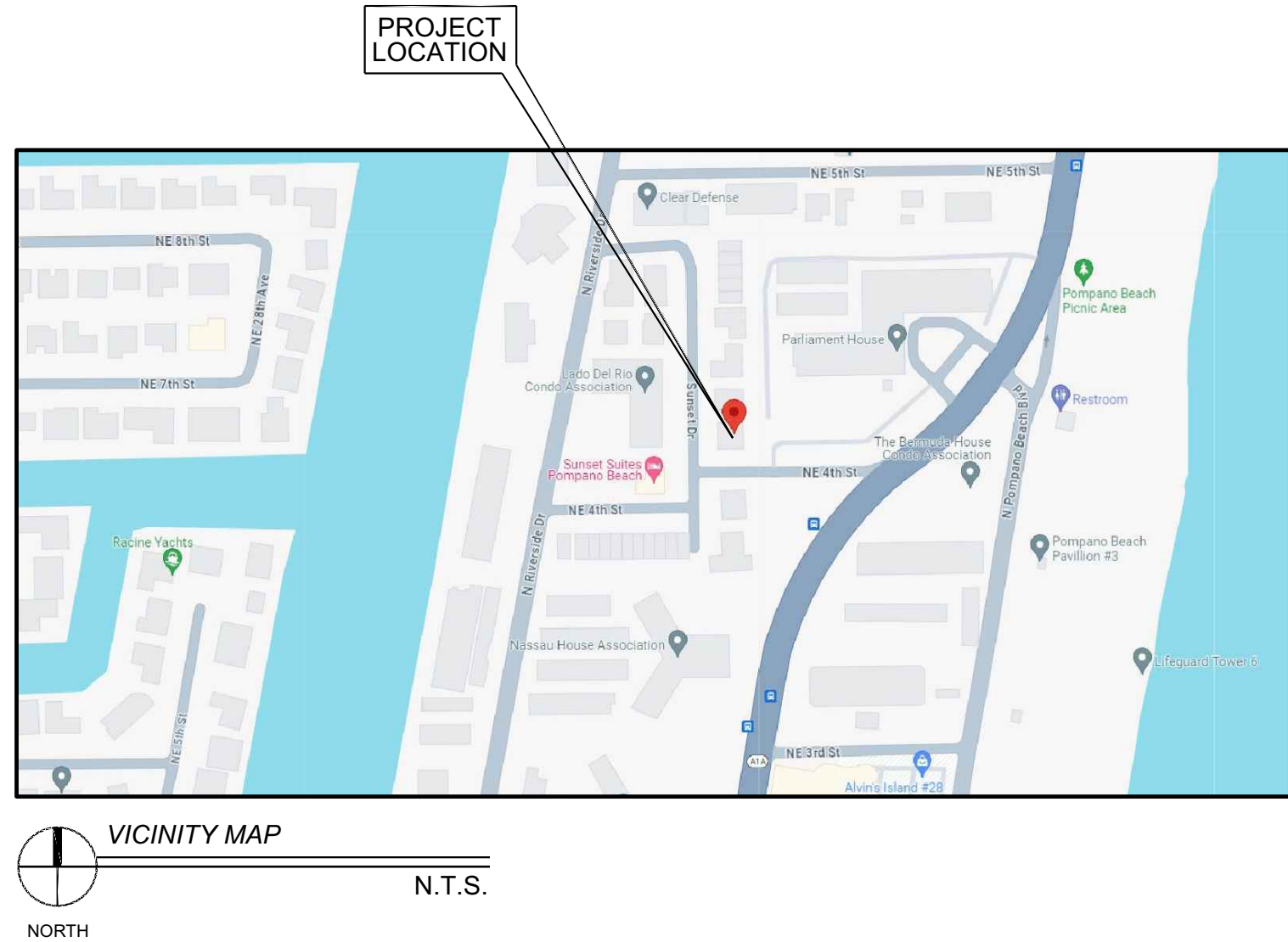
BUILDING DEPARTMENT CITY OF POMPANO BEACH
BUILDING DEPT. DIVISION
100 W ATLANTIC BLVD,
POMPANO BEACH, FL 33060
P. 954-786-4669

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SHEET INDEX

SHEET NUM	SHEET TITLE	LEGEND	02/19/24 ISSUE DATE						
		● DENOTE CURRENT SHEET							
		○ DENOTES OVERWRITTEN SHEET							
004 CS-1	COVER SHEET		●						
ARCHITECTURAL									
002 SP-1.0	PROPOSED SITE PLAN		●						
004 LS-1.0	LIFE SAFETY PLAN		●						
004 A-1.0	FIRST FLOOR PLAN		●						
004 A-1.1	SECOND FLOOR PLAN		●						
004 A-1.2	THIRD FLOOR PLAN		●						
004 A-1.3	FOURTH FLOOR PLAN		●						
004 A-1.4	FIFTH FLOOR PLAN		●						
004 A-2.0	ROOF PLAN		●						
004 A-3.0	EXTERIOR ELEVATION		●						
004 A-3.1	EXTERIOR ELEVATION		●						
004 A-3.2	EXTERIOR ELEVATION		●						
004 A-3.3	EXTERIOR ELEVATION		●						
004 A-3.4	EXTERIOR ELEVATION PICTURES		●						

PROJECT LOCATION



PROPOSED PICTURES



REVISIONS DATES:

PROFESSIONAL SEAL

Richard H. Simon
Digitally signed by Richard H. Simon
Date: 2024.03.11 11:35:13 -04'00'

RICHARD HARRIS SIMON #AR0014364
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 02/19/2024
PROJECT #: 2341 AN 100
DRAWN BY: NMGE
CHECKED BY: RHS

COVER SHEET

PZ24-12000007
04/17/2024