DRC
PZ25-12000030
11/19/2025

NOTES

1. ALL WALL AND CEILING FINISHES IN EXITS AND IN ENCLOSED EXIT ACCESS CORRIDORS FURNISHING ACCESS TO EXITS SHALL BE EITHER CLASS I OR CLASS II AS PER N.F.P.A. 101 2015 EDITION, SECTION 42.3.3.3.1.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A NEW FIRE SPRINKLER SYSTEM BY A LICENSED SUBCONTRACTOR. THE DRAWINGS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2020 7th EDITION, THE MIAMI-DADE COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, N.F.P.A. 101 (LIFE SAFETY CODE), 2020 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2020 EDITION.

3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A NEW FIRE ALARM SYSTEM FROM A LICENSED SUBCONTRACTOR. THE DRAWINGS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2020 7th EDITION, THE MIAMI-DADE COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, N.F.P.A. 101 (LIFE SAFETY CODE), 2020 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2020 EDITION.

4. EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP (SEE ELECTRICAL DRAWINGS).

5. PROVIDE RADIO COMMUNICATIONS *REPEATER* PER N.F.P.A. 1 CHAPTER 11.10, 2020 EDITION, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS MUST BE MAINTAINED AT A LEVEL DETERMINED BY AHJ. IF AT ANY TIME FIRE DEPARTMENT RADIO SIGNAL STRENGTH IS NOT BEING MET, A TWO WAY RADIO SYSTEM MAY BE REQUIRED TO BE INSTALLED AS DETERMINED BY THE AHJ.

6. SITE PLAN IS TO BE USED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR BUILDING CORNER LOCATIONS, HARDSCAPE, LANDSCAPE LAYOUT, ETC.

7. REFER TO CIVIL DRAWINGS FOR HANDICAP PARKING SPACE AND REGULAR PARKING SPACE DIMENSIONS AND DETAILS.

8. EVERY BUILDING ENTRANCE TO HAVE A 'NO SMOKING SIGN'. LOCATION TO BE DETERMINED BY OWNER. G.C TO COORDINATE WITH OWNER PRIOR TO INSTALL.

9. FURNITURE SYSTEMS ARE NOT PART OF THIS PERMIT. FURNITURE SYSTEMS ARE ONLY SHOWN FOR REFERENCE FOR CLARITY OF MEANS OF EGRESS. ALL FURNITURE DETAILS AND INSTALLATION ARE BY OTHERS AND ARE NOT PART OF THESE CONTRACT DOCUMENTS.

LIFE SAFETY PLAN LEGEND

FE — FIRE EXTINGUISHER:
10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS. PLACE AS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10.

FEC — FIRE EXTINGUISHER CABINET:
SEMI-RECESSED, STAINLESS STEEL DOOR: FULL PANEL WITH CLEAR ACRYLIC. FIRE EXTINGUISHER: 10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10

EXIT SIGNS. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

DIRECTION AND DISTANCE OF TRAVEL

DIRECTION AND DISTANCE OF COMMON PATH OF TRAVEL

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) FBC 2020 FOR TYPE II-B

– STRUCTURAL FRAME:	0 HOURS
– BEARING WALLS EXTERIOR:	0 HOURS
– BEARING WALLS INTERIOR:	0 HOURS
– NON-BEARING WALLS INTERIOR:	0 HOURS
– FLOOR/CEILING ASSEMBLIES:	0 HOURS
– ROOF/CEILING ASSEMBLIES:	0 HOURS

FIRE PROTECTION: ESFR SPRINKLER SYSTEM

PER FBC 2023 SEC. 507.4 SPRINKLERED, ONE-STORY BUILDINGS. THE AREA OF A GROUP A-4 BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF OTHER THAN TYPE V CONSTRUCTION, OR THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH. CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM A LICENSED SUBCONTRACTOR.

BUILDING CODE INFORMATION

APPLICABLE CODES:
*FBC 2023 8th EDITION
*NFPA 101 2023 EDITION "LIFE SAFETY CODE"
*NFPA 1, 2023 EDITION "UNIFORM FIRE CODE"
*FLORIDA FIRE PREVENTION CODE 2020 7th EDITION
*NFPA 10, 2023 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHERS"
*NFPA 13, 2023 EDITION "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM"
*NFPA 20, 2023 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION"
*NFPA 70, 2023 EDITION "NATIONAL ELECTRIC CODE"
*NFPA 72, 2023 EDITION "NATIONAL FIRE ALARM CODE"
*NFPA 110, 2023 EDITION "STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS"

BUILDING A: 137,534 SF

OCCUPANCY GROUP:	S-1: STORAGE(SHELL WAREHOUSE) B: BUSINESS (SPEC TI OFFICES)
BUILDING AREA:	137,534 SF (RENTABLE AREA) 542 SF (FIRE AND ELECTRICAL ROOMS) 136,992 SF (USABLE AREA)
BUILDING HEIGHT:	43'-1" (FROM AVG GRADE IN FRONT OF BLDG TO HIGH POINT OF ROOF)
BUILDING STORIES:	1 STORY
CONSTRUCTION TYPE:	TYPE II-B

BUILDING B: 177,806 SF

OCCUPANCY GROUP:	S-1: STORAGE(SHELL WAREHOUSE) B: BUSINESS (SPEC TI OFFICES)
BUILDING AREA:	177,806 SF (RENTABLE AREA) 542 SF (FIRE AND ELECTRICAL ROOMS) 177,564 SF (USABLE AREA)
BUILDING HEIGHT:	43'-1" (FROM AVG GRADE IN FRONT OF BLDG TO HIGH POINT OF ROOF)
BUILDING STORIES:	1 STORY
CONSTRUCTION TYPE:	TYPE II-B

OCCUPANT LOAD BUILDING A

PATH OF TRAVEL REQUIREMENTS PER FBC 2020, TABLES 1006.2.1 & 1017.2 & SECTION 1020.4

OCCUPANT LOADS SOUTH SPEC TI OFFICE (2,620 SF)

OCCUPANT LOAD FOR B: 1/150 FOR 2,620 SF:	18 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY B:	.2 X 18 = 3.6 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY B:	1 EXIT @ 68"
MAXIMUM TRAVEL DISTANCE ALLOWED:	300' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	78' W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

OCCUPANT LOADS NORTH SPEC TI OFFICE (1,978 SF)

OCCUPANT LOAD FOR B: 1/150 FOR 1,978 SF:	14 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY B:	.2 X 14 = 2.8 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY B:	1 EXIT @ 68"
MAXIMUM TRAVEL DISTANCE ALLOWED:	300' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	62' W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

OCCUPANT LOAD WAREHOUSE A (132,394 SF)

OCCUPANT LOAD FOR S-1: 1/500 FOR 132,394 SF:	265 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY S-1:	.2 X 265 = 53 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY S-1:	6 EXIT @ 68" 4 EXIT @ 34"
MAXIMUM TRAVEL DISTANCE ALLOWED:	400' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	237 W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

TOTAL OCCUPANT LOAD BLDG A: 297 OCCUPANTS

OCCUPANT LOAD BUILDING B

PATH OF TRAVEL REQUIREMENTS PER FBC 2020, TABLES 1006.2.1 & 1017.2 & SECTION 1020.4

OCCUPANT LOADS SOUTH SPEC TI OFFICE (2,620 SF)

OCCUPANT LOAD FOR B: 1/150 FOR 2,620 SF:	18 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY B:	.2 X 18 = 3.6 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY B:	1 EXIT @ 68"
MAXIMUM TRAVEL DISTANCE ALLOWED:	300' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	78' W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

OCCUPANT LOADS NORTH SPEC TI OFFICE (1,978 SF)

OCCUPANT LOAD FOR B: 1/150 FOR 1,978 SF:	14 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY B:	.2 X 14 = 2.8 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY B:	1 EXIT @ 68"
MAXIMUM TRAVEL DISTANCE ALLOWED:	300' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	62' W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

OCCUPANT LOAD WAREHOUSE B (172,666 SF)

OCCUPANT LOAD FOR S-1: 1/500 FOR 172,666 SF:	346 OCCUPANTS
EGRESS WIDTH PER PERSON REQUIRED OCCUPANCY S-1:	.2 X 346 = 69.2 INCHES
EGRESS WIDTH PER PERSON PROVIDED OCCUPANCY S-1:	6 EXIT @ 68" 4 EXIT @ 34"
MAXIMUM TRAVEL DISTANCE ALLOWED:	400' W/ SPRINKLERS
COMMON PATH OF TRAVEL ALLOWED:	100' W/ SPRINKLERS
MAXIMUM TRAVEL DISTANCE PROVIDED:	298' W/ SPRINKLERS
COMMON PATH OF TRAVEL PROVIDED:	N/A

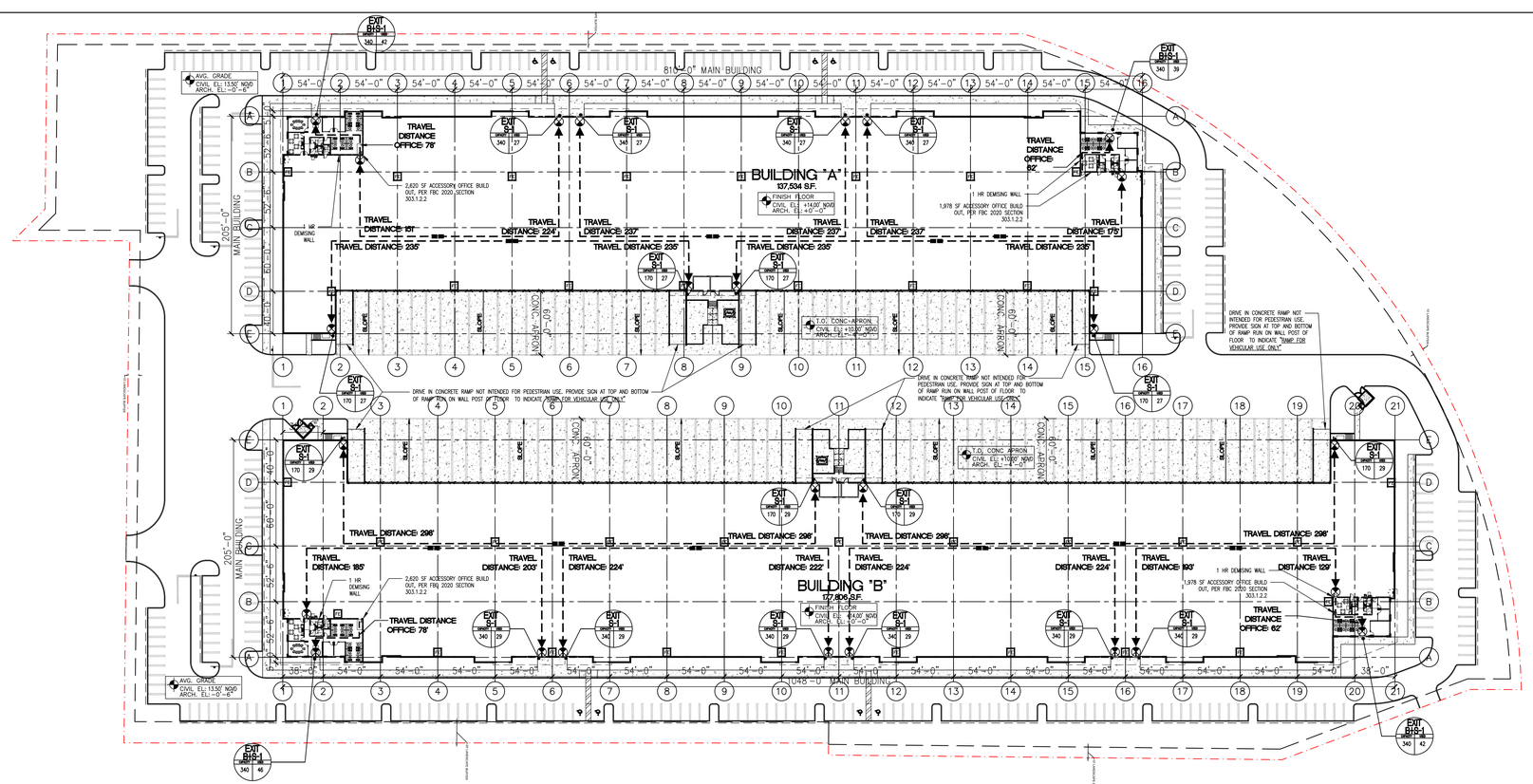
TOTAL OCCUPANT LOAD BLDG B: 378 OCCUPANTS

2 SITE PLAN NOTES

AS1.00 | SCALE: N/A

1 ARCHITECTURAL SITE PLAN

AS1.00 | SCALE: 1/64" = 1'-0"



CLIENT
FIRST INDUSTRIAL REALTY TRUST
ONE NORTH WACKER DRIVE, SUITE 4200
CHICAGO, IL 60606

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ISSUES

0	DRC SUBMITTAL	08/27/25

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SEAL

Digitally signed by John Jurewicz
Date: 2025.08.27 11:51:51-04'00'
Date: 2025.08.27 11:51:38-04'00'

ARCADIS

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PROJECT
FIRST 95 PHASE 2
SITE PLAN APPROVAL

TBD
POMPANO, FLORIDA

PROJECT NO: 30292680	
DRAWN BY: JPM	CHECKED BY: JC
PROJECT MGR: SB	APPROVED BY: JJ/JC

SHEET TITLE
ARCHITECTURAL SITE PLAN/ LIFE SAFETY PLAN

SHEET NUMBER AS1.00 | ISSUE 0

SCALE CHECK: 10mm / 1 in

DRC
PZ25-12000030
10/01/2025