GENERAL BUILDING HEIGHTS AND AREAS (AS PER FBC 2023 TABLE 504.3, TABLE 504.4, TABLE 506.2)		
BUILDING TYPE TYPE IB	ALLOWED	PROVIDED
BUILDING HEIGHT	180	83'-8" T.O.ROOF
HEIGHT OF LAST OCCUPIABLE FLOOR		73'-0"
NUMBER OF STORIES	12	8
ALLOWABLE AREAS	UL	428,136 SF

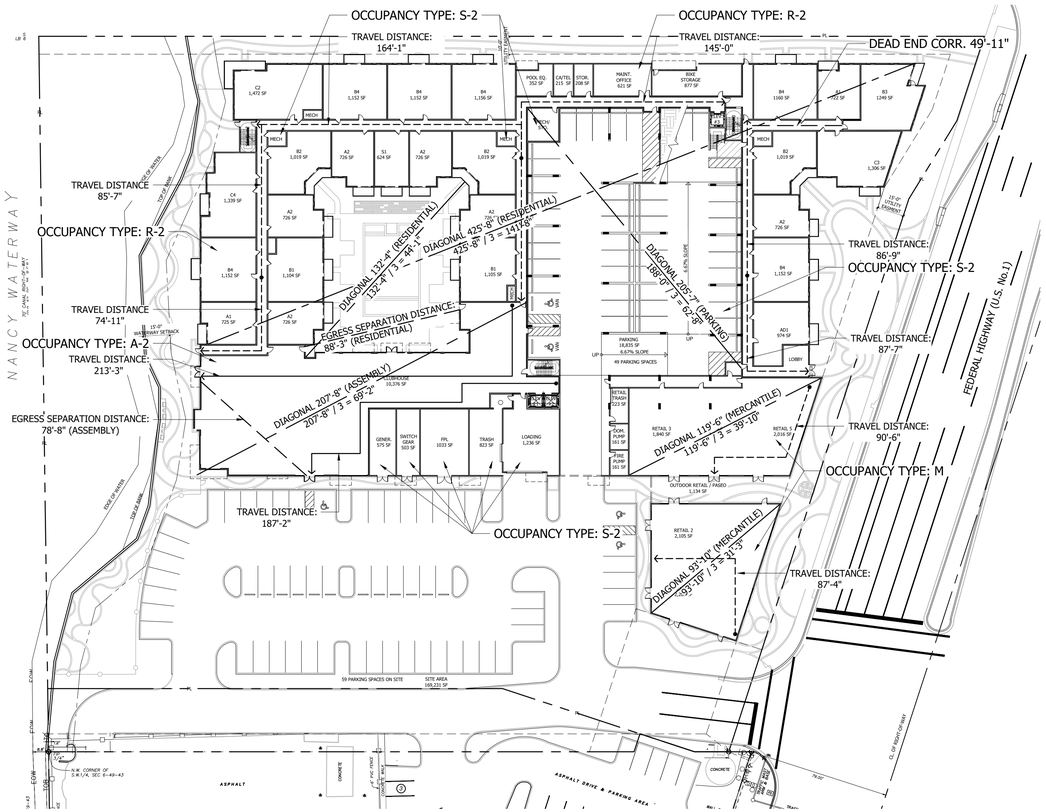
FIRE RESISTANCE RATINGS (AS PER FBC 2023 TABLES 601 AND 602)		
PRIMARY STRUCTURAL FRAME	INC. BEAMS, GIRDERS, TRUSSES, SHEAR WALLS	2 HR
BEARING WALLS	EXTERIOR	2 HR
NON BEARING WALLS AND PARTITIONS	EXTERIOR	0 HR
NON BEARING WALLS AND PARTITIONS	INTERIOR	0 HR
FLOOR CONSTRUCTION		2 HR
ROOF CONSTRUCTION		1 HR

	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL			FBC 2023- 8th EDITION TABLE 1004.5		FFPCC 2023 8th EDITION TABLE 7.3.1.2	
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT	OCC. LOAD
AMENITY FLOOR (GROUND FLOOR)	CLUBHOUSE	A-3	10,468 SF	15 NET	698	15 NET	698
	POOL	A-3	1,452 SF	50 GROSS	30	50 GROSS	30
	POOL DECK	A-3	2,737 SF	15 GROSS	183	30 GROSS	92
	MEP/ TRASH	S-2	7,253 SF	300 GROSS	25	500 GROSS	15
	COMMERCIAL	M	10,606 SF	300 GROSS	36	500 GROSS	22
	LOBBY	A-3	272 SF	15 NET	19	15 NET	19
	RESIDENTIAL	R-2	24,949 SF	200 GROSS	125	200 GROSS	125
	TOTAL OCCUPANCY THIS FLOOR				1,116		1,001

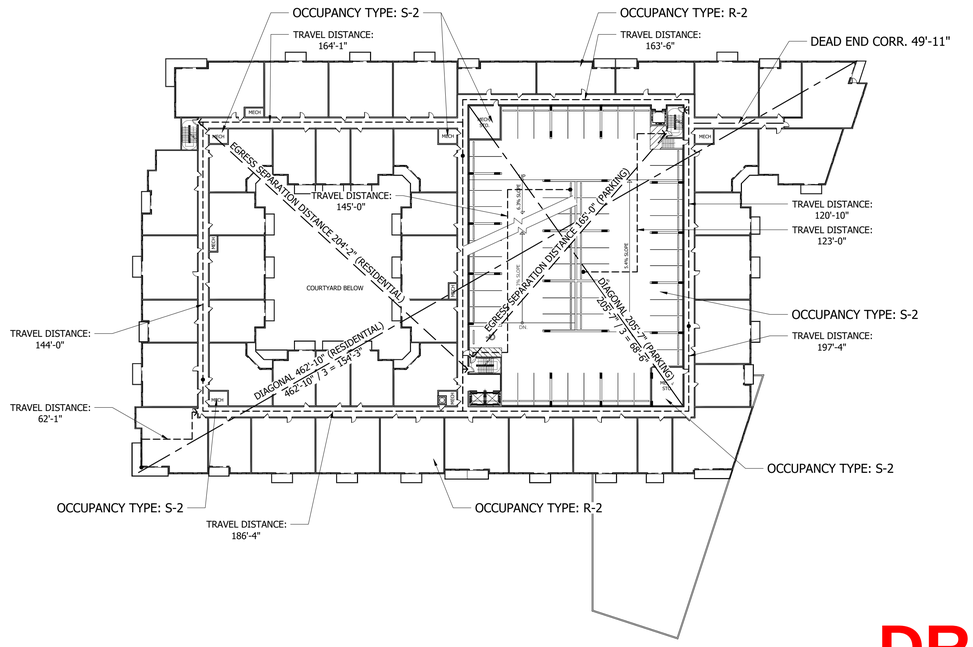
	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL			FBC 2023- 8th EDITION TABLE 1004.5		FFPCC 2023 8th EDITION TABLE 7.3.1.2	
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT	OCC. LOAD
TYPICAL UPPER LEVELS (2ND - 8TH)	RESIDENTIAL	R-2	45,188 SF	200 GROSS	226	200 GROSS	226
	PARKING	S-2	18,889 SF	200 GROSS	95	200 GROSS	95
	MECH. EQ./ TRASH	S-2	1,320 SF	300 GROSS	5	500 GROSS	5
	TOTAL OCCUPANCY THIS FLOOR				326		326

AMENITY FLOOR (GROUND FLOOR) EGRESS CALCULATIONS (NFPA 101 - FFPC 8TH EDITION TABLE 7.3.3.2)				
	WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPC 7.3.3.2
EGRESS DOOR WIDTH	32"	34"	34/0.15 = 227 PERSONS	34/0.20 = 170 PERSONS
EGRESS CORRIDOR WIDTH	44"	66"	66/0.15 = 440 PERSONS	66/0.20 = 330 PERSONS
EGRESS DOOR WIDTH (x3)	32"	34"	34/0.15 = 227 227 x 3 = 681 PERSONS	34/0.20 = 170 170 x 3 = 510 PERSONS
EGRESS DOOR WIDTH (x2)	32"	68"	68/0.15 = 453 453 x 2 = 906 PERSONS	68/0.20 = 340 340 x 2 = 680 PERSONS
TOTAL LOAD CAPACITY			1,587 PERSONS	1,190 PERSONS

TYPICAL UPPER LEVELS (2ND - 8TH) EGRESS CALCULATIONS (NFPA 101 - FFPC 8TH EDITION TABLE 7.3.3.2)				
	WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPC 7.3.3.2
EGRESS DOOR WIDTH	32"	34"	34/0.15 = 227 PERSONS	34/0.20 = 170 PERSONS
EGRESS CORRIDOR WIDTH	44"	66"	66/0.15 = 440 PERSONS	66/0.20 = 330 PERSONS
STAIRWAY #1 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7+(48-44/0.218)=165 PER.
STAIRWAY #2 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7+(48-44/0.218)=165 PER.
STAIRWAY #3 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7+(48-44/0.218)=165 PER.
TOTAL LOAD CAPACITY			720 PERSONS	495 PERSONS



1 / A100 GROUND FLOOR PLAN LS
SCALE: 1"=40'-0"



2 / A100 TYPICAL FLOOR PLAN LS
SCALE: 1"=40'-0"

©2025 DORSKY + YUE INTERNATIONAL LLC

STATE OF FLORIDA
VICTOR K. YUE
REGISTERED ARCHITECT
AR0013087
VICTOR K. YUE AR 0013087

AR 0013087		
No:	Issue	Date
	Progress	08/29/2025

Victor Yue

DORSKY + YUE ARCHITECTURE

MODERA POMPANO BEACH

POMPANO BEACH, FLORIDA

ALL RIGHTS RESERVED

LIFE SAFETY PLAN

Job No.: DY202515
Drawn:
Checked:
Date: 8/29/2025

A100

DRC
PZ25-12000028
10/15/2025