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(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)
SECURITY NARRATIVE PLAN

FBC_BCA 105.2.3 PUBLIC SERVICE AGENCIES/OTHER APPROVALS. THE BUILDING OFFICIAL SHALL REQUIRE THAT THE LAWS, RULES AND REGULATIONS OF ANY OTHER REGULATORY AHJ, AND WHERE SUCH LAWS, RULES AND REGULATIONS ARE APPLICABLE AND ARE KNOWN TO THE BUILDING OFFICIAL, SHALL BE SATISFIED BEFORE A PERMIT SHALL BE ISSUED. THE BUILDING OFFICIAL SHALL REQUIRE SUCH EVIDENCE, AS IN HIS OR HER OPINION IS REASONABLE, TO SHOW SUCH OTHER APPROVALS.

CITY ORDINANCE 53.16(A)(1) CONSTRUCTION SITES AND CONSTRUCTION ACTIVITIES. CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL CONSTRUCTION, DEVELOPMENT EXCAVATION OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL BEST MANAGEMENT PRACTICES WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF.

CITY ORDINANCE 152.06(A): IF APPLICABLE, CONTRACTOR SHALL PROVIDE TEMPORARY SCREENED FENCE COMPLYING WITH CITY ORDINANCE 152.06(B) THROUGH 152.06(G).

FBC 3306.1 PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

CITY ORDINANCE 152.25(A) SITE PLANS AND CONSTRUCTION DOCUMENTS, INFORMATION FOR DEVELOPMENT IN AREAS WITH BASE FLOOD ELEVATIONS. THE SITE PLAN OR CONSTRUCTION DOCUMENTS FOR ANY DEVELOPMENT SUBJECT TO THE REQUIREMENTS OF THE FLOODPLAIN REGULATIONS SHALL BE DRAWN TO SCALE AND SHALL INCLUDE, AS APPLICABLE TO THE PROPOSED DEVELOPMENT ALL SECTIONS FROM: CITY ORDINANCE 152.25 (A)(1) THRU CITY ORDINANCE 152.25 (A)(7). DELINEATION OF FLOOD HAZARD AREAS, FLOODWAY BOUNDARIES AND FLOOD ZONE(S), BASE FLOOD ELEVATION(S), AND GROUND ELEVATIONS IF NECESSARY FOR REVIEW OF THE PROPOSED DEVELOPMENT, ETC. RESIDENTIAL BUILDINGS SHALL COMPLY WITH CITY ORDINANCE 152.29(C)(1)(A).

FHA TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968, COMMONLY KNOWN AS THE FAIR HOUSING ACT, PROHIBITS DISCRIMINATION IN THE SALE, RENTAL, AND FINANCING OF DWELLINGS BASED ON RACE, COLOR, RELIGION, SEX, AND NATIONAL ORIGIN. IN 1988, CONGRESS PASSED THE FAIR HOUSING AMENDMENTS ACT. THE AMENDMENTS EXPAND COVERAGE OF TITLE VIII TO PROHIBIT DISCRIMINATORY HOUSING PRACTICES BASED ON DISABILITY AND FAMILIAL STATUS. NOW IT IS UNLAWFUL TO DENY THE RENTAL OR SALE OF A DWELLING UNIT TO A PERSON BECAUSE THAT PERSON HAS A DISABILITY.

FBC A201.1 THIS CODE ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES. ALL NEW OR ALTERED PUBLIC BUILDINGS AND FACILITIES, PRIVATE BUILDINGS AND FACILITIES, PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES SUBJECT TO THIS CODE SHALL COMPLY WITH 2020 FBC ACCESSIBILITY.

FBC A221.1.1 FLORIDA VERTICAL ACCESSIBILITY. NOTHING IN THIS CODE RELIEVES THE OWNER OF ANY BUILDING, STRUCTURE, OR FACILITY GOVERNED BY THIS CODE FROM THE DUTY TO PROVIDE VERTICAL ACCESSIBILITY TO ALL LEVELS ABOVE AND BELOW THE OCCUPIABLE GRADE LEVEL, REGARDLESS OF WHETHER THE ADA STANDARDS FOR ACCESSIBLE DESIGN REQUIRE AN ELEVATOR TO BE INSTALLED IN SUCH BUILDING, STRUCTURE OR FACILITY.
FBC A206.2.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES COMPLYING WITH FBC A502 AND ACCESSIBLE PASSENGER LOADING ZONES COMPLYING WITH FBC A209; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.

FBC_BCA 107.3.4.0.6 COMPLIANCE WITH THE SPECIFIC MINIMUM REQUIREMENTS OF THIS CODE SHALL NOT BE IN ITSELF DEEMED SUFFICIENT TO ASSURE THAT A BUILDING OR STRUCTURE COMPLIES WITH ALL OF THE REQUIREMENTS OF THIS CODE. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND/OR ENGINEER OF RECORD FOR THE BUILDING, STRUCTURE OR FACILITY TO DETERMINE THROUGH RATIONAL ANALYSIS WHAT DESIGN REQUIREMENTS ARE NECESSARY TO COMPLY WITH 2020 FBC.

1. FBC_BCA 107.1 AS PER THE BUILDING OFFICIAL, SEPARATE BUILDING APPLICATIONS WILL BE REQUIRED FOR EROSION CONTROL, SITE WORK, TEMPORARY FENCES, MONUMENTAL SIGNAGE AND MISCELLANEOUS SITE STRUCTURES.

2. FBC [F] 903.2 THE ENFORCING AGENCY WILL REQUIRE THAT ALL PROVISIONS FOR AN APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12 IF APPLICABLE.

3. FBC 701.1 THE ENFORCING AGENCY WILL REQUIRE THAT THE PROVISIONS OF THIS CHAPTER, GOVERNING THE MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES TO SAFEGUARD AGAINST THE SPREAD OF FIRE AND SMOKE WITHIN A BUILDING AND THE SPREAD OF FIRE TO OR FROM BUILDINGS, COMPLY WITH THIS SECTION OF THE CODE.

4. FBC 703.2 FIRE-RESISTANCE RATINGS. WHERE MATERIALS, SYSTEMS OR DEVICES THAT HAVE NOT BEEN TESTED AS PART OF A FIRE-RESISTANCE-RATED ASSEMBLY ARE INCORPORATED INTO THE BUILDING ELEMENT, COMPONENT OR ASSEMBLY, SUFFICIENT DATA SHALL BE MADE AVAILABLE TO THE BUILDING OFFICIAL TO SHOW THAT THE REQUIRED FIRE-RESISTANCE RATING IS NOT REDUCED. MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES SHALL NOT REDUCE THE REQUIRED FIRE-RESISTANCE RATING.

5. FBC 1003.1 THE ENFORCING AGENCY WILL REQUIRE THAT ALL GENERAL REQUIREMENTS SPECIFIED IN SECTIONS 1003 THROUGH 1013, APPLICABLE TO ALL THREE ELEMENTS OF THE MEANS OF EGRESS SYSTEM, IN ADDITION TO THOSE SPECIFIC REQUIREMENTS FOR THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE, COMPLY WITH THIS SECTION OF THE CODE.

6. FBC 1029.1 IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH TABLES 1021.2(1) AND 1021.2(2) AND GROUP R-3 OCCUPANCIES. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION.

7. FBC_BCA 107.1.1 THE ENFORCING AGENCY WILL REQUIRE A LIFE SAFETY PLAN ILLUSTRATING THE FLOOR AREA WITH PROPOSED ALTERATIONS WITH EACH ROOM LABELED. INDICATE CONSTRUCTION TYPE, FIRE RATED WALLS, OCCUPANCY TYPE: (CURRENT AND PROPOSED), OCCUPANCY LOAD, MEANS OF EGRESS, COMMON PATH/TRAVEL DISTANCE/DEAD END CORRIDOR LIMITS, ACCESSIBILITY ACCOMMODATIONS INCLUDING AREAS OF REFUGE IF APPLICABLE, EMERGENCY LIGHTING, EXITS/EXIT SIGNAGE, FIRE EXTINGUISHERS, SMOKE ALARMS, FIRE SUPPRESSION SYSTEM AND PULL STATIONS IF APPLICABLE. ALSO PROVIDE TESTED DESIGN FROM ACCEPTED AGENCY FOR RATED WALLS AND PENETRATION DETAILS.

8. FBC_BCA 107.3.5.6 THE ENFORCING AGENCY WILL REQUIRE PRODUCT APPROVALS BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER PRIOR TO SUBMITTAL TO VERIFY THAT SUCH PRODUCTS COMPLY WITH THE DESIGN SPECIFICATIONS. REVIEWED AND APPROVED PRODUCT APPROVALS SHALL THEN BECOME PART OF THE PLANS AND/OR SPECIFICATIONS. PRODUCT APPROVAL SHALL BE FILED WITH THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

9. FBC_BCA 107.3.5.2 THE ENFORCING AGENCY WILL REQUIRE THAT ALL SHOP DRAWINGS, (I.E. COMPONENTS ATTACHED TO BUILDING STRUCTURE, TRUSSES/JOISTS, WINDOW WALLS, RAILINGS, AWNINGS, CHUTES…ETC), NECESSARY TO SHOW COMPLIANCE WITH APPLICABLE CODES; SHALL BE APPROVED BY THE ARCHITECT OR PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

10. F.S. 481.221(2) THE ENFORCING AGENCY WILL REQUIRE DIGITAL SIGNATURE PANEL TO BE ACTIVE ON ALL DOCUMENTS SUBMITTED FOR REVIEW TO AUTHENTICATE THE SERIAL NUMBER MATCHES THE SUBMITTED ESA. F.A.C. 61G1-16.005 EACH SHEET IS REQUIRED TO BE DIGITALLY OR ELECTRONICALLY SIGNED, AND BEAR THE IMPRESS SEAL OF, AN ARCHITECT OR ENGINEER (FBC_BCA 107.3.4.0.1).

11. FBC_BCA 107.3.4.0.8 ALL PLANS AND/OR SPECIFICATIONS PREPARED BY AN ARCHITECT OR AN ENGINEER PURSUANT TO THE REQUIREMENTS OF THIS CODE SHALL BE HAND SIGNED, DATED AND SEALED.

12. FBC_BCA 110.10.1 THE ENFORCING AGENCY WILL REQUIRE A SPECIAL INSPECTOR FOR VARIOUS COMPONENTS OF THE BUILDING AS DETERMINED BY THE BUILDING OFFICIAL. BUILDING DEPT. WILL REQUIRE SPECIAL INSPECTOR FORM BE COMPLETED AND SUBMITTED FOR APPROVAL.

13. FBC_BCA 110.7 FOR THRESHOLD BUILDINGS, SHORING AND ASSOCIATED FORMWORK OR FALSE WORK SHALL BE DESIGNED AND INSPECTED BY AN ENGINEER, EMPLOYED BY THE PERMIT HOLDER OR SUBCONTRACTOR, PRIOR TO ANY REQUIRED MANDATORY INSPECTIONS BY THE THRESHOLD BUILDING INSPECTOR.

14. FBC_BCA 110.8.1 THE ENFORCING AGENCY SHALL REQUIRE A SPECIAL INSPECTOR TO PERFORM STRUCTURAL INSPECTIONS ON A THRESHOLD BUILDING PURSUANT TO A STRUCTURAL INSPECTION PLAN PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD. THE STRUCTURAL INSPECTION PLAN MUST BE SUBMITTED TO THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A THRESHOLD BUILDING.

15. FBC 1512.3.1 THE ENFORCING AGENCY WILL REQUIRE THAT ALL NEW ROOFING CONSTRUCTION, INCLUDING RECOVERING AND REROOFING, REPAIR OR MAINTENANCE SHALL HAVE A HVHZ UNIFORM ROOFING PERMIT APPLICATION, AS ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION, COMPLETED AND EXECUTED BY A LICENSED CONTRACTOR.
FBC 1512.3.2 THE UNIFORM ROOFING PERMIT SHALL INCLUDE CALCULATIONS IN ACCORDANCE WITH CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES) OF THIS CODE, UNLESS THE ROOFING ASSEMBLY IS LESS THAN THE HEIGHT/PRESSURE THRESHOLD ALLOWED IN THE APPLICABLE PROTOCOLS HEREIN.

16. FBC A208.2.3.3 PARKING FOR GUESTS, EMPLOYEES, AND OTHER NON-RESIDENTS. WHERE PARKING SPACES ARE PROVIDED FOR PERSONS OTHER THAN RESIDENTS, PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2.

17. FBC A502.6 THE ENFORCING AGENCY WILL REQUIRE PARKING SPACE IDENTIFICATION COMPLY WITH THE FOLLOWING CODE: SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH FBC A703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES WHEN REQUIRED BY FBC A502.2 SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." REFERENCE ENGINEERING STANDARD 300-5.

18. IF APPLICABLE, FBC R802.1.7.1 [IRC R802.10.1] TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE WITH SECTION R802.1.7.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION.

19. FBC 3303.5 WATER ACCUMULATION. THE ENFORCING AGENCY WILL REQUIRE PROVISIONS BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY.

20. 1804.4 SITE GRADING. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

21. FBC_BCA 110.13.2.1 IT SHALL BE THE JOINT RESPONSIBILITY OF ANY OWNER OF REAL PROPERTY UPON WHICH CONSTRUCTION IS OCCURRING, AND ANY CONTRACTOR RESPONSIBLE FOR SAID CONSTRUCTION, TO ENSURE THAT ALL ROAD RIGHTS-OF-WAY REMAIN FREE AT ALL TIMES OF ALL CONSTRUCTION WASTE AND TRASH RESULTING FROM SUCH CONSTRUCTION, AND THAT ALL WASTE AND TRASH RESULTING FROM THE CONSTRUCTION ARE CONTAINED ON THE REAL PROPERTY UPON WHICH THE CONSTRUCTION OCCURS.

22. FBC_BCA 109.3 BUILDING PERMIT VALUATIONS. THE APPLICANT FOR A PERMIT SHALL PROVIDE AN ESTIMATED PERMIT VALUE AT A TIME OF APPLICATION. PERMIT VALUATIONS, SHALL INCLUDE TOTAL VALUE OF WORK, INCLUDING MATERIALS AND LABOR, FOR WHICH THE PERMIT IS BEING ISSUED, SUCH AS ELECTRICAL, GAS, MECHANICAL, PLUMBING EQUIPMENT AND PERMANENT SYSTEMS.

23. FBC_BCA 110.8.5.4 ALL PLANS FOR THE BUILDING WHICH ARE REQUIRED TO BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER OF RECORD CONTAIN A STATEMENT THAT, TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

DRC
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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

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#	Date	Description
2	07.02.24	MINOR SPA (DRC COMMENTS) REV-02

Notes

SITE PLAN APPROVAL

Not for construction

Professionals

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Title
CPTED SITE PLAN

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Approved: Stéphane L'Écuyer	Date: 07/02/24
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Project: 22-824	