



STAIR No. # 1	
EGRESS CAPACITY FACTOR: 0.3	
147 OCCP.	44" STAIR

STAIR No. # 1 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
180 OCCP.	36" OPENING

R-2 OCCUPANCY
NEW APARTMENTS 10,543 SF @ 200 SF PER OCCUP.
= 53 OCCUP.

STORAGE
STO 26 SF @ 300 SF = 1 OCCUP.
MEP 74 SF @ 300 SF = 1 OCCUP.
2 OCCUP.

STAIR No. # 2	
EGRESS CAPACITY FACTOR: 0.3	
147 OCCP.	44" STAIR

STAIR No. # 2 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
180 OCCP.	36" OPENING

LIFE SAFETY PLAN LEGEND

--- TRAVEL DISTANCE (200 FT PROTECTED W/ AUTOMATIC FIRE SPRINKLERS)

S.F.E. SURFACE FIRE EXTINGUISHER

S.F.E. SURFACE FIRE EXTINGUISHER (IN CABINET)

R.F.E. RECESSED FIRE EXTINGUISHER-2A-10 (IN RATED CABINET) @ 75'-0" TRAVEL MAX.

34" POINT OF EXIT DISCHARGE, EXIT, DESIGNATION OF EXIT WIDTH

EXIT SIGN - SPACED 100'-0" MAX. VIEWING DISTANCE PER FBC 1006.3.2 (SHADED AREA INDICATES ILLUMINATED SIGN FACE)

FIRE HOSE VALVE CONNECTION.

EMERGENCY LIGHT W/ BATTERY PACK

20-MIN. RATED DOOR REFER TO DOOR SCHEDULE

3/4-HOUR (45-MIN.) RATED DOOR REFER TO DOOR SCHEDULE

1-1/2-HOUR (90-MIN.) RATED DOOR REFER TO DOOR SCHEDULE

FIRE RATED SEPARATIONS

1HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

2HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

3HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

NOTE: FIRE RATINGS SHOWN ON LIFE SAFETY PLANS ARE FIRE SEPARATION REQUIREMENTS AS PER THE FBC AND NFPA 101. REFER TO FBC TABLE 601, "FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS" FOR FIRE RATING REQUIREMENTS OF STRUCTURAL ELEMENTS. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL STRUCTURAL ELEMENTS.

ACCESSIBLE MEANS OF EGRESS

1. THERE WILL BE A MAXIMUM OF 1/2" CHANGE IN ELEVATION AT EXIT DOOR THRESHOLDS.

2. ALL WALKWAYS LEADING TO PUBLIC WAY SHALL HAVE A SLOPE NOT GREATER THAN 1:20

3. THE FLOOR ON EACH SIDE OF DOORS IN A MEAN OF EGRESS SHALL BE LEVEL AT LEAST WITHIN THE REQUIRED MANEUVERING CLEARANCES AT EACH SIDE OF THE DOOR.

BUILDING SIGNAGE

1-XXXX PROVIDE RESIDENTIAL BUILDING ADDRESS SIGN(S) IN CONTRASTING COLOR, 10" MIN. IN HEIGHT. REFER TO LS-LIFE SAFETY FLOOR PLAN(S) (THIS SHEET) AND BUILDING ELEVATION SERIES "3" SHEETS FOR LOCATION AND FURTHER REFERENCE.

1-XXXX PROVIDE RESIDENTIAL UNIT NUMBER SIGN(S) WITH MIN '3' LETTERS. PROVIDED SIGN ADJACENT TO EACH UNIT ENTRY DOOR @ 72" A.F.F.

PROVIDE PLACARD FOR LIGHT FRAME ROOF, AS PER FLORIDA STATE RULE 69A-60.0081.FOR REQUIRED FIREFIGHTER WARNING SIGNS.

BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM SHALL COMPLY WITH NFPA 72 (2013ED) 24.5.2 AND 14.10.10 NFPA (2015ED) 11.10. POMPANO BEACH FIRE DEPT. REQUIREMENTS AND MUST BE TIED TO FACP.

AAC

PZ23-12000017

03/05/2025

LEVEL 2
11 UNITS

LIFE SAFETY - BLDG TYPE I
5 STORY/54 DU'S SCALE: 1/8" = 1'-0"

PRE-APP MEETING 04/04/2023

DRC SUBMITTAL 06/13/2023

DRC RE-SUBMITTAL 08/16/2023

DRC RE-SUBMITTAL 01/01/2024

DRC RE-SUBMITTAL 10/16/2024

DRC RE-SUBMITTAL 12/10/2024

DRC RE-SUBMITTAL 01/29/2025

BY

OAKS @ PALM AIRE

FOR: MORGUARD
LOCATED AT: POMPANO BEACH, FLORIDA

STATE OF FLORIDA
JOSE L. SAUMELL
ARCHITECT
AR0013085

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

CONTRACT & 20% PRELIMINARY ARCHITECTURAL DRAWING FOR THIS BUILDING AND ALL OVERLAP PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. NO REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN

CONTRACT DATE 10/12/22

SCALE AS SHOWN

JOB NO. 2181.PRJ

SHEET TITLE:

BUILDING TYPE I

SHEET NUMBER:

LS-A-2.1.2