

DRC

PZ23-12000007
11/20/2024

PRE-APPROVAL MEETING 04/04/2023
FBC SUBMITTAL 03/20/2024
FBC PRE-SUBMITTAL 08/15/2023
FBC SUBMITTAL 01/01/2024
FBC PRE-SUBMITTAL 07/16/2024

OAKS @ PALM AIRE

FOR:
MORGUARD
LOCATED AT:
POMPANO BEACH, FLORIDA

Jose Saumell
ARCHITECT

STATE OF FLORIDA
REGISTERED ARCHITECT
JOSE L. SAUMELL
AR0013085

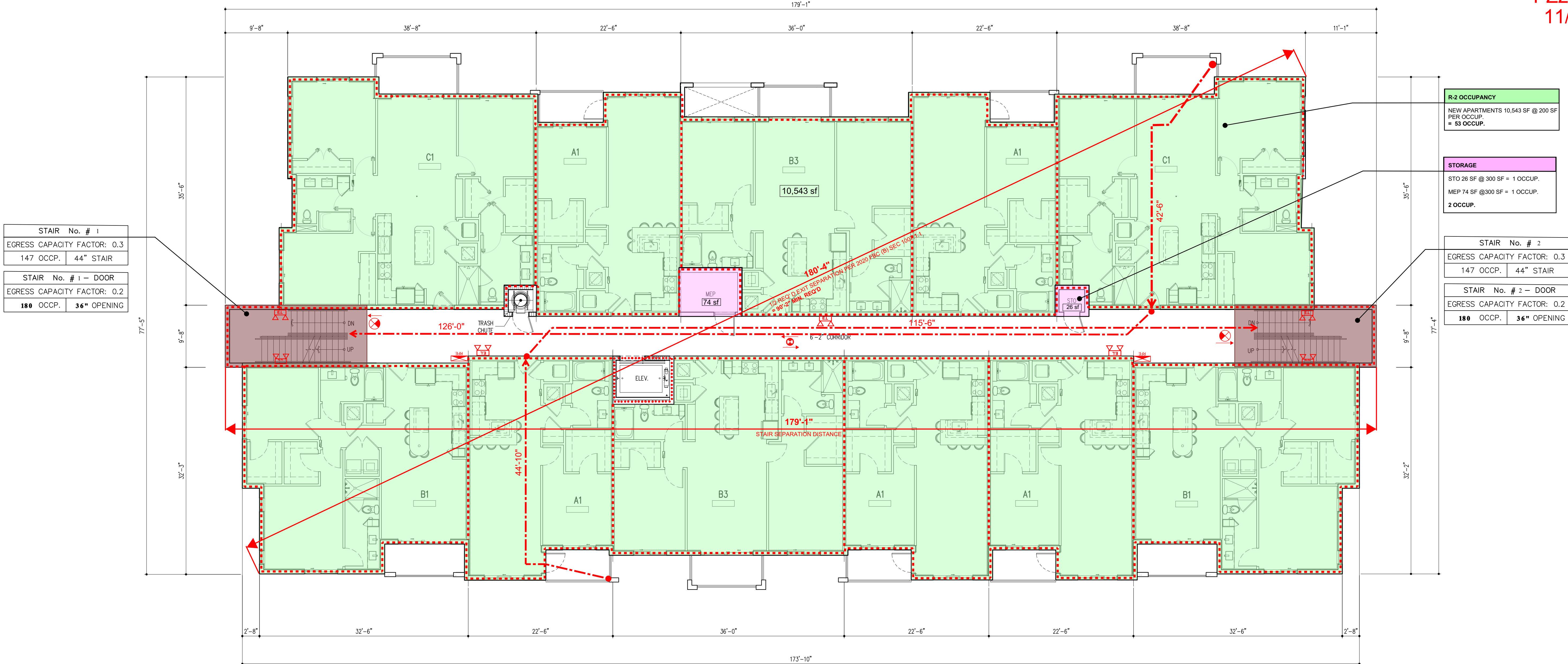
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTURE & PLANNING

MSA ARCHITECTS

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 9-10 OF THE FLORIDA BUILDING CODE. THE ARCHITECT DOES NOT WARRANT THAT THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 9-10 OF THE FLORIDA BUILDING CODE. THE ARCHITECT DOES NOT WARRANT THAT THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 9-10 OF THE FLORIDA BUILDING CODE.

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



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

FIRE BARRIER

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

10' 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.

10' 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 SYSTEMS SHALL COMPLY WITH NFPA 72 (2013ED) 24.5.2 AND 14.4.10 NFPA (2015ED) 11.10. POMPANO BEACH FIRE DEPT. REQUIREMENTS AND MUST BE TIED TO FACP.

LEVEL 2
11 UNITS

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