



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

STAIR No. # 2 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
240 OCCP.	48" OPENING

**R-2 OCCUPANCY**

**NEW APARTMENTS**  
13,131 SQ. FT.  
@200 S.F PER OCCUP.  
66 OCCUP. LOAD

**LIFE SAFETY PLAN LEGEND**

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

S.F.E. SURFACE FIRE EXTINGUISHER (N. CABINET)  
S.F.E. RECESSED FIRE EXTINGUISHER-2A-10 (N. RATED CABINET) @ 75'-0" TRAVEL MAX.  
R.F.E. 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  
FIRE BARRIER OR SHAFT ENCLOSURE 2HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC  
FIRE BARRIER 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**

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

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.

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

STAIR No. # 1 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
240 OCCP.	48" OPENING

**S2 OCCUPANCY**

**BIKE STORAGE**  
396 SQ. FT.  
@300 F PER OCCUP.  
2 OCCUP. LOAD

**S-2 MEP ROOMS**

MEP, DOM. PUMP. FIRE PUMP 333 SQ. FT.  
@300 S.F. PER OCCUP.  
2 OCCUP. LOAD

EXIT DISCHARGE OCCUPANT LOAD: 13,131 SF  
RESIDENTIAL (LEVEL 1)= 13,131/200 = 66 OCCUPANTS  
OCCUPANTS/4 (EXITS) = 17 OCCUPANTS  
17 OCCUPANTS X 0.2 = 3.4" DOOR REQUIRED  
DOOR PROVIDED 36" (34" CLEAR PASS).  
DOOR EGRESS CAPACITY = 34/0.2= 170OCCUPANTS  
PANIC HARDWARE AND ACCESSIBILITY LEVEL TO BE PROVIDED.

**LEVEL 1**  
10 UNITS

**LIFE SAFETY PLAN-BLDG TYPE I**  
5 STORY/54 DU'S  
13,596 GROSS SQ. FT.

**DRC**

**PZ23-12000017**  
07/19/2023

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

**OAKS @ PALM AIRE**  
FOR: MORGUARD  
LOCATED AT: POMPANO BEACH, FLORIDA

**BEATRIZ M. HERNANDEZ**  
AR0094576

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**MSA ARCHITECTS, INC.**  
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**DRAWN**  
CONTRACT DATE 10/12/22  
SCALE AS SHOWN  
JOB NO. 2181.PRJ  
SHEET TITLE: LIFE SAFETY PLAN LEVEL 1  
SHEET NUMBER LS-2.1.1