

GENERAL BUILDING HEIGHTS AND AREAS (AS PER FBC 2023 TABLE 504.3, TABLE 504.4, TABLE 506.2)				
BUILDING TYPE	TYPE 1B	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	425,542 SF (NOT INCLUDING PARKING, STAIRS AND ELEVATOR SHAFTS)	

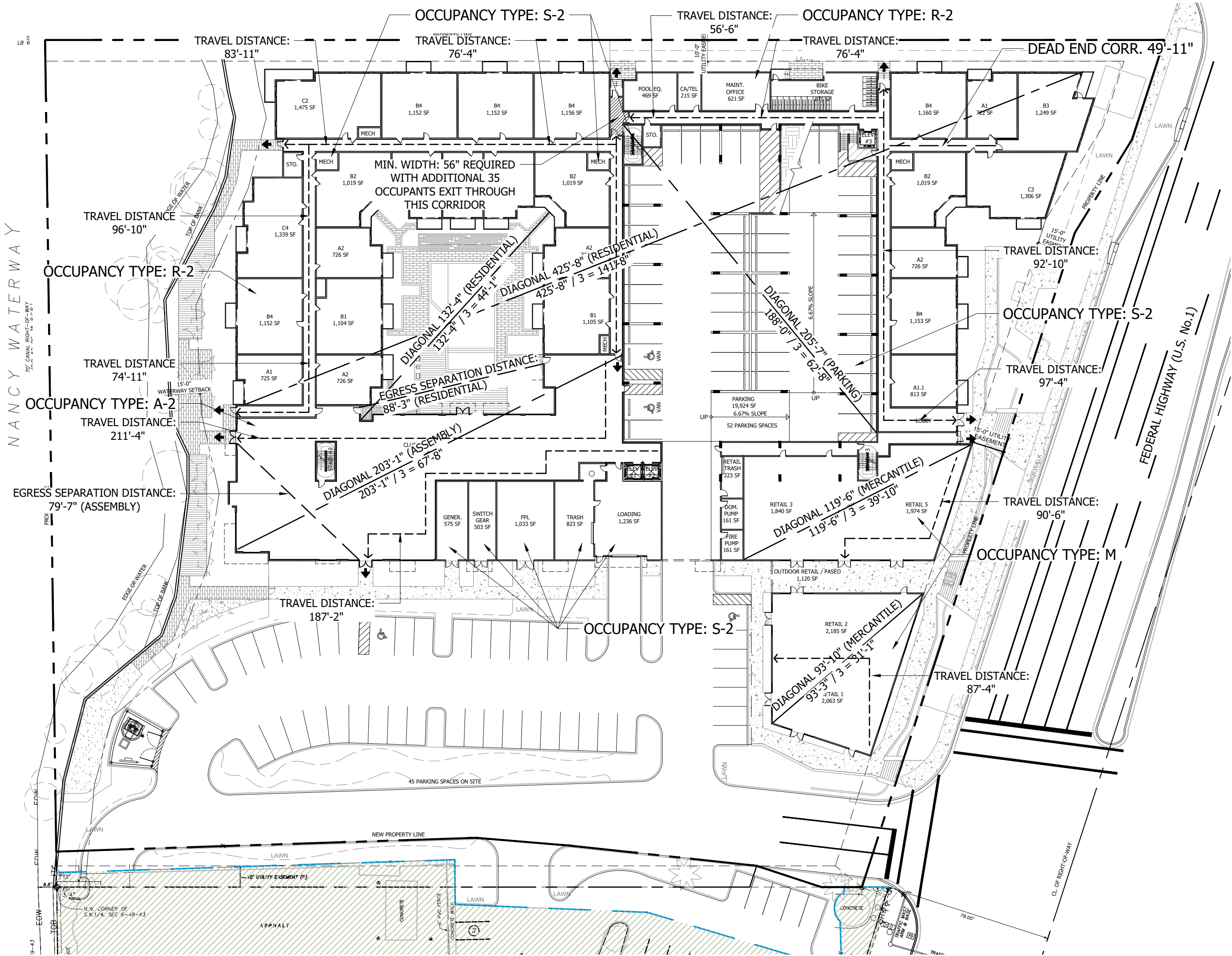
FIRE RESISTANCE RATINGS (AS PER FBC 2023 TABLES 601 AND 602)				
PRIMARY STRUCTURAL FRAME	INC. BEAMS, GIRDERS, TRUSSES, SHEAR WALLS	2 HR		
BEARING WALLS	EXTERIOR	2 HR		
NON BEARING WALLS AND PARTITIONS	EXTERIOR	0 HR		
NON BEARING WALLS AND PARTITIONS	INTERIOR	0 HR		
FLOOR CONSTRUCTION		2 HR		
ROOF CONSTRUCTION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

BUILDING OCCUPANCY CLASSIFICATION		FBC 2023- 8th EDITION TABLE 1004.5		FFPCC 2023 8th EDITION TABLE 7.3.1.2	
ROOM NAME	USE GROUP	ROOM AREA	OCC. PER OCCUPANT	AREA PER OCC. LOAD	OCC. LOAD
CLUBHOUSE	A-3	10,190 SF	15 NET	679	15 NET 679
POOL	A-3	1,268 SF	50 GROSS	26	50 GROSS 26
POOL DECK	A-3	3,395 SF	15 GROSS	226	30 GROSS 113
MEP/ TRASH	S-2	7,253 SF	300 GROSS	25	500 GROSS 15
COMMERCIAL	M	10,386 SF	300 GROSS	35	500 GROSS 21
LOBBY	A-3	350 SF	15 NET	23	15 NET 23
RESIDENTIAL	R-2	24,786 SF	200 GROSS	124	200 GROSS 124
TOTAL OCCUPANCY THIS FLOOR				1,138	1,001

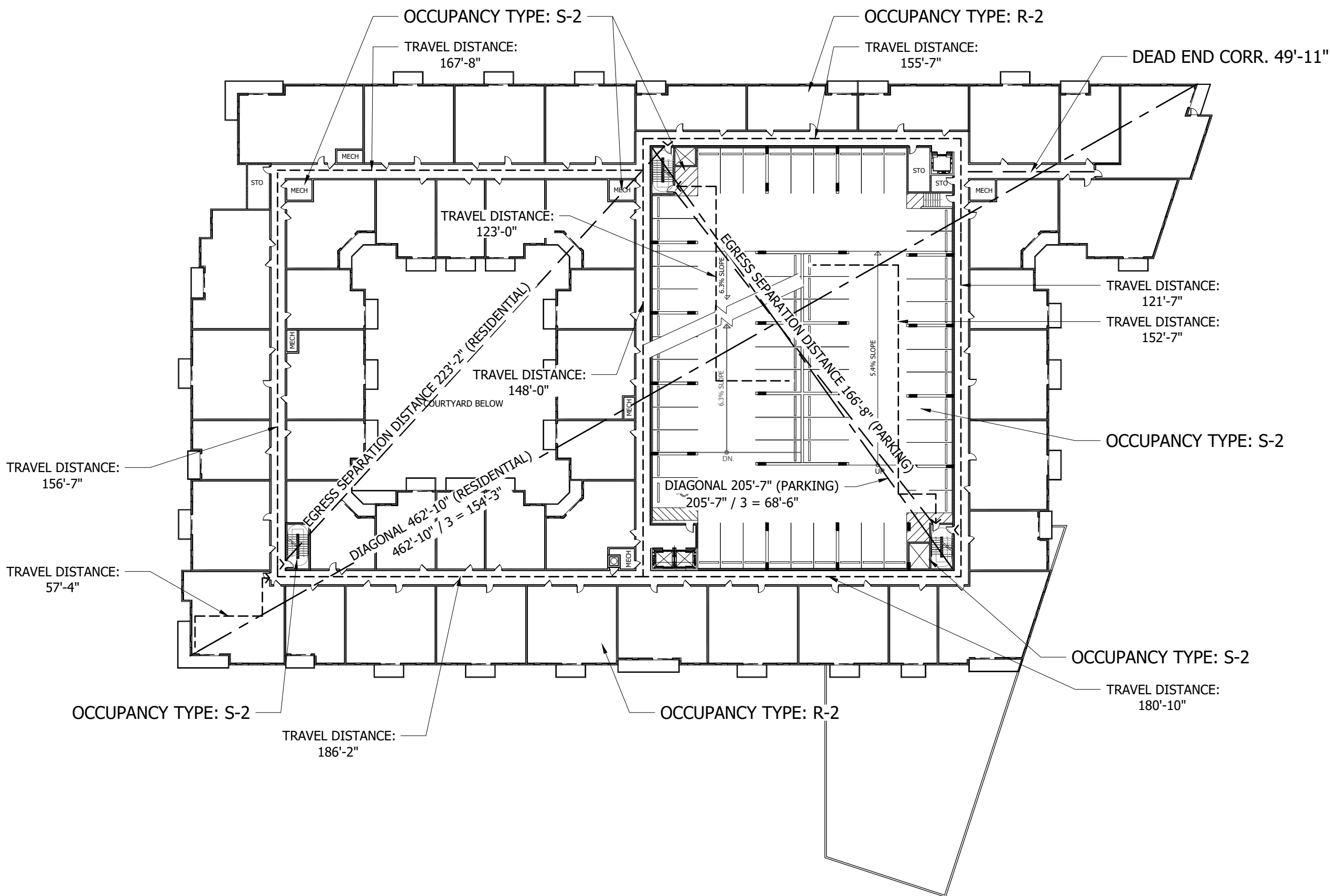
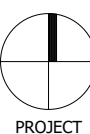
BUILDING OCCUPANCY CLASSIFICATION		FBC 2023- 8th EDITION TABLE 1004.5		FFPCC 2023 8th EDITION TABLE 7.3.1.2	
ROOM NAME	USE GROUP	ROOM AREA	OCC. PER OCCUPANT	AREA PER OCC. LOAD	OCC. LOAD
RESIDENTIAL	R-2	45,188 SF	200 GROSS	226	200 GROSS 226
PARKING	S-2	18,889 SF	200 GROSS	95	200 GROSS 95
MECH. EQ./ TRASH	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 - FFPCC 8TH EDITION TABLE 7.3.3.2)				
	WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPCC 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 - FFPCC 8TH EDITION TABLE 7.3.3.2)				
	WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPCC 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 GROUND FLOOR PLAN LS
A100 SCALE: 1"=40'-0"



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

