DRC
PZ25-12000013
12/03/2025

LIFE SAFETY DATA - TYPE V-B NON-SPRIKLERED

2023 FBC 8TH EDITION & FLORIDA FIRE PREVENTION 8TH EDITION 2023 - OCCUPANCY: BUSINESS (FFPC CHAPTER-#38 NEW BUSINESS)

GROUND FLOOR

RM NO.	NAME	2023 FBC FUNCTION OF SPACE	FFPC USE	FINISHES CLASS	AREA (SF)	FBC FACTOR	FBC LOAD	FFPC FACTOR	FPPC LOAD	REQUIRED	PROVIDED
100	CARWASH TUNNEL	MECHANICAL	SP INDUSTRIAL	A, B & C	3413	1/300	11	SP	14	1	1@36"
101	OFFICE	BUSINESS	BUSINESS	A, B & C	150	1/150	1	1/150SF	1	1	1 @ 36"
102	UNISEX	N/A	-	A, B & C	65	-	NA	NA	1	1	1 @ 36"
103	MCC CONTROL ROOM	EQUIPMENT	SP INDUSTRIAL	A, B & C	120	1/300	1	SP	1	1	1@36"
104	EQUIPMENT ROOM	EQUIPMENT	SP INDUSTRIAL	A, B & C	766	1/300	3	-	1	1	1@36"
	TOTAL AREA				4514		16		18		

FLORIDA FIRE PREVENTION & BUIDLING CODE DATA 38.2.4.4		ALLOWABLE	PROVIDED
Max Common Path of Travel to Exit (38.2.5.3.2.)		100'	39'
Means of Egress (FFPC 7.4 & 38.2.4.3)		1	2
Minimum Fire Extinguisher Required type (FPPC 9.7.4.1)		1	(4) 3-A:40BC

FFPC TABLE 6.1.14.4.1(b)
Footnote F Business. Where buildings are 2 stories or less and the total Building square footage less than 10,000 sf - no separations required.

FFPC 7.3.1.1 Special Purpose Industrial Use (SP Industrial) NA - Not Applicable. The occupant load is the maximum probable number of occupants present at any time. The total staff on site does not exceed 5 persons. Total car wash tunnel may have 7 cars @ 2 person/car =14 occpants max.

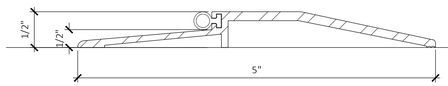
GENERAL DOOR THRESHOLD NOTE

THERE IS NO CHANGE IN FLOOR ELEVATION MORE THAN HALF INCH AT ALL EXTERIOR DOORS (OFFICE, RESTROOM), IN ADDITION TO THRESHOLD MAX. HEIGHT SHALL BE NO MORE THAN HALF INCH. SEE FBC 1010.1.7, FBC 1010.1.5 EXCEPTION (4), AND FBCA 404.2.5. (THRESHOLD DETAIL ON A-400 AND LS101 OK FOR THRESHOLDS)

NATIONAL GUARD PRODUCTS

MODEL : 950V 48" Vinyl Mill Aluminum Latchtrack Threshold

- 48" L x 5" W x 1/2 H
- Vinyl Mill Aluminum finish
- ADA Compliant
- ANSI/BHMA Certified
- Acoustical Tested
- UL 10B Classified on wood doors up to 90 min.
- UL 10B Classified on metal doors up to 3 hr.
- UL 10C Classified on wood doors up to 90 min.
- UL 10C Classified on metal doors up to 3 hr.
- Custom lengths available. Contact customer service for quote



2 LS101 TYPICAL THRESHOLD NGP 950 V ALL DOORS

SCALE= FULL SIZE

EXTERIOR DOOR SCHEDULE

NO.	W	H	MAT.	DESCR.
1	36	96	MTL./GL	STOREFRONT DOOR
2	36	96	MTL.	SOLID PANEL
2A	36	96	MTL.	SOLID PANEL
3A	190	144	MTL.	ROLLING DOOR
3B	144	144	MTL.	ROLLING DOOR
4	72	96	MTL.	DOUBLE DOOR
5	36	96	MTL.	SOLID PANEL

INTERIOR DOOR SCHEDULE R.O.

NO.	W	H	MAT.	DESCR.
6	40	96	COMPOSITE	DURALITE DOOR 3/A304

GENERAL NOTE:

BUILDING ENTRANCE(S) SHALL HAVE CHANGES IN LEVEL NOT GREATER THAN .25" WHEN VERTICAL, .5" WHEN BEVELED, OR RAMPED IF GREATER THAN .5" IN ACCORDANCE W/ A303, MIN. 36" WIDTH PER A403.5.1. FBAC 303.2.

DOOR HARDWARE SCHEDULE NOTES:

ALL DOOR HARDWARE SHALL COMPLY WITH 2023 FBC.A 404.2.7-404.2.9.

ANY FIRE RATINGS TO DOORS WITHIN FIRE RATED CONSTRUCTION SHALL BE PROVIDED AS REQUIRED PER TABLE 8.3.4.2.

Hardware Group No. 1 ALL DOORS UNLESS NOTED OTHERWISE
Provide each SGL door(s) with the following:

Quantity	Description	Model Number	Finish	Mfr
4 EA	HINGE		5BB1 4.5 X 4.5 652 IVE	
1 EA	ENTRY/OFFICE LOCK		T511 DANE 626 FAL	
1 EA	SURFACE CLOSER		4041 EDA 689 LCN	
1 EA	WALL STOP		WS407CVX 630 IVE	
1 SET	SEALS		328AA AL ZER	
1 EA	THRESHOLD (OFFICE)		NGP 950 V	
3 EA	SILENCER		SR64 GRY IVES	

PROVIDE ASTRAGAL TRIM TO DOUBLE DOORS

Hardware Group No. 2 BATHROOM
Provide each SGL door(s) with the following:

Quantity	Description	Model Number	Finish	Mfr
4 EA	HINGE		5BB1 4.5 X 4.5 652 IVES	
1 EA	PRIVACY LEVER LOCK		T301S DANE 626 FAL	
1 EA	ONE SIDED DEAD BOLT		D271 626 FAL	
1 EA	KICK PLATE		8400 10" X 2" LDW 630 IVES	
1 EA	WALL STOP		WS407CVX 630 IVES	
3 EA	SILENCER		SR64 GRY IVES	
1 EA	THRESHOLD		NGP 950 V	

GENERAL NOTE TO CONTRACTOR:

ALL DOOR JAMBS SHALL BE 14GA STEEL MINIMUM. PROVIDE AMWELD INTERNATIONAL PRESSURE FIT SERIES BY FIRE DOOR, 14GA STEEL WITH 4.5" HINGE PREP, 4-7/8" STRIKE PREP, EQUAL RABBET DESIGN AND PRIME PAINTED OR APPROVED EQUAL.

GENERAL EGRESS PHOTOMETRY NOTE:

THE CONTRACTOR IS REQUIRED TO PROVIDE A CALIBRATED LIGHT METER AT TIME OF INSPECTION TO VERIFY THE EMERGENCY LIGHTING PHOTOMETRICS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

IF THE CONTRACTOR CANNOT SECURE THE STRUCTURE TO PREVENT NATURAL LIGHT FROM ENTERING DURING THE TESTING OF THE EMERGENCY LIGHTING, AND INSPECTION AFTER NORMAL BUSINESS HOURS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE

WALL NOTES:

TYPE WALL	FIRE RATE REQUIRED	FIRE RATE ASSEMBLY
A=	NONE	2H
B=	NONE	2H
B1=	NONE	2H
B2=	NONE	2H
B3=	NONE	2H
C1=	NONE	2H
C2=	NONE	2H
D=	NONE	1H
D1=	NONE	1H

SEE A400 FOR WALL DETAILS.

GENERAL WALL TYPE NOTE

REFER TO A400 FOR WALL TYPES

LIFE SAFETY LEGEND

- EGRESS ROUTE TO R.O.W.
- TRAVEL DISTANCE FROM MOST REMOTE POINT
- CEILING OR WALL MOUNTED DIRECTIONAL EXIT SIGN. SEE ELECTRICAL FOR MODEL NO.
- F.E. FIRE EXTINGUISHER CATEGORY 2-A:40BC RATED. MAX MOUNTING HEIGHT 4'-0" A.F.F. MAX DISTANCE 75 FEET. (CONFIRM LOCATIONS WITH CMB FIRE PREVENTION OFFICER.)
- EMERGENCY LIGHT WITH BATTERY BACKUP
- EMERGENCY EXIT WITH INTEGRAL LIGHTS & BATTER BACK UP
- WEATHER PROOF EMERGENCY LIGHT WITH BATTERY BACKUP (FHEM12 Series)
- AEM WET TUNNEL BACKUP POWER

WALL LEGEND

NEW INTERIOR WALL. 2X3.5 STEEL STUDS WITH 5/8" GWB AND R-13 INSULATION. PROVIDE TYPE "X" GWB AT ALL FIRE RATED PARTITIONS PER UL U465. PROVIDE FIRE STOP AT MID HEIGHT AND LIMIT CAVITY AREA TO 10 SF. TYPICAL.

EXTERIOR CMU WALL WITH MIN. 5/8" STUCCO FINISH. PROVIDE 7/8" MTL. HAT CHANNEL FURRING STRIPS 24" O.C. WITH 3/4" R 4.1 TUFF-R RIGID INSULATION BOARD AND 5/8" GWB. TYPICAL FOR ALL EXTERIOR MASONRY WALLS.

ABBREVIATIONS
(ETR) EXISTING TO REMAIN
(ER) EXISTING ITEM TO BE RELOCATED
(N) NEW ITEM

ROOM FINISHES SCHEDULE - PROVIDED

RM NO.	NAME	FLOOR FINISH	CLASS	WALLS FINISH	CLASS	BASE FINISH	CLASS	CEILING	CLASS
100	CARWASH TUNNEL	BRUSHED CONCRETE	I	FRP PANELS	A	FRP	A	PLASTIC PANELS	A
101	OFFICE	PORCELAIN TILE	I	PT GWB	A	6" TILE	A	ACCOUSTIC TILE	A
102	MCC / STORAGE	BRUSHED CONCRETE	I	PT GWB	A	-	A	PAINT CONCRETE	A
103	UNISEX RESTROOM	PORCELAIN TILE	I	CERAMIC TILE 80" H	A	TILE COVE	A	ACCOUSTIC TILE	A
104	EQUIPMENT ROOM	BRUSHED CONCRETE	I	WATER SEALER PAINT	A	-	A	PAINT CONCRETE	A

RADIANT FLUX CLASS FOR FLOOR FINISHES			FLAME SPREAD & SMOKE DEVELOPMENT CLASS	
CLASS "I"	<0.45W/cm2		Class A:	= Flame spread index 0-25; smokedeveloped index 0-450.
CLASS "II"	<0.22 W/ cm2 & <0.45W/ cm2		Class B:	= Flame spread index 26-75; smokedeveloped index 0-450.
			Class C:	= Flame spread index 76-200; smokedeveloped index 0-450.

38.3.3.2.2 Interior Wall & Ceiling Finish Class A, Class B and Class C permitted

38.3.3.3.2 Interior Floor Finishes Class I & Class II permitted

GENERAL NOTE TO FIRE PLANS EXAMINER:

PER FLORIDA FIRE PREVENTION CODE 8TH EDITION, CHAPTER 38 NEW BUSINESS WITH INCIDENTAL SPECIAL PURPOSE INDUSTRIAL IS THE PROPER OCCUPANCY.

PER FFPC 3.3.196.8 INDUSTRIAL OCCUPANCY. AN OCCUPANCY IN WHICH PRODUCTS ARE MANUFACTURED OR IN WHICH PROCESSING, ASSEMBLY, MIXING, PACKAGING, FINISHING, DECORATING, OR REPAIRING OPERATIONS ARE CONDUCTED.

THE FACILITY DOES NOT MEET THE DEFINITION OF INDUSTRIAL OCCUPANCY. CLEARLY PRODUCTS ARE NOT MANUFACTURED HERE AND THE USES DESCRIBE DO NOT OCCUR IN THIS FACILITY.

PLEASE NOTE THAT FBC 2023 CHAPTER 3 SECTION 304 BUSINESS, 304.1 INDICATES CAR WASH AS A BUSINESS USE. THIS DESIGNATION IS IMPERATIVE FOR PLANNING & ZONING PURPOSES.

THE CAR WASH IS A BUSINESS AS ESTABLISHED BY THE FLORIDA BUILDING CODE. THE PRINCIPAL USE AND OCCUPANCY IS WITH OUT QUESTION IS A BUSINESS AND THEREFORE FFPC 8TH EDITION CHAPTER #38 BUSINESS SHOULD GOVERN.

WE DO ACKNOWLEDGE THAT THE USE WITHIN CAR WASH TUNNEL AND SUPPORTING EQUIPMENT ROOM DOES MEET THE DEFINITION OF SPECIAL PURPOSE OCCUPANCY PER FFPC 3.3.196.8.3 SPECIAL PURPOSE INDUSTRIAL. THE CAR WASH TUNNEL MECHANICAL EQUIPMENT AND SUPPORTING ROOM WITH LOW EMPLOYEE COUNT MEET THIS DEFINITION.

THE LIFE SAFETY TABLE PROVIDED HAS BEEN DEVELOPED WITH MDFR ON VARIOUS PROJECTS AND RECOGNIZES BOTH THE FBC USE FACTORS AND THE FFPC OCCUPANCY FACTORS AND THE MOST STRINGENT GOVERNS FOR THE FINAL OCCUPANCY LOAD.

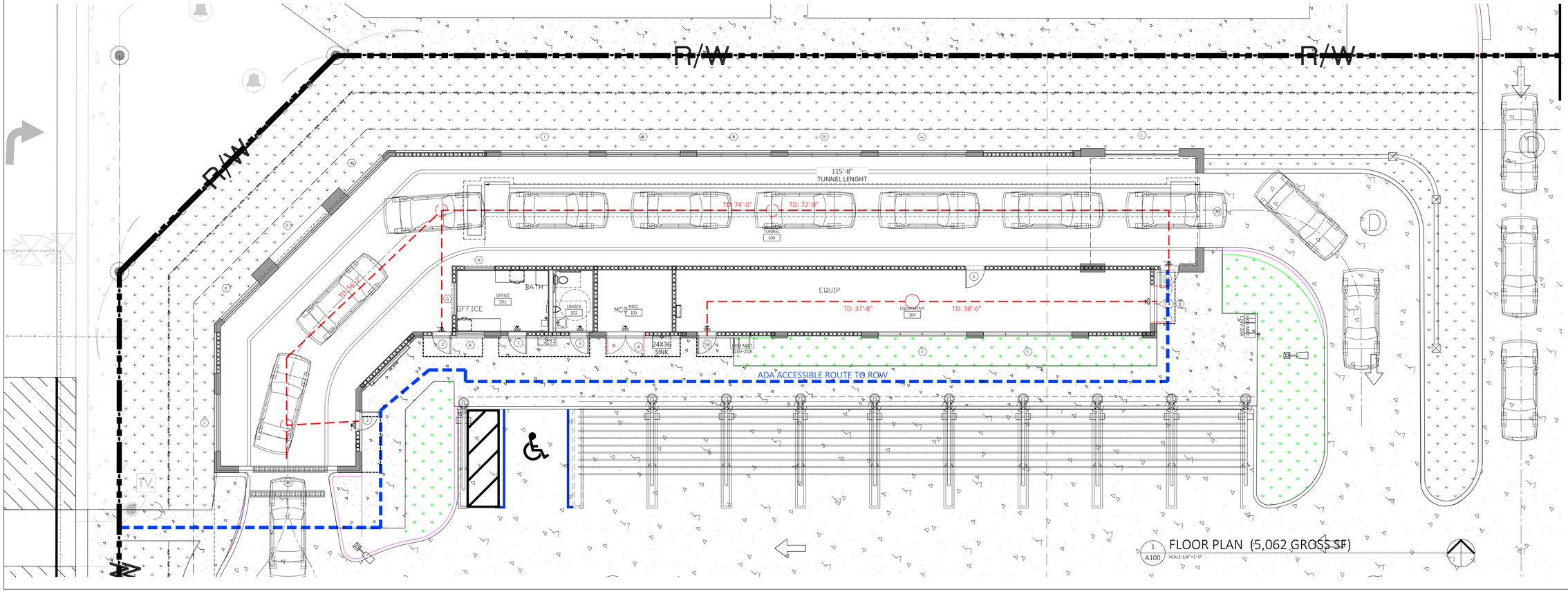
THIS INTERPRETATION OF BUSINESS USE WITH INCIDENTAL SPECIAL PURPOSE AREAS HAS BEEN ACCEPTED AT OVER 20 LOCATIONS IN THE TRI COUNTY AREA AND AT 10 CURRENTLY OPERATING LOCATIONS WITHIN MIAMI DADE COUNTY FROM 2013 THRU 2023.

INTERIOR FIRE SEPARATION NOTES:

FFPC TABLE 6.1.14.4.1(b)
Footnote F Business. Where buildings are 2 stories or less and the total Building square footage less than 10,000 sf - no separations required.
FBC 2023 TABLE 508.4 - No separation required between B, F-1, M, S-1

OCCUPANCY SENSOR NOTE:

OCCUPANCY SENSORS SHALL COMPLY WITH FFPC101:7.8.1.2.2



1 A100 FLOOR PLAN (5,062 GROSS SF)

SCALE: 1/8"=1'-0"

FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

ARTURO G. FANJUL, RA
PRESIDENT

5455 SW 8TH STREET, SUITE 240
CORAL GABLES, FLORIDA 33134

PH. 305 726.8313
FAX 305 356.3686

arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

STATE OF FLORIDA
ARTURO G. FANJUL
AR0017585
REGISTERED ARCHITECT

ARTURO G. FANJUL AR0017585
STATE OF FLORIDA REGISTERED ARCHITECT

This item has been electronically signed and sealed by:
Arturo G Fanjul
Date: 2025.10.24 11:01:33 -04'00'
Adobe Acrobat version: 2017.012.30262

Printed copies of electronically signed, dated, and sealed documents are not considered signed and sealed and the SHA authetication code mus be verified on any electronic copies.

DESIGN REVIEW

CAR WASH
WEST POMANO

2690 W SAMPLE ROAD
POMPANO BEACH, FL 33069
ID:484221070031/32/32

LIFE SAFTEY PLAN

REVISION	NO.

DATE:	10/24/2025
SCALE:	AS NOTED
DRAWN:	AGF
CHECKED:	AGF
JOB NO.	24-0704
PERMIT NO.	

OWNERSHIP

OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

LS101

C:\Users\AGF-1 REVIT\Revit 2025\Projects\24-0704 CW POMPANO W SAMPLE\Plot Files\2025.10.24 LS101 - 10/24/2025 10:57:12 AM, DWG To PDF.pc3