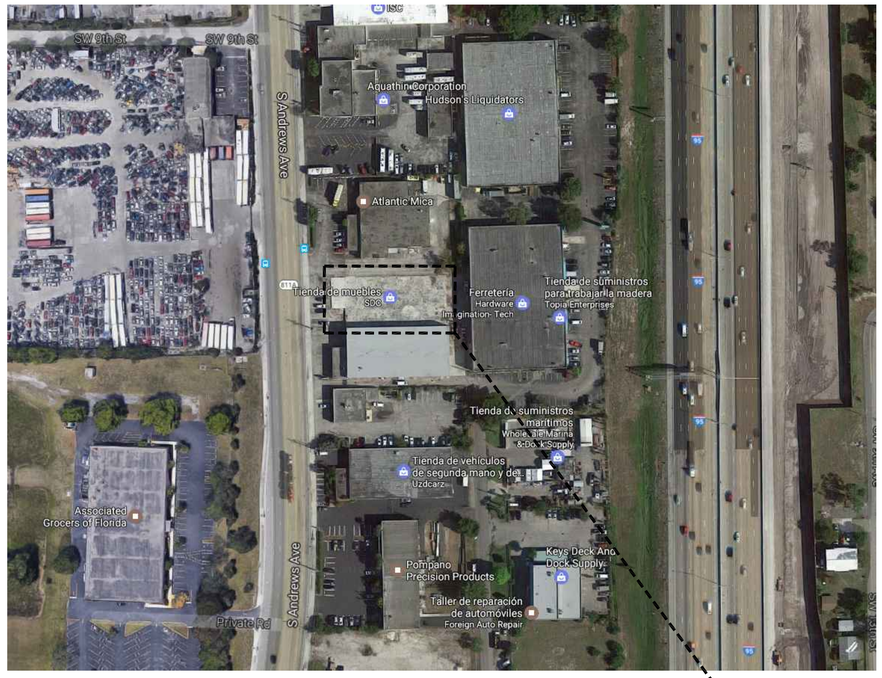
RENDER



AERIAL VIEW
NTS

UNIVERSAL AIR & HEAT

POMPANO BEACH, FLORIDA

PROJECT DIRECTORY

OWNER:

UNIVERSAL AIR & HEAT
980 SW 12 AVE
POMPANO BEACH, FL, 33069

ARCHITECT

Architecture
Architectural Developers, LLC

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Oscar Cabeza
Digitally signed by Oscar Cabeza
Date: 2020.09.11 14:38:54 -05'00'

CODE ANALYSIS

FLOOD INFORMATION
The NFIP flood maps have designated the herein described land to be situated in:

Flood Zone:	"X"
Base Flood	Elevation: N/A
Community:	120055
Panel:	0359
Suffix:	H

The subject does not lie in a special flood hazard area.

GENERAL

Site Location	Pompano Beach, Florida
Building Code	2017 Florida Building Code
Fire Code	2014 Florida Fire Prevention Code 5th Edition
Mechanical Code	2014 Florida Building Code – Mechanical
Plumbing Code	2014 Florida Building Code – Plumbing
Electric Code	2011 National Electric Code (NFPA 70)
Life Safety	2012 Life Safety Code (NFPA 1 & 101)

OCCUPANCY & USE CLASSIFICATIONS (CHAPTERS 3&4)

Use Classifications	Group "B" Business – Commercial – Contractors Office
Occupancy Classification	Commercial – Contractors Office

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

Actual Building Height	1 Story /26'-0"
Allowable Building Height	3 Stories / 85'-0" for Group B
Actual Building Area	4,816 Square Foot Warehouse – Storage 1,184 Square Foot Offices 1st Level 1,184 Square Foot Office Mezzanine 7,184 Total Square Footage (Bldg Foot Print – 6,000)
Allowable Building Area	150,000 Square Feet for Group B

TYPE OF CONSTRUCTION (CHAPTER 6)
Construction Type: Type II-A, Fully Sprinklered for Office & Storage

MEANS OF EGRESS (CHAPTER 10)
Occupant Load Calculation (Table 1004.1.2)

CONTRACTOR OFFICE	(Group B)	
Business Areas	2,362 / 100	24 Occupants
STORAGE	(Group S-2)	
Storage Areas	4,816 / 300	16 Occupants
	TOTALS	40 Occupants

Exit Discharge Calculation (Table 1005.3.2)
OFFICE BUILDING & STORAGE (Group B & S-2)
40 Occupants x 0.20" per Occupant = 8" Required
Exit 1 72"
Exit 2 36"
108" Provided (720 occupant capacity discharge)

Maximum Travel Distances With Sprinkler Systems (Table 1017.2)
(B) Business 300 ft.

PLUMBING SYSTEMS
Fixture Count Calculations (Table 403.1)
OFFICE BUILDING & STORAGE (Group B)

	Required	Provided
Water Closets	2 Total	(4) 1 Women + 1 Urinals + 2 Unisex
Lavatories	2 Total	(3) 1 Men + 1 Women + 2 Unisex
Drinking Fountains	1 Total	(2) 1 Low + 1 High
Service Sink	1 Total	1

DRAWING INDEX

		SITE PLAN SUBMITTAL 09.04.17	DRC SUBMITTAL 08.10.18	DRC REVISION 1 01.10.19	AAC SUBMITTAL 09.08.20
CIVIL					
--	SURVEY	▨	▨	▨	▨
002	COVER	▨	▨	▨	▨
003	GENERAL NOTES			▨	▨
003.0	DEMOLITION PLAN	▨	▨	▨	▨
003.1	CIVIL ENGINEERING PLAN	▨	▨	▨	▨
005	CONSTRUCTION DETAILS	▨	▨	▨	▨
006	CONSTRUCTION DETAILS	▨	▨	▨	▨
006.1	CONSTRUCTION DETAILS		▨	▨	▨
006.2	CONSTRUCTION DETAILS		▨	▨	▨
006.3	CONSTRUCTION DETAILS				▨
006.4	STORM WATER POLLUTION PREVENTION PLAN		▨	▨	▨
006.5	STORM WATER POLLUTION PREVENTION PLAN		▨	▨	▨
LANDSCAPE					
LDS.1	LANDSCAPE PLAN	▨	▨	▨	▨
L.2	LANDSCAPE DETAILS		▨	▨	▨
IR.1	IRRIGATION PLAN	▨	▨	▨	▨
IR.2	IRRIGATION DETAILS		▨	▨	▨
ARCHITECTURAL					
ST.1	EXISTING SITE AND VIEWS	▨	▨	▨	▨
ST.1.1	EXTERIOR RENDER				▨
ST.2	SITE PLAN	▨	▨	▨	▨
ST.3	GENERAL SITE PLAN		▨	▨	▨
ST.4	SITE PHOTOMETRIC PLAN		▨		▨
ST.5	SITE FENCE DETAILS				▨
A.1	FLOOR PLAN – 1ST LEVEL	▨	▨	▨	▨
A.1.1	FURNITURE PLAN – 1ST LEVEL		▨	▨	▨
A.2	FLOOR PLAN – MEZZANINE	▨	▨	▨	▨
A.2.1	FURNITURE PLAN – MEZZANINE		▨	▨	▨
A.3	ROOF PLAN	▨	▨	▨	▨
A.4	COLORED ELEVATIONS	▨	▨	▨	▨
A.4.1	ELEVATIONS				▨
A.5	ELEVATIONS			▨	▨
A.6	DUMPSTER DETAILS			▨	▨
A.7	SIGN DETAILS				▨
LIFE SAFETY					
LS.1	LIFE SAFETY PLAN – 1ST LEVEL	▨	▨	▨	▨
LS.2	LIFE SAFETY PLAN – MEZZANINE	▨	▨	▨	▨
SP.1	FIRE SPRINKLER PLAN – 1ST LEVEL			▨	▨
SP.2	FIRE SPRINKLER PLAN – MEZZANINE			▨	▨
PUBLIC SAFETY					
PS.1	PUBLIC SECURITY PLAN	▨	▨	▨	▨
FIRE PREVENTION					
FP.1	FIRE PREVENTION PLAN	▨	▨	▨	▨

AAC
PZ18-12000037
10/06/2020