

PROVIDED MEANS OF EGRESS CAPACITY AS PER FBC 1005.1		
STAIR CAPACITY = EGRESS WIDTH / .3"		
STAIR	WIDTH (INCHES)	MAXIMUM CAPACITY (PERSONS)
STAIR 1	36"	100
STAIR 2	36"	100
OTHER EGRESS COMPONENTS CAPACITY = EGRESS WIDTH / .2"		
STAIR DOORS	40" (36" CLEAR)	

EXIT ACCESS TRAVEL DISTANCE AS PER FBC TABLE 1016.1		
OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
R <sup>d</sup>	100 <sup>e</sup>	200 <sup>d</sup>
F-2, S-2, U	300	400 <sup>c</sup>

- b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- d. Travel within a guestroom, guest suite or dwelling unit shall not be included when calculating the travel distance. See 1014.3, exception 4, for common path within.
- e. For exterior 200 ft is allowed without sprinkler.

**FBC 1014.3 COMMON PATH OF EGRESS TRAVEL**

In occupancies other than groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet (22 860 mm).

Exceptions:

4. The length of a common path of egress travel in a group R-2 occupancy shall not be more than 125 feet (38 100 mm) within the dwelling unit, provided that the building is protected throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 otherwise 75 feet.

6. The common path of egress travel in group R-1 and R-2 occupancies shall not exceed 35 feet (10 668 mm). Travel within a guestroom, guest suite or dwelling unit shall not be included when calculating the common path of travel. The common path of egress travel in occupancy groups R-1 and R-2 shall not exceed 50 feet (15 240 mm) provided the building is protected throughout by an approved, automatic sprinkler system in accordance with Section 903.3.1.1.

8. The common path of egress travel in group S-2 parking garages shall be 50 feet (15 240 mm).

**SEPARATE PERMIT NOTES**

SEPARATE PERMITS AND OR PRODUCT CONTROL APPROVAL WHEN APPLICABLE SHALL BE REQUIRED FOR THE FOLLOWING:

HANDRAILS, DOORS, ROOFING, DEMOLITION, AWNINGS, FENCES, RAILINGS, SHUTTERS, WINDOWS, STOREFRONTS, STEEL JOISTS, MULLIONS, SIGNS, STRUCTURAL GLAZING, CURTAIN WALLS, PRECAST SYSTEMS, GLASS WALLS, RIDGE VENTILATION, GARAGE DOORS ETC.

**NOTE:**

FOR TYP. WALL SECTION SEE D-6.  
FOR STAIRS AND DETAILS SEE D-4.

- LEGEND:**
- 8" WIDE CONCRETE MASONRY UNIT (C.M.U.)
  - WALL IN ACCORDANCE WITH ACI 530-02 / ASCE 5-02 / TMS 402-02. SEE STRUCTURAL DRAWINGS.
  - 6" WIDE, 1-HR FIRE-RATED
  - 4" WIDE, 1-HR FIRE-RATED PARTITION UNIT
  - 4" WIDE, PARTITION
  - 12" x 16" CONCRETE COLUMN
  - DOOR TYPE
  - WINDOW TYPE
  - PARKING LOT SPACE
  - CONCRETE
  - PROPERTY CORNER
  - PROPERTY LINE
  - WATER METER
  - GREEN AREA (GRASS)
  - EXISTING ELEVATIONS
  - NEW ELEVATIONS

**FBC 1015.2.1:**

Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exceptions:

1. Where exit enclosures are provided as a portion of the required exit and are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1010, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

**FLOOR FINISH**

NEW FLOORING MUST BE INSTALLED WITH A SOUND CONTROL BARRIER THAT MEETS THE TESTING REQUIREMENTS OF FBC 1201.2 & 1201.3

**NOTE: SEE ACOUSTICAL TEST REPORT IN DOCUMENTS FOLDER FOR COMPLIANCE.**

**NOTE TERMITE PROTECTION ( FBC.):**

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PETS CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

" THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

406.3.3 Garage floor surfaces.

Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

THE DESIGN SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017.

FOR WINDOWS & DOORS SCHEDULE SEE A-2

**NOTE:**

FIBER-CEMENT, SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2017 R102.4.2

**NOTE:**

ALL ROOFTOP EQUIPMENT AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE IN COMPLIANCE WITH THE LOADING REQUIREMENTS OF CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES)

ALL GLASSING MUST BE CATEGORY II, SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION

ANY GLAZING MATERIAL WITHIN 48" OF AND EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS

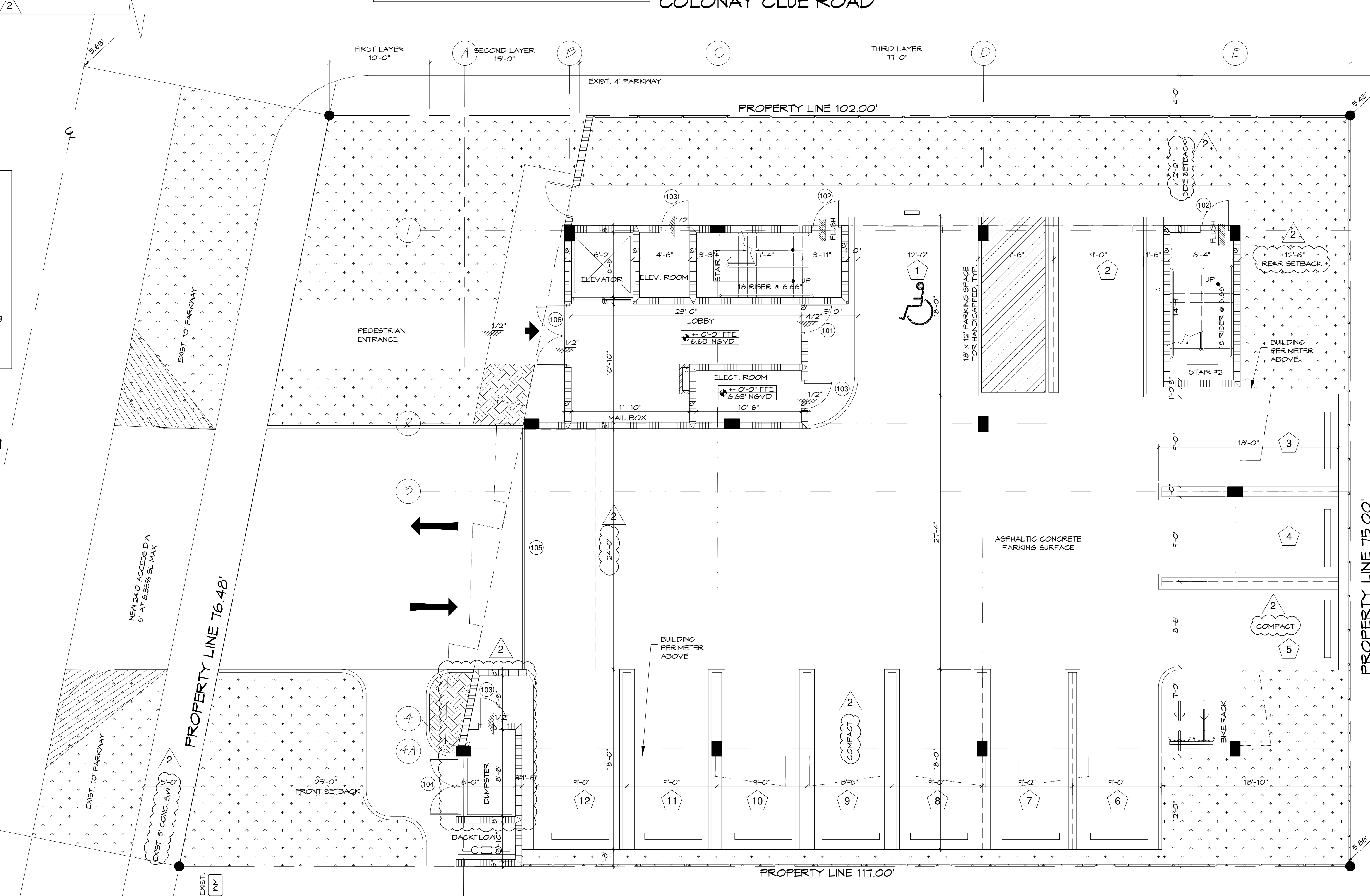
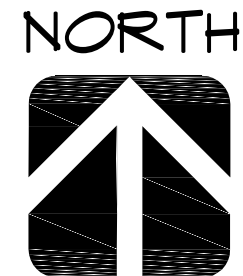
**SLAB ON GRADE NOTES :**

1- PROVIDE 4" SLAB OVER VAPOR BARRIER AS SPECIFIED IN FOUNDATION PLANS WITH 6"x6"x1/4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED ON PLAN)

2- ALL POROUS FILL MATERIALS SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2 SIEVE AND NO MORE THAN 5% PASSING A NO.4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D - 698.

**INTERIOR WALL & CEILING FINISH REQUIREMENT BY OCCUPANCY.**  
COMPLIANCE WITH FBC 803 TABLE 803.11

GROUP	FLAME SPREAD INDEX 16-200, SMOKE DEVELOP INDEX 0-450
R-2, S-2	INTERIOR EXIT STAIRWAYS, CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS, ROOMS & ENCLOSED SPACES.



# GROUND PLAN

SC:3/16"=1'

**DIVINE E. AMOAH  
ARCHITECT**

AR #0016936  
2307 S. DOUGLAS RD. SUITE. 501  
MIAMI, FLORIDA 33145  
PHONE: (305) 441-1365

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**NEW MULTIFAMILY BUILDING (8 UNITS)**

OWNER: BRANESP REALTY VENTURES LLC  
ADDRESS: 524 N. RIVERSIDE DRIVE  
POMPANO BEACH, FLORIDA 33062

REVISIONS	
2	03/10/21

Digitally signed by Divine E. Amoah, Architect  
Date: 2021.05.07 22:04:01 -0400

**DIVINE E. AMOAH  
ARCHITECT**  
AR #0016936

DATE: 01/2020

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