

LIFE SAFETY DATA - TYPE V-B NON-SPRIKLERED

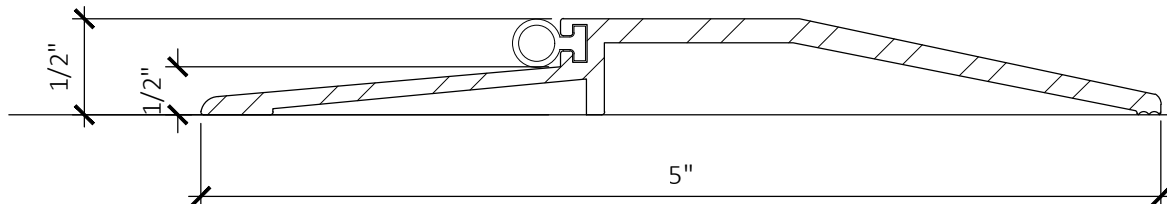
2023 FBC 8TH EDITION & FLORIDA FIRE PREVENTION 8TH EDITION 2023 - OCCUPANCY: BUSINESS (FFPC CHAPTER #38 NEW BUSINESS)											
GROUND FLOOR											
RM NO.	NAME	2023 FBC FUNCTION OF SPACE	FFPC USE	FINISHES CLASS	AREA (SF)	FBC FACTOR	FBC LOAD	FFPC FACTOR	FFPC LOAD	REQUIRED	PROVIDED
100	CARWASH TUNNEL	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 & BUILDING CODE DATA 38.2.4.4				ALLOWABLE	PROVIDED	FFPC TABLE 6.1.14.4.1(b)					
Max Common Path of Travel to Exit (38.2.5.3.2.)				100'	39'	Footnote F Business. Where buildings are 2 stories or less and the total					
Means of Egress (FFPC 7.4 & 38.2.4.3)				1	2	Building square footage less than 10,000 sf - no separations required.					
Minimum Fire Extinguisher Required type (FFPC 9.7.4.1)				1	(4) 3-A-40BC						
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 occupants 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 58B1 4.5 X 4.5 652 IVE  
1 EA ENTRY/OFFICE LOCK 1511 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 GRV 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 58B1 4.5 X 4.5 652 IVES  
1 EA PRIVACY LEVER LOCK 1301S 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 GRV 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 RABBIT 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.  
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)  
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; smoke developed index 0-450.
CLASS "II"	<0.22 W/ cm2 & <0.45W/ cm2	Class B: =	Flame spread index 26-75; smoke developed index 0-450.
		Class C: =	Flame spread index 76-200; smoke developed 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 MIFR 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.

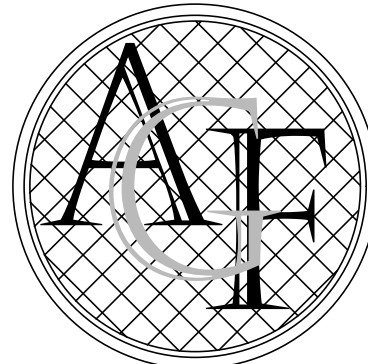
THIS INTERPRETATION OF BUSINESS USE WITH INCIDENTAL SPECIAL PURPOSE AREAS HAS BEEN ACCEPTED AT OVER 20 LOCATIONS IN THE TRI COUNTY AREA AND AT 10 CURRENTLY OPERATING LOCATIONS WITHIN MIAMI DADE COUNTY FROM 2013 THRU 2023.

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



FANJUL & ASSOCIATES, LLC  
ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

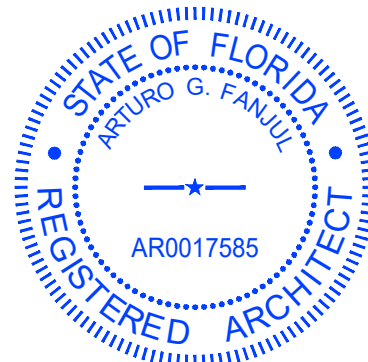
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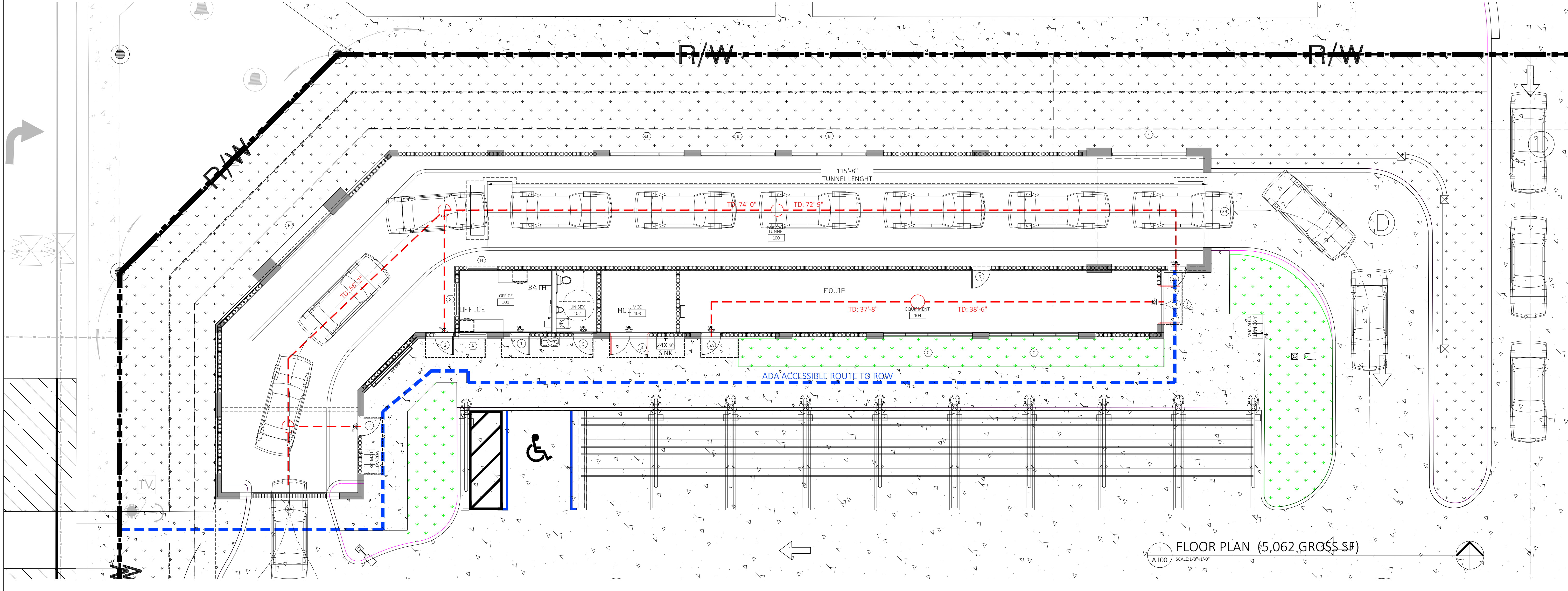
"A BETTER LIFE THROUGH DESIGN"



ARTURO G. FANJUL AR0017585  
STATE OF FLORIDA REGISTERED ARCHITECT

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DESIGN REVIEW



WEST POMANO

2960 W SAMPLE ROAD  
POMPANO BEACH, FL 33069  
ID:48422107031/32/32

LIFE SAFETY PLAN

REVISION NO.

DATE: 9/17/2025

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