OCCUPANCY LOAD

(AREA / MAX. AREA ALLOWANCE = OCCUPANTS)

AREA (DESCRIPTION)	AREA (SF)	AREA ALLOW.	OCCUPANTS (MAX.)
ZONE RESIDENTIAL	17,658 SF	200 SF/P	88.29
ZONE OUTDOOR DECK	5,081 SF	15 SF/P	338.73
ZONE GYM	1,107 SF	50 SF/P	22.14
ZONE POOL	1,042 SF	50 SF/P	20.84
TOTAL			470

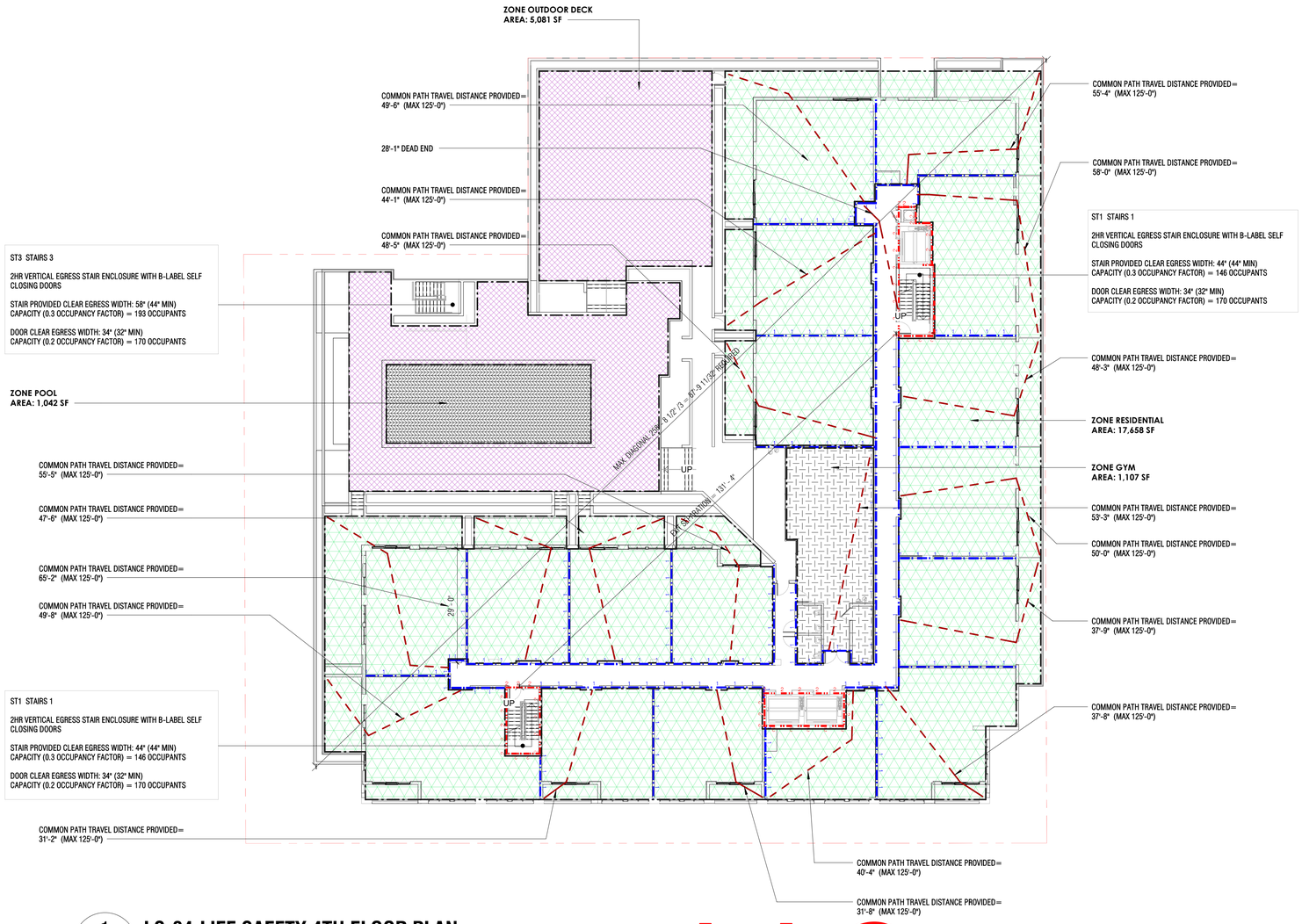
EGRESS CAPACITY

in accordance with FFPC 7.3.3.2. For stairways wider than 44" and subject to the 0.3" width per person capacity factor, the capacity shall be permitted to be increased using the following equation: C. 146.7+((Wn-44)/.218)
C = Capacity in persons, rounded to nearest integer
Wn = Nominal width of the stair as permitted by 7.3.2.2

STAIRWAY	Stair capacity= 146.7 + ((52-44)/.218)				LEVEL COMPONENT	
	PROPOSED CAPACITY (OCCUPANTS)				*LOAD FACTOR = .2* *MIN. WIDTH = 44"* *MIN. DOOR WIDTH= 32"*	
REQUIRED	ST1	ST2	ST3	TOTAL	REQUIRED	PROPOSED
470 (141")	146 (44")	146 (44")	193 (58")	472 (44")	94"	102"

LIFE SAFETY LEGEND

- ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)
- ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)
- FIRE ALARM HORN / STROBE
- FIRE ALARM HORN ONLY
- FIRE ALARM STROBE LIGHT ONLY
- FIRE ALARM PULL STATION
- HEAT DETECTOR
- SMOKE DETECTOR
- MAGNETIC DOOR HOLDER
- FIRE ALARM PANEL
- KNOX BOX
- REMOTE ANNUNCIATOR
- FIRE EXTINGUISHER-WALL MOUNTED
- SEMI-RECESSED FIRE EXTINGUISHER CABINET
- SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- STANDPIPE, HOSE CABINET, CHARGED
- STANDPIPE WITH HOSE CONNECTION
- STANDPIPE, DRY HOSE STATION (EMERG.)
- EMERGENCY LIGHT - WALL MOUNTED
- 2x4 EMERGENCY LIGHT FIXTURE
- 1X4 EMERGENCY LIGHT FIXTURE
- RECESSED CAN EMERGENCY FIXTURE
- EMERGENCY DISCONNECT
- FIRE SIAMESE CONNECTION (WALL OR HYDRANT)
- FIRE SPRINKLER HEAD
- 1- NUMBER OF OCCUPANTS LEAVING
- 2- REQUIRED WIDTH (inches)
- 3- PROVIDED WIDTH (inches) ROOM CAPACITY
- SMOKE PARTITION SEPARATION
- 2-HOUR WALL SEPARATION RATING
- 1-HOUR WALL SEPARATION RATING
- SMOKE BARRIER SEPARATION WALL
- TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY)
- ACCESS POINT
- DOOR LABEL (20, 45, 60, 90 MIN)



1 / LS-02 **LS-04-LIFE SAFETY 4TH FLOOR PLAN**

Scale: 1/16" = 1'-0"

AAC
PZ23-12000052
04/02/2024

LIFE SAFETY GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2020 FLORIDA BUILDING CODE WITH ALL APPLICABLE SUPPLEMENTS, 2021NFPA 101 AND THE FLORIDA FIRE PROTECTION CODE 7TH EDITION.

2. CONSTRUCTION IS CONSIDERED RESIDENTIAL WITH A COMMERCIAL MERCANTILE/ASSEMBLY COMPONENT ON THE GROUND FLOOR. REFER TO PLANS FOR OCCUPANT LOAD FACTORS FOR EACH AREA.

3. ENTIRE BUILDING SHALL BE FULLY PROTECTED BY A FIRE SPRINKLER SYSTEM. BUILDING SHALL BE CONSTRUCTED AND PROTECTED IN ACCORDANCE WITH TYPE I-B CONSTRUCTION. USE AND OCCUPANCY CLASSIFICATION R-2.

4. ASSEMBLY AREAS HAVE BEEN PROVIDED WITHIN THE BUILDING. ASSEMBLY A-3 HAS BEEN CONSIDERED FOR THE MOST STRINGENT CONDITIONS FOR CONSTRUCTION TYPE AND USE.

5. MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT AS PER TABLE FBC 1004.5 AND FFPC 101 TABLE 7.3.1.2.

	FBC	FFPC
ACCESSORY STORAGE/ MECH	300 GROSS SF	500 GROSS SF
BUSINESS AREAS	150 GROSS SF	150 GROSS SF
EXCERSICE ROOMS /EQUIP	50 GROSS SF	50 GROSS SF
EXCERSICE ROOMS /NOEQUIP	50 GROSS SF	15 GROSS SF
LOCKER ROOMS	50 GROSS SF	N/A
PARKING GARAGE	200 GROSS SF	N/A
MERCANTILE (STREET LEVEL)	60 GROSS SF	30 GROSS SF
RESIDENTIAL	200 GROSS SF	200 GROSS SF
POOL	50 GROSS SF	50 GROSS SF
DECK	15 GROSS SF	30 GROSS SF

5. MAXIMUM TRAVEL DISTANCE AS PER FBC 1017.2

ASSEMBLY OCCUPANCY	250 FT (SPRINKLED)
RESIDENTIAL OCCUPANCY	250 FT (SPRINKLED)
BUSINESS OCCUPANCY	300 FT (SPRINKLED)
MERCANTILE	250 FT (SPRINKLED)
STORAGE/GARAGE	400 FT (SPRINKLED)

6. MAXIMUM DEAD END AS PER FBC 1020.4

BUSINESS OCCUPANCY	50 FT (SPRINKLED)
ASSEMBLY OCCUPANCY	20 FT (SPRINKLED)
RESIDENTIAL (R-2)	50 FT (SPRINKLED)

7. MAXIMUM COMMON PATH OF TRAVEL AS PER FBC 1006.2.1

BUSINESS OCCUPANCY	100 FT (SPRINKLED)
ASSEMBLY OCCUPANCY	75 FT (SPRINKLED)
RESIDENTIAL (R-2)	125 FT (SPRINKLED)
STORAGE	100 FT (SPRINKLED)

8.CAPACITY FACTORS AS PER FFPC 7.3.3.1

STAIRS	0.3 IN. / OCCUPANT
LEVEL COMPONENTS	0.2 IN. / OCCUPANT

9. MINIMUM DOOR WIDTH = 32 IN.

11. REFER TO LIFE SAFETY PLANS FOR SPECIFIC SAFETY ITEMS REQUIRED.

12.PROVIDE AN "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 1:11.10.

KEYED NOTES

1. FIRE APPARATUS SET UP SITE
2. MAIN FIRE ALARM PANEL (SEE ELECTRICAL DWGS.)
3. SIAMESE CONNECTION (SEE CIVIL DWGS.)
4. FIRE ALARM SYSTEM GRAPHIC ANNUNCIATOR
5. BUILDING EXIT
6. FILE LINE BACK FLOW PREVENTER (DCV)
7. FIRE SPRINKLER LINE (SEE CIVIL & FIRE PROTECTION DWGS.)

CODE ANALYSIS

HIGH VELOCITY HURRICANE ZONE:

NEW CONSTRUCTION MUST MEET THE REQUIREMENTS FOR IMPACT RESISTANT GLAZING AND CODE REQUIRED WIND SPEEDS, THE PROJECT LOCATION IS WITHIN THE HIGH VELOCITY HURRICANE WIND ZONES AS DEFINED BY FBC CH. 2, SECTION 202

RESIDENTIAL · GYM AREA · RESIDENTIAL AMENITY
STORAGE · MECHANICAL AREA · LOCKERS
BUSINESS/OFFICE · POOL AREA · COMMERCIAL/ RETAIL
PARKING GARAGE · DECK AREA · LOBBY

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KEY PLAN

N

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DESCRIPTION	DATE

Seal

PROFESSIONAL OF RECORD STAMP

STATE OF FLORIDA · JAVIER R. BARRERA · AR98563 · REGISTERED ARCHITECT

JAVIER R BARRERA
FLORIDA REGISTERED ARCHITECT
AR No. AR98563

DESIGN DEVELOPMENT

LIFE SAFETY 4TH FLOOR PLAN

LS-02

SCALE: As indicated