

RESIDENTIAL 6 TOWNHOMES
AREA: 5,947 SF
1 OCCUPANT = 200 SF
29 OCCUPANTS

PROPERTY LINE

TH 1B
691 SF

TH 2B
1262 SF

TH 3B
1016 SF

TH 1A
691 SF

TH 2A
1274 SF

TH 3A
1012 SF

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

1

SECOND FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

THE PROPOSED BUILDING IS TO BE TYPE 1A CONSTRUCTION WITH AN OCCUPANCY TYPE: RESIDENTIAL = R-2

MAXIMUM ELEVATIONAL CHANGE BETWEEN AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2"

PROVIDE ON ABC TYPE, "2-A" FIRE RATED EXTINGUISHER FOR EACH 2,500 S.F. WITH MAXIMUM 75; OF TRAVEL. TOP PF EXTINGUISHER NOT TO EXCEED 48" ABOVE FINISHED FLOOR

ELEVATOR COMPONENT
SAVARIA PANORAMIC GLASS HOME ELEVATOR WITH INTEGRATED HOISTWAY OR SIMILAR.

SMOKE PROOF STAIR COMPONENT
2 HOUR NON-COMBUSTIBLE CONSTRUCTION SEPARATION ENCLOSED AS PER 101-5-1.3.1 (NO COMMUNICATING OPENINGS); 1.5 HOUR SELF-CLOSING DOOR AND FRAME ASSEMBLIES; SEPARATED / INDEPENDENT 2-HOUR SHAFTS IN ACCORDANCE WITH BOTH NFPA 101-5-2.3.9 AND FBC .

ASSEMBLY COMPONENT
-DOORS NOT LOCKED FROM EGRESS SIDE WHEN ASSEMBLY IS OCCUPIED
-ILLUMINATED AND MARKED MEANS OF EGRESS
-EMERGENCY LIGHTING PROVIDED
-INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FIRE DETECTION AND PROTECTION
-AUDIBLE ALARM IS AUTOMATIC

INTERIOR FINISHES
INTERIOR FINISH MATERIAL CLASS IN ACCORDANCE WITH N.F.P.A. 101 CHAPTER 10

SMOKE DETECTION
-EVERY MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE OR SIMILAR ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE)
-EVERY ELEVATOR LOBBY
-EACH HVAC MAIN RETURN AND EXHAUST AIR PLENUM
-OUTSIDE (WITHIN 10'-0") OF EACH STAIR/EXIT DOOR ON EACH FLOOR.

SINGLE STATION SMOKE DETECTION
-INSIDE AND OUTSIDE EACH SLEEPING OR GROUP OF SLEEPING ROOMS

ENTRIES
-MINIMUM 5' X 5' "FLAT" AREA OUTSIDE OF ALL DOORS LEADING TO EXTERIOR. FLAT IS DEFINED TO ALLOW FOR A 1/8" PER FOOT SLOPE AWAY FROM BUILDING ENTRANCES TO PREVENT ACCUMULATION OF WATER.

DOORS
DOORS NOTED SHALL BE EQUIPPED WITH A SPECIAL LOCKING ARRANGEMENT AS FOLLOWS:
A) UNLOCK UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR UPON ACTUATION OF ANY HEAT DETECTOR
B) UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCKING MECHANISM AND C) INITIATE AND IRREVERSIBLE PROCESS THAT WILL RELEASE THE LOCK WITHIN 15 SECONDS UPON APPLICATION TO THE RELEASE DEVICE. REQUIRED OF A FORCE NOT TO EXCEED 15 LBF NOR BE REQUIRED TO BE CONTINUOUSLY APPLIED FOR MORE THAN 3 SECONDS, THE INITIATION OF THE RELEASE PROCESS SHALL BE ACTIVATE A SIGNAL IN THE VICINITY OF THE DOOR TO ENSURE THOSE ATTEMPTING TO EGRESS THAT THE SYSTEM IS FUNCTIONAL. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO RELEASING DEVICE, RELOCKING SHALL BE BY MANUAL MEANS ONLY.
D) ON THE WALL ADJACENT TO THE RELEASE DEVICE A SIGN SHALL BE POSTED THAT READS: " PUSH UNTIL ALARM SOUND. DOOR CAN BE OPENED IN 15 SECONDS"

MEANS OF EGRESS
SHALL COMPLY WITH N.F.P.A. 101 7.1.6

BDA ROOM
NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 1.11.10.

PLAN NOTES:

1. ALL INTERIOR PARTITION ARE TO BE WALL TYPE A, UNLESS OTHERWISE NOTED.

2. ALL BATHROOMS TO RECEIVE CEMENT BOARD IN WET AREAS.

3. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.

4. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

5. REFER TO SHEETS A7-1.05 & A7-1.06 FOR WALL TYPES AND DETAILS.

6. TENANT IMPROVEMENT UNDER SEPARATE PERMIT.

7. MEANS OF EGRESS SHALL COMPLY WITH N.F.P.A. 101 7.1.6.

8. INTERIOR FINISH MATERIAL CLASS IN ACCORDANCE WITH N.F.P.A. 101 CHAPTER 10.

NOTE:

CERTIFIED THAT ACCESS CONTROL COMPLIES WITH FFPC101:7.2.1.6 AND WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

FIRE-RESISTANCE RATING REQUIREMENTS BASED ON BUILDING SEPARATION AND CONSTRUCTION TYPE PER TABLE 601 AND 602 OF THE 2023 FBC.

TYPE OF CONSTRUCTION: TYPE 1A CONSTRUCTION PER CHAPTER 6 OF THE 2023 FBC

CONCRETE COLUMNS, CONCRETE SLABS, CBS EXTERIOR WALLS

OCCUPANCY GROUP: RESIDENTIAL = R-2

SYMBOL

DESCRIPTION

EXIT SIGN

DIRECTION OF REQUIRED EGRESS

ONE HOUR FIRE RATING

TWO HOUR FIRE RATING

THREE HOUR FIRE RATING

DISTANCE BETWEEN STAIRS 1&2 = 125'-0" (MIN 34')

PH

FS

20

45

60

C

B

H

L

DD

F

H

FACP

FE

FE

MAX. LENGTH OF EXIT ACCESS TRAVEL DISTANCE IS LESS THAN 200'

SYMBOL

DESCRIPTION

MAGNETIC WALL RELEASE: ACTIVATED UPON FIRE ALARM ACTIVATION

FDHC

2 1/2 TO 1 1/2 FIRE DEP. VALVE AND HOSE CONNECTION RISER / SPRINKLER / STANDPIPE

PUBLIC HYDRANT (TWO HOSE OUTLETS AND PUMPER CONNECTION)

PRESS.

PRESSURIZED STAIRWELL

PHONE JACK

POSTING OF OCCUPANT LOAD:

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY OWNER OR AUTHORIZED AGENT.

A MAXIMUM CAPACITY OF 150 SIGN WILL BE PROVIDED AND MAXIMUM SEATING OF 51 WILL BE POSTED IN ACCORDANCE WITH N.F.P.A. 101.12.7.9.3.1.

OCCUPANT LOAD CALCULATIONS:

F.B.C. TABLE 1004.1.1

	OCCUPANCY	GROSS AREA	OCCUPANT FACTOR	OCCUPANTS
LVL 01	RESIDENTIAL	5,587 SF	200 SF / OCC.	28
LVL 02	RESIDENTIAL	5,947 SF	200 SF / OCC	29
LVL 03	RESIDENTIAL	5,947 SF	200 SF / OCC	29
ROOF	RESIDENTIAL	3,032 SF	200 SF / OCC	15
TOTAL OCCUPANTS				101

WALL LEGEND

1

WALL TYPE 1
TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

2

WALL TYPE 2
EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

3

WALL TYPE 3
REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.

4

WALL TYPE 4
TYPICAL 4" INTERIOR PARTITION NON-RATED.

5

WALL TYPE 5
UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.05 FOR DETAILS

GENERAL NOTES

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PERMIT SET

LS-2

MUNICIPALITY STAMP

RIVERSIDE

3214 SE 11 STREET
POMPANO BEACH | FL 33062

3214 POMPANO LLC

3179 HOY LAKE ROAD, UNIT 224A
LAKE WORTH | FL 33467

PERMIT SET

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SHEET TITLE:
SECOND LEVEL LIFE
SAFETY PLAN

SCALE:
N.T.S.

SHEET NO.:
LS-2

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