

D	NOTES	LIFE SAFETY PLAN LEGEND	BUILDING CODE INFORMATION	OCCUPANT LOAD BUILDING A	OCCUPANT LOAD BUILDING B	CLIENT
	1. ALL INTERIOR WALL AND CEILING FINISHES IN EXITS AND IN ENCLOSED CORRIDORS FURNISHING ACCESS TO EXITS SHALL BE EITHER CLASS I OR CLASS II AS PER N.F.P.A. 101 2015 EDITION, SECTION 42.3.3.3.1.	FIRE EXTINGUISHER: 10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS. PLACE AS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10.	APPLICABLE CODES: *FBC 2023 8th EDITION *NFPA 101 2023 EDITION "LIFE SAFETY CODE" *NFPA 1, 2023 EDITION "UNIFORM FIRE CODE" *FLORIDA FIRE PREVENTION CODE 2020 7th EDITION *NFPA 10, 2023 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHERS" *NFPA 13, 2023 EDITION "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM" *NFPA 20, 2023 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION" *NFPA 70, 2023 EDITION "NATIONAL ELECTRIC CODE" *NFPA 72, 2023 EDITION "NATIONAL FIRE ALARM CODE" *NFPA 110, 2023 EDITION "STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS"	PATH OF TRAVEL REQUIREMENTS PER FBC 2020, TABLES 1006.2.1 & 1017.2 & SECTION 1020.4	PATH OF TRAVEL REQUIREMENTS PER FBC 2023, TABLES 1006.2.1 & 1017.2 & SECTION 1020.4	FIRST INDUSTRIAL REALTY TRUST
	2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A NEW FIRE SPRINKLER SYSTEM BY A LICENSED SUBCONTRACTOR. THE DRAWINGS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2020 7th EDITION, THE MIAMI-DADE COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, N.F.P.A. 101 (LIFE SAFETY CODE), 2020 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2020 EDITION.	FIRE EXTINGUISHER CABINET: SEMI-RECESSED, STAINLESS STEEL DOOR: FULL PANEL WITH CLEAR ACRYLIC. FIRE EXTINGUISHER: 10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10	BUILDING A: 137,534 SF OCCUPANCY GROUP: S-1: STORAGE(SHELL WAREHOUSE) B: BUSINESS (SPEC TI OFFICES) 137,534 SF (RENTABLE AREA) 542 SF (FIRE AND ELECTRICAL ROOMS) 136,992 SF (USABLE AREA)	OCCUPANT LOADS SOUTH SPEC TI OFFICE (2,620 SF) OCCUPANT LOAD FOR B: 18 OCCUPANTS 1/150 FOR 2,620 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 18 = 3.6 INCHES OCCUPANCY B: EGRESS WIDTH PER PERSON PROVIDED 1 EXIT @ 68" OCCUPANCY B: MAXIMUM TRAVEL DISTANCE ALLOWED: 300' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 78' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	OCCUPANT LOADS SOUTH SPEC TI OFFICE (2,620 SF) OCCUPANT LOAD FOR B: 18 OCCUPANTS 1/150 FOR 2,620 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 18 = 3.6 INCHES OCCUPANCY B: EGRESS WIDTH PER PERSON PROVIDED 1 EXIT @ 68" OCCUPANCY B: MAXIMUM TRAVEL DISTANCE ALLOWED: 300' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 78' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	ONE NORTH WACKER DRIVE, SUITE 4200 CHICAGO, IL 60606
	3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR A NEW FIRE ALARM SYSTEM FROM A LICENSED SUBCONTRACTOR. THE DRAWINGS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2020 7th EDITION, THE MIAMI-DADE COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, N.F.P.A. 101 (LIFE SAFETY CODE), 2020 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2020 EDITION.	EXIT SIGNS. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION	BUILDING B: 177,806 SF OCCUPANCY GROUP: S-1: STORAGE(SHELL WAREHOUSE) B: BUSINESS (SPEC TI OFFICES) 177,806 SF (RENTABLE AREA) 542 SF (FIRE AND ELECTRICAL ROOMS) 177,564 SF (USABLE AREA)	OCCUPANT LOADS NORTH SPEC TI OFFICE (1,978 SF) OCCUPANT LOAD FOR B: 14 OCCUPANTS 1/150 FOR 1,978 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 14 = 2.8 INCHES OCCUPANCY B: EGRESS WIDTH PER PERSON PROVIDED 1 EXIT @ 68" OCCUPANCY B: MAXIMUM TRAVEL DISTANCE ALLOWED: 300' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 62' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	OCCUPANT LOADS NORTH SPEC TI OFFICE (1,978 SF) OCCUPANT LOAD FOR B: 14 OCCUPANTS 1/150 FOR 1,978 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 14 = 2.8 INCHES OCCUPANCY B: EGRESS WIDTH PER PERSON PROVIDED 1 EXIT @ 68" OCCUPANCY B: MAXIMUM TRAVEL DISTANCE ALLOWED: 300' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 62' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.
	4. EMERGENCY LIGHTS AND EXIT SIGNS SHALL HAVE A BATTERY BACK-UP (SEE ELECTRICAL DRAWINGS).	DIRECTION AND DISTANCE OF TRAVEL	BUILDING HEIGHT: 43'-1" (FROM AVG GRADE IN FRONT OF BLDG TO HIGH POINT OF ROOF)	OCCUPANT LOAD WAREHOUSE A (132,394 SF) OCCUPANT LOAD FOR S-1: 265 OCCUPANTS 1/500 FOR 132,394 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 265 = 53 INCHES OCCUPANCY S-1: EGRESS WIDTH PER PERSON PROVIDED 6 EXIT @ 68" 4 EXIT @ 34" MAXIMUM TRAVEL DISTANCE ALLOWED: 400' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 237' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	OCCUPANT LOAD WAREHOUSE B (172,666 SF) OCCUPANT LOAD FOR S-1: 346 OCCUPANTS 1/500 FOR 172,666 SF: EGRESS WIDTH PER PERSON REQUIRED .2 X 346 = 69.2 INCHES OCCUPANCY S-1: EGRESS WIDTH PER PERSON PROVIDED 6 EXIT @ 68" 4 EXIT @ 34" MAXIMUM TRAVEL DISTANCE ALLOWED: 400' W/ SPRINKLERS COMMON PATH OF TRAVEL ALLOWED: 100' W/ SPRINKLERS MAXIMUM TRAVEL DISTANCE PROVIDED: 298' W/ SPRINKLERS COMMON PATH OF TRAVEL PROVIDED: N/A	ISSUES 0 DRC SUBMITTAL 08/27/25
	5. PROVIDE RADIO COMMUNICATIONS *REPEATER* PER N.F.P.A. 1 CHAPTER 11.10, 2020 EDITION, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS MUST BE MAINTAINED AT A LEVEL DETERMINED BY AHJ. IF AT ANY TIME FIRE DEPARTMENT RADIO SIGNAL STRENGTH IS NOT BEING MET, A TWO WAY RADIO SYSTEM MAY BE REQUIRED TO BE INSTALLED AS DETERMINED BY THE AHJ.	DIRECTION AND DISTANCE OF COMMON PATH OF TRAVEL	BUILDING STORIES: 1 STORY CONSTRUCTION TYPE: TYPE II-B	TOTAL OCCUPANT LOAD BLDG A: 297 OCCUPANTS	TOTAL OCCUPANT LOAD BLDG B: 378 OCCUPANTS	Arcadis, Inc.
	6. SITE PLAN IS TO BE USED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR BUILDING CORNER LOCATIONS, HARDSCAPE, LANDSCAPE LAYOUT, ETC.	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) FBC 2020 FOR TYPE II-B - STRUCTURAL FRAME: 0 HOURS - BEARING WALLS EXTERIOR: 0 HOURS - BEARING WALLS INTERIOR: 0 HOURS - NON-BEARING WALLS INTERIOR: 0 HOURS - FLOOR/CEILING ASSEMBLIES: 0 HOURS - ROOF/CEILING ASSEMBLIES: 0 HOURS	FIRE PROTECTION: ESFR SPRINKLER SYSTEM PER FBC 2023 SEC. 507.4 SPRINKLERED, ONE-STORY BUILDINGS. THE AREA OF A GROUP A-4 BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF OTHER THAN TYPE V CONSTRUCTION, OR THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN ONE STORY ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE, SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH. CONTRACTOR TO PROVIDE SHOP DRAWINGS FROM A LICENSED SUBCONTRACTOR.			
	7. REFER TO CIVIL DRAWINGS FOR HANDICAP PARKING SPACE AND REGULAR PARKING SPACE DIMENSIONS AND DETAILS.	FIRE EXTINGUISHER: 10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS. PLACE AS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10.				
	8. EVERY BUILDING ENTRANCE TO HAVE A 'NO SMOKING SIGN'. LOCATION TO BE DETERMINED BY OWNER. G.C TO COORDINATE WITH OWNER PRIOR TO INSTALL.	FIRE EXTINGUISHER CABINET: SEMI-RECESSED, STAINLESS STEEL DOOR: FULL PANEL WITH CLEAR ACRYLIC. FIRE EXTINGUISHER: 10 LB ABC TYPE (DRY CHEM) FIRE EXTINGUISHER WITH BRACKETS NOT TO EXCEED 75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. INSTALL IN ACCORDANCE WITH NFPA 10				
	9. FURNITURE SYSTEMS ARE NOT PART OF THIS PERMIT. FURNITURE SYSTEMS ARE ONLY SHOWN FOR REFERENCE FOR CLARITY OF MEANS OF EGRESS. ALL FURNITURE DETAILS AND INSTALLATION ARE BY OTHERS AND ARE NOT PART OF THESE CONTRACT DOCUMENTS.	EXIT SIGNS. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION				

2 SITE PLAN NOTES	
AS1.00	SCALE: N/A
1 ARCHITECTURAL SITE PLAN	
AS1.00	SCALE: 1/64" = 1'-0"

AAC

PZ25- 12000030  
01/06/2026

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SEAL

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PROJECT  
FIRST 95 PHASE 2  
SITE PLAN APPROVAL

TBD  
POMPANO, FLORIDA

PROJECT NO:  
30292680

DRAWN BY:  
JPM

CHECKED BY:  
JC

PROJECT MGR:  
SB

APPROVED BY:  
JJ/JC

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN/ LIFE  
SAFETY PLAN

SHEET  
NUMBER

AS1.00

SHEET  
NUMBER

0