

PZ22-12000051
05/15/2024

	ASSEMBLY UNCONCENTRATED 15 SF NET PER OCCUPANT
	BUSINESS 150 GROSS SF PER OCCUPANT
	LOCKER ROOMS 50 GROSS SF PER OCCUPANT
	WAREHOUSE 500 GROSS SF PER OCCUPANT
	MECHANICAL EQUIPMENT ROOMS 300 GROSS SF PER OCCUPANT
	INDUSTRIAL 100 GROSS SF PER OCCUPANT

CODE SUMMARY

APPLICABLE CODES

- 2020 FLORIDA BUILDING CODE
- 2020 INTERNATIONAL BUILDING CODE
- CITY OF POMPAHO BEACH, FLORIDA CODE OF ORDINANCES
2024 S-110 SUPPLEMENT CONTAINS LOCAL LEGISLATION CURRENT THROUGH ORD. 2024-15,
PASSED: 12/12/23
- CITY OF POMPAHO BEACH, FLORIDA ZONING CODE
2024 S-110 SUPPLEMENT CONTAINS LOCAL LEGISLATION CURRENT THROUGH ORD. 2024-15,
PASSED: 12/12/23
- 2020 ACCESSIBILITY CODE

BUILDING DATA:

CONSTRUCTION TYPE	II-B
SPRINKLERS	YES, NFPA 13
STANDPIPES	NO
FIRE DISTRICT	NO
FLOOD HAZARD AREA	YES, FLOOD ZONE AH*
DESIGN CRITERIA:	
WIND LOADS	170 M.P.H., EXPOSURE C, ENCLOSED BUILDING
RISK CATEGORY	II
HURRICANE PROTECTION	PROVIDED**
PROPOSED OCCUPANCY:	
MAIN OCCUPANCY	S-2, HIGH PILED
ACCESSORY OCCUPANCY	F-1, A-2, B
INCIDENTAL USES	NOT APPLICABLE
MIXED OCCUPANCY	YES, NON-SEPARATED
ALLOWABLE AREA	UL (2020 FBC 507)
PROPOSED BUILDING AREA	SEE BLDG SOFT TABLE ON THIS SHEET
ALLOWABLE BUILDING HEIGHT	75'-0"
NUMBER OF FLOORS	1
HIGHEST OCCUPABLE LEVEL:	
MEZZANINE	14'-0"
ROOF RIDGE	36'-7"

*BROWARD COUNTY FEMA FLOOD MAP EFFECTIVE JULY 31, 2024 - FLOOD INSURANCE RATE ZONES CORRESPOND TO AREAS OF SHALLOW FLOODING WITH AVERAGE DEPTHS BETWEEN 1 AND 3 FEET. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY.

**IMPACT RESISTANT DOORS & WINDOWS FOR ALL EXTERIOR DOORS AND WINDOWS, LARGE OBJECT IMPACT WIND GUSTS TO MPH.

OCCUPANT LOAD BY FUNCTION OF SPACE SUMMARY

FIRST FLOOR

WAREHOUSE:	53.41 OCCUPANTS
INDUSTRIAL:	143.55 OCCUPANTS
MECHANICAL EQUIPMENT ROOM:	5.02 OCCUPANTS
LOCKER ROOMS:	25.39 OCCUPANTS
BUSINESS:	67.33 OCCUPANTS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS):	95.96 OCCUPANTS
TOTAL FIRST FLOOR OCCUPANCY:	391 OCCUPANTS

MEZZANINE

MECHANICAL EQUIPMENT ROOM:	3.17 OCCUPANTS
BUSINESS:	38.39 OCCUPANTS
WAREHOUSE:	7.80 OCCUPANTS
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS):	142.28 OCCUPANTS
TOTAL SECOND FLOOR OCCUPANCY:	192 OCCUPANTS

BUILDING TOTAL:

583 OCCUPANTS

OCCUPANCY CLASSIFICATION AREA SUMMARY

FIRST FLOOR

LOW HAZARD STORAGE GROUP S-2:	28,209.79 SF
ACCESSORY ASSEMBLY GROUP A-2:	1,439.41 SF
ACCESSORY ASSEMBLY GROUP F-1:	14,393.28 SF
ACCESSORY BUSINESS GROUP B:	11,388.75 SF
SECOND FLOOR TOTAL:	= 55,411.21 SF

MEZZANINE

LOW HAZARD STORAGE GROUP S-2:	3,273.19 SF
ACCESSORY ASSEMBLY GROUP A-2:	1,246.42 SF
ACCESSORY BUSINESS GROUP B:	7,588.14 SF
MEZZANINE TOTAL:	= 12,107.75 SF

OVERALL

LOW HAZARD STORAGE GROUP S-2:	31,482.98 SF
ACCESSORY ASSEMBLY GROUP A-2:	2,684.83 SF
ACCESSORY ASSEMBLY GROUP F-1:	14,393.28 SF
ACCESSORY BUSINESS GROUP B:	18,966.87 SF
BUILDING TOTAL:	= 67,527.96 SF*

2020 FBC 903.1.2 ROOMS OR SPACES USED FOR ASSEMBLY PURPOSES WITH AND OCCUPANT LOAD OF LESS THAN 50 PERSONS AND LESS THAN 750 SF IN AREA THAT IS ACCESSORY TO ANOTHER OCCUPANCY ARE CLASSIFIED AS A GROUP B OCCUPANCY.

*2020 FBC 505.2 MEZZANINES IN COMPLIANCE WITH 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA.

2020 FBC 505.2.1, EXCEPTION 2, AREA LIMITATION - THE AGGREGATE AREA OF MEZZANINES IN BUILDINGS AND STRUCTURES OF TYPE I OR II CONSTRUCTION SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THE ROOM IN BUILDINGS AND STRUCTURES EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND AN APPROVED EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

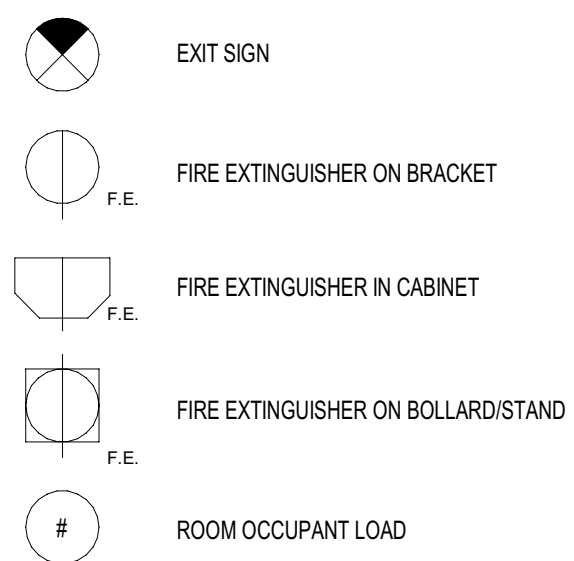
2020 FBC 508.2 THE AGGREGATE AREA OF ACCESSORY OCCUPANCIES DOES NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND DO NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN TABLE 506.2.

THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.2 AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

2020 FBC 1004.9 EVERY ROOM OR SPACE USED FOR THE GATHERING OF PERSONS (ASSEMBLY) SHALL HAVE THE OCCUPANT LOAD POSTED BY APPROVED SIGN IN CONSPICUOUS PLACE.

2020 FBC 1020.5 WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOWNSIDE IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 20 FEET IN LENGTH IS NOT APPLICABLE AS ALL CORRIDORS ENDS HAVE DIRECT ACCESS TO AN EXIT.

PLAN SYMBOL LEGEND:



GENERAL NOTES:

- EXISTING FIRE EXTINGUISHERS WILL BE NOTED AS "EXISTING" WITH CORRESPONDING SYMBOL FOR TYPE. ALL EXISTING FIRE EXTINGUISHER LOCATIONS TO BE FIELD VERIFIED. ADD NEW FIRE EXTINGUISHERS AS REQUIRED.
- NEW FIRE EXTINGUISHERS AND CABINETS TO MATCH EXISTING. IF NONE EXISTING IN AREA, FIRE EXTINGUISHERS SHALL BE ABC RATED UL-900. FIRE EXTINGUISHERS IN OFFICE SPACES AND WELFARE SPACES SHALL BE 10LB. WAREHOUSE AREAS SHALL BE 20 LB.
- K-CLASS FIRE EXTINGUISHER (40LB) REQUIRED AT TEST KITCHEN
- EXIT SIGNS SHOWN FOR REFERENCE ONLY - REFER TO ELECTRICAL DRAWINGS FOR QUANTITY, TYPE, AND LOCATION

FIRE FLOW DATA:

CONSTRUCTION TYPE: 2B
CONSTRUCTION TYPE (PER NFPA 220): 1111
TOTAL FLOOR AREA: 70,237 SF
FIRST FLOOR: 58,361 SF
MEZZANINE: 11,876 SF

NFPA 1 APPLICABLE CODE SECTIONS:

18.4.4.3.2: REQUIRED FIRE FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GPM (3765 L/MIN).

18.4.4.3.3: REQUIRED FIRE FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM, WHICH UTILIZES QUICK RESPONSE SPRINKLERS THROUGHOUT. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 600 GPM (2270 L/MIN).

18.4.4.3.4: REQUIRED FIRE FLOW FOR BUILDINGS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 2000 GPM (7571 L/MIN) FOR 2 HOURS.

18.4.4.4: REQUIRED FIRE FLOW AND AUTOMATIC SPRINKLER SYSTEM DEMAND. FOR A BUILDING WITH AN APPROVED FIRE SPRINKLER SYSTEM, THE FIRE FLOW DEMAND AND THE FIRE SPRINKLER SYSTEM DEMAND SHALL NOT BE REQUIRED TO BE ADDED TOGETHER. THE WATER SUPPLY SHALL BE CAPABLE OF DELIVERING THE LARGER OF THE INDIVIDUAL DEMANDS.

MINIMUM REQUIRED FIRE FLOW - TABLE 18.4.4.2.1

FIRE FLOW: 63,401 TO 72,400 SF FOR TYPE III(111) CONSTRUCTION: 3,750 GPM
DURATION: 3 HOURS

FIRE FLOW: 18.4.4.3.4 IS APPLICABLE:
MINIMUM FIRE FLOW: 2,000 GPM
DURATION: 2 HOURS

EXPECTED SPRINKLER FLOW DEMAND: 2,500 GPM

BUILDING SQUARE FOOTAGE:

DEMO EXISTING BUILD SOFT - 10,214
ACCESS WITHIN 100' OF REGULARLY OCCUPIED SPACE
NEW BUILDING 1ST FLOOR SOFT - 58,657
NEW OFFICE/DRY MEZZANINE - 12,712
NEW PARTS MEZZANINE - 504
TOTAL MEZZANINE SOFT - 13,216
TOTAL BUILDING SOFT - 71,873

PUBLIC HEALTH FEATURES KEY:

- WATER FOUNTAIN WITH WATER BOTTLE FILL STATION ACCESS WITHIN 100' OF REGULARLY OCCUPIED SPACE
 - ERGONOMIC SOLUTIONS PROVIDED WHERE USERS ARE AT WORKSTATIONS FOR PROLONGED HOURS
 - LACTATION ROOM ON EACH REGULARLY OCCUPIED FLOOR AT A CLOSE PROXIMITY TO RESTROOM AND HAS A USER OPERATED LOCK WITH OCCUPANCY INDICATOR
- REFER TO NARRATIVE FOR ACOUSTIC ZONING PLAN

