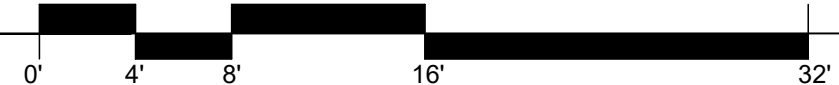


1 FIRST FLOOR LIFE SAFETY PLAN  
LS101.C 1/8" = 1'-0"

AAC

PZ25-12000002

04/02/2025



## APPLICABLE CODES

THE FOLLOWING CODES, GUIDELINES & REGULATIONS WERE UTILIZED IN THE PREPARATION OF THESE DRAWINGS.

1. FLORIDA BUILDING CODE - 2023 EDITION
2. POMPANO BEACH ZONING CODE
3. NFPA LIFE 101 LIFE SAFETY CODE - 2018 EDITION
4. NFPA 10 PORTABLE FIRE EXTINGUISHERS - 2018 EDITION
5. NFPA 72 (NEC) NATIONAL FIRE ALARM CODE - 2019 EDITION
6. NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS - 2018 EDITION
7. NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS - 2018 EDITION
8. AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS & FACILITIES (ADAAG) - 2010 EDITION
9. NFPA 70 NATIONAL ELECTRICAL CODE (NEC) - 2019 EDITION

## BUILDING DATA

### MULTIPURPOSE BUILDING

1. BUILDING OCCUPANCY:  
A3 ASSEMBLY
2. BLDG SF: 2,530 SF
3. 1-STORY BUILDING
4. CONSTRUCTION TYPE VB (NS)
5. FIRE RATING FOR BUILDING ELEMENTS (TABLE 601)  
A) PRIMARY STRUCTURAL FRAME: 0 HRS.  
B) BEARING WALLS: 0 HRS.  
C) NON-BEARING WALLS: 0 HRS.  
D) FLOOR CONSTRUCTION: 0 HRS.  
E) ROOF: 0 HRS.
6. CLIMATE ZONE: 1A
7. EXTERIOR THERMAL ENVELOPE:  
(R VALUE)  
ROOF - R20 ABOVE DECK  
WALL - R5.7  
SLAB - NR
8. FLOOD ZONE  
BASE FLOOD ELEVATION = +6.0' NGVD  
FINISH FLOOR ELEVATION = +7.0' NGVD
9. OCCUPANT LOAD: 84 PERSONS

### MAINTENANCE BUILDING

1. BUILDING OCCUPANCY (MIXED-USE):  
S1 STORAGE  
B BUSINESS
2. BLDG SF: 2,420 SF
3. 1-STORY BUILDING
4. CONSTRUCTION TYPE VB (NS)
5. FIRE RATING FOR BUILDING ELEMENTS (TABLE 601)  
A) PRIMARY STRUCTURAL FRAME: 0 HRS.  
B) BEARING WALLS: 0 HRS.  
C) NON-BEARING WALLS: 0 HRS.  
D) FLOOR CONSTRUCTION: 0 HRS.  
E) ROOF: 0 HRS.
6. CLIMATE ZONE: 1A
7. EXTERIOR THERMAL ENVELOPE:  
(R VALUE)  
ROOF - R20 ABOVE DECK  
WALL - R5.7  
SLAB - NR
8. FLOOD ZONE  
BASE FLOOD ELEVATION = +6.0' NGVD  
FINISH FLOOR ELEVATION = +7.0' NGVD
9. OCCUPANT LOAD: 11 PERSONS

## OCCUPANCY LOAD

Name	Area	Occupancy Type	Load Factor	Load
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Area	Not Placed			
MAINTENANCE BUILDING				
BREAKROOM	112 SF	BUSINESS	150 SF	1
STAFF OFFICES	274 SF	BUSINESS	150 SF	2
AC CLOSET	22 SF	STORAGE	300 SF	1
CLOSET	43 SF	STORAGE	300 SF	1
MAINTENANCE STORAGE	965 SF	STORAGE	300 SF	4
JANITOR	38 SF	STORAGE	300 SF	1
AC STORAGE	135 SF	STORAGE	300 SF	1
IDF ROOM	63 SF	STORAGE	300 SF	1
MULTIPURPOSE BUILDING				
MULTI PURPOSE ROOM	1142 SF	ASSEMBLY	15 SF	77
GARDEN STORE	279 SF	BUSINESS	150 SF	2
IT CLOSET	78 SF	STORAGE	300 SF	1
MECH. ROOM	92 SF	STORAGE	300 SF	1
ELEC. ROOM	93 SF	STORAGE	300 SF	1
CLOSET	205 SF	STORAGE	300 SF	1
JANITOR	54 SF	STORAGE	300 SF	1

## CITY OF POMPANO BEACH ZONING

### SECTION 155.3501 (TO) TRANSIT ORIENTED

TABLE 155.3709.1.2

	MIN. SETBACK	MAX. SETBACK
CORE	0'-0" MIN.	20'-0" MAX.
CENTER	0'-0" MIN.	20'-0" MAX.
EDGE	10'-0" MIN.	30'-0" MAX.

DIAGRAM 155.3709.D. SUB-AREAS/BUILDING HEIGHTS REGULATING PLAN  
BUILDING HEIGHT = CORE. MAX. 80'

**EAST OVERLAY DISTRICT**  
PARKS AND RECREATION PROPERTY  
ACCESSORY USES:  
BOTANICAL GARDEN  
RETAIL  
STORAGE SHED  
CLASSROOM

THIS PROPERTY IS A PARK THAT WILL BE A LUSH BOTANICAL GARDEN WITH THE PROPOSED ACCESSORY BUILDINGS SERVING AND FACING THE GARDEN. THE SURROUNDING PROPERTIES WILL BE HIGH-RISES (60' TO 80' TALL). THESE TWO BUILDINGS WILL SERVE A WELCOMING ENTRANCE TO THE GARDEN, WHICH IS INTENDED TO BE FENCED AND LANDSCAPED ALONG THE PERIMETER. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION ON THE SITE DESIGN.

## LIFE SAFETY LEGEND:

- PROPERTY LINE
- - - 2HR FIRE RATED WALL
- - - -> TRAVEL DISTANCE TO EXIT
- ⊗ EXIT SIGN
- FE FIRE EXTINGUISHER - WALL HUNG (75' RADIUS)
- FEC FIRE EXTINGUISHER CABINET (75' RADIUS)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ARCHITECT AT ONCE OF ANY AND ALL ERRORS, DISCREPANCIES, IRREGULARITIES, OR OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

