SECTION 907
FIRE ALARM AND DETECTION SYSTEMS (2020 F.B.C., B., 7th EDITION)

907.2.9 GROUP R–2
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R–2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 AND 907.2.9.3.

907.2.9.2 SMOKE ALARMS.
SINGLE– AND MULTIPLE–STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

907.2.11.2 GROUPS R–2, R–3, R–4 AND I–1.
SINGLE– OR MULTIPLE–STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R–2, R–3, R–4 AND I–1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES

907.5.2 ALARM NOTIFICATION APPLIANCES.
ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED AND SHALL BE LISTED FOR THEIR PURPOSE.

907.5.2.3.3 GROUP R–2.
IN GROUP R–2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, EACH STORY THAT CONTAINS DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CHAPTER 11. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:

1. THE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS.
2. THE REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
3. THE FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

ALARM NOTIFICATION APPLIANCES

ALL DWELLING UNITS SHALL BE EQUIPPED WITH THE CAPABILITY TO INCORPORATE AND SUPPORT ALARM NOTIFICATION APPLIANCES AS PER THE REQUIREMENTS OF SECTION 907.9.1.4 FLORIDA BUILDING CODE F.B.C. 7TH EDITION (2020)

BUILDING # 3

A) NUMBER OF UNITS: 24

B) UNIT TYPES MIX: (24) UNIT B

C) BUILDING AREA AT GROUND LEVEL – SF. (BASIC AREA)
ALLOWED 20,000 S.F
PROVIDED 9,257 S.F

D) TOTAL BUILDING AREA:
1ST FL: 9,257 S.F
2ND FL: 9,257 S.F
3RD FL: 9,257 S.F
TOTAL: 27,771 S.F

E) BUILDING HEIGHT: 30'–6" (TOP OF ROOF SLAB)

F) OCCUPANCY TYPE:
R–2 MULTI–FAMILY DWELLING
PER FBC 7TH EDITION (2020) SECTION 310

G) CONSTRUCTION TYPE:
TYPE II (B)
(SPRINKLER–NFPA S13R)

H) NO. OF STORIES: 4 (ALLOWED)
3 (PROVIDED)

J) A/C BUILDING AREA:
1ST FL: 7,856 S.F
2ND FL: 7,856 S.F
3RD FL: 7,856 S.F
TOTAL: 23,568 S.F

NOTE:
ALLOWABLE HEIGHT AND BUILDING AREAS PER TABLE 504.3 & 506.2 FLORIDA BUILDING CODE 7TH EDITION (2020).

2020 FLORIDA BUIDING CODE, ACCESIBILITY, 7th EDITION

303 CHANGES IN LEVEL

303.2 VERTICAL.
CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

303.3 BEVELED.
CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

307 PROTRUDING OBJECTS

307.2 PROTRUSION LIMITS.
OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (100 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES (115 MM) MAXIMUM.

307.3 POST–MOUNTED OBJECTS.
FREE–STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (685 MM) MINIMUM AND 80 INCHES (2030 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (685 MM) MAXIMUM OR 80 INCHES (2030 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: THE SLOPING PORTIONS OF HANDRAILS SERVING STAIRS AND RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH 307.3.

307.4 VERTICAL CLEARANCE.
VERTICAL CLEARANCE SHALL BE 80 INCHES (2030 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2030 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

307.5 REQUIRED CLEAR WIDTH.
PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.

BUILDING PLAN NOTES

1. DO NOT SCALE DRAWINGS USE FIGURE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. BUILDING FOOTPRINT SHOWN FOR DIMENSION AND NOTES PURPOSE ONLY, REFER TO SITE PLAN FOR ACTUAL BUILDING ORIENTATION.
3. REFER TO CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR SIDEWALKS CONTINUATION. EXTERIOR WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING ENTRANCES AT 1 TO 20 SLOPE (REFER TO CIVIL GRADING PLANS).
4. SOIL TO BE TREATED FOR TERMITES BEFORE POURING SLABS.GENERAL CONTRACTOR TO PROVIDE TO THE BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE PREPARED BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" PER F.B.C. 7Th EDITION (2020) SECTION 1816.1.7
5. STORAGE AREA UNDER STAIRS FOR ELECT. CLOSETS ONLY.
6. REFER TO TABLES 601 & TABLE 602 ON SHEET A0.04 FOR BUILDING FIRE PROTECTION.
7. REFER TO ARCHITECTURAL SITE PLAN FOR ELECTRICAL ROOM, TELEPHONE/CABLE ROOM AND FIRE SPRINKLER CABINET LOCATION AND ORIENTATION.
8. EACH BUILDING SHALL HAVE ITS OWN FIRE ALARM CONTROL PANEL FOR OCCUPANCT NOTIFICATION AND MONITORING OF THE FIRE SPRINKLER SYSTEM (SEE FIRE PREVENTION DOCUMENTS).
9. BUILDINGS TO BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH F.B.C. 2020 7TH EDITION, SECTION 903.3.1.2 (SEPARATE PERMIT REQUIRED).
10. REFER TO SITE PLAN & ELECTRICAL DWGS FOR HEARING–IMPAIRED UNIT LOCATIONS.
11. ALL FIRE RATED TENANT SEPARATIONS FROM SLAB TO SLAB, ALL FIRE AND SMOKE BARRIER PENETRATIONS TO BE PROTECTED.
12. PROVIDE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, SECTION 713.6 "FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING FOR FIRE AND SMOKE BARRIERS: "FIRE AND SMOKE BARRIER – PROTECT ALL OPENINGS."
13. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER (PER FBCA SEC. 405.10)

WALL TYPES:

CONC. BLOCK W/ STUCCO FINISH EXTERIOR AND 5/8" GYP. BD ON 2X2 P.T FURRING

NON RATED MTL. STUD PARTITION

1–HOUR RATED MTL PARTITION

1–HOUR RATED MTL PARTITION WITH CONC. FILLED STEEL COLUMN (PROVIDE MASTIC COATING ON EXPOSED –NON PROTECTED STRUCTURAL STEEL PLATES & BASE. APPLICATION PER MANUFACTURER SPECIFICATIONS).

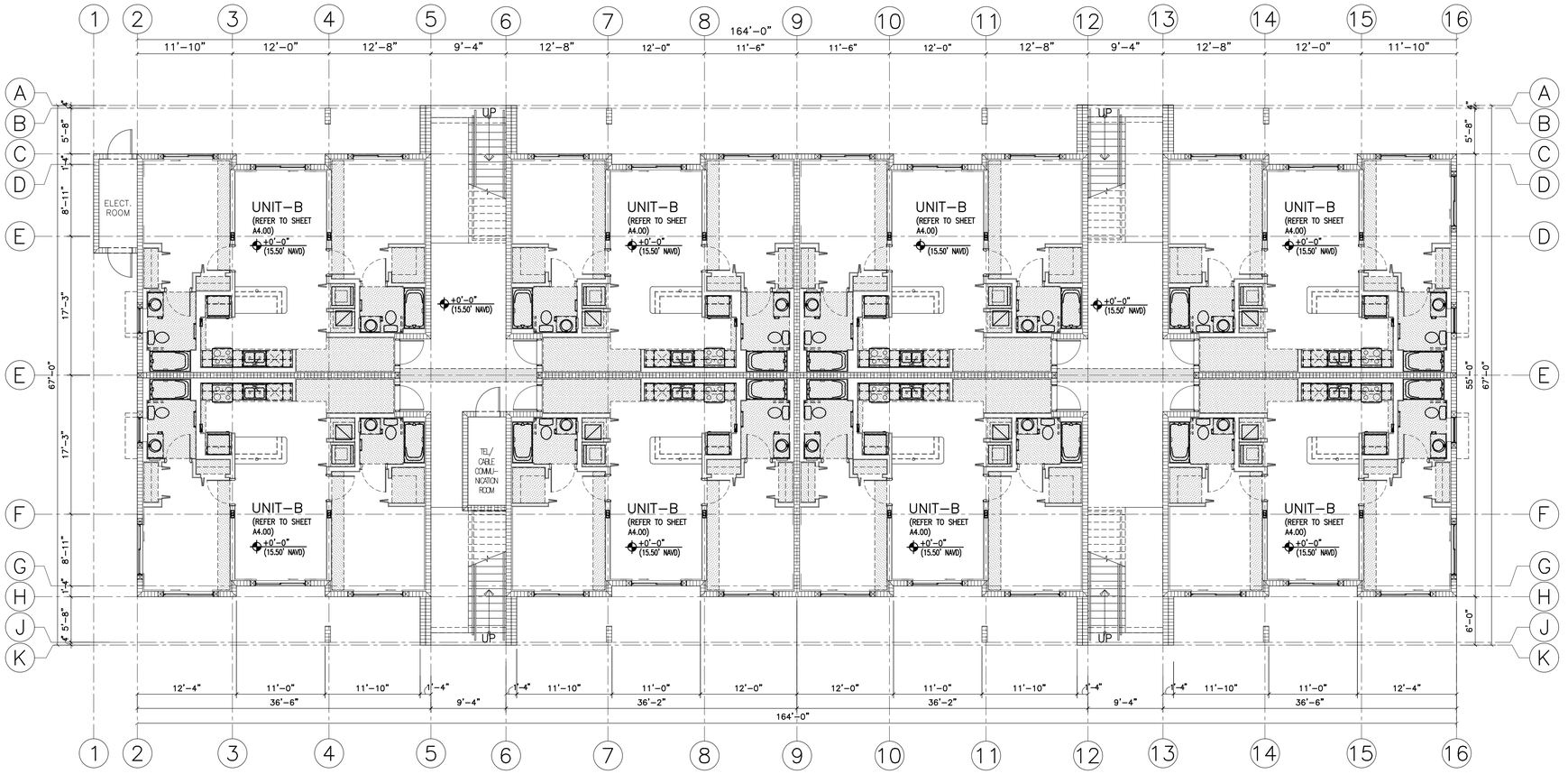
DOOR DESIGNATION
REFER TO DOOR SCHEDULE

WINDOW DESIGNATION
REFER TO WINDOW SCHEDULE

DROP SOFFITS G.W.B. SOFFIT AT 8'–4" (U.O.N) A.F.F. WITHIN UNITS AND 8'–4" (U.O.N) A.F.F. BREEZEWAY CORRIDOR, METAL FRAME. REFER TO DETAIL 22/A7.03

F.E. PROVIDE FIRE EXT. 2A 40BC TYPE (FIRE EXTINGUISHER TO COMPLY W/F.B.C. CHAPTER 36 F.F.P.C. 7.6.3.1 & N.F.P.A 10) MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER – 75 FT FOR ORDINARY HAZARD AREAS. FIRE EXTINGUISHERS SHOULD BE MOUNTED MINIMUM 4 INCHES AND MAXIMUM 5FT FROM FLOOR, IF FIRE EXTINGUISHER IS LESS THAN 40LB IN WEIGHT.

ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED INDEX OF NOT MORE THAN 450. PER FBC 7th EDITION (2020), SECT 719.2



GROUND FLOOR PLAN_BUILDING #3

SCALE: 1/8" = 1'–0"

REVISIONS:

REV.	REV. ISSUE
1	05/10/2022
2	06/28/2022

2203

GATEWAY LUXURY APARTMENTS
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Pablo Burgos

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Date: 2022.06.30 06:14:46 -04'00'

DATE	11/09/21
DRAWN	CR
PROJECT No.	2203
SCALE	AS–SHOWN

GROUND FLOOR PLAN – BUILDING #3
SCALE: 1/8" = 1' - 0"
A1.31

DRC
PZ22-12000008
8/17/2022