



R-2 OCCUPANCY
NEW APARTMENTS 8,477 SF @ 200 SF PER OCCUP.
= 43 OCCUP.

STAIR No. # 1	
EGRESS CAPACITY FACTOR: 0.3	
147 OCCP.	44" STAIR

STAIR No. # 1 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
170 OCCP.	34" OPENING

STORAGE
TRASH ROOM 396 SF @ 300 SF
= 2 OCCUP.

STAIR No. # 2	
EGRESS CAPACITY FACTOR: 0.3	
147 OCCP.	44" STAIR

STAIR No. # 2 - DOOR	
EGRESS CAPACITY FACTOR: 0.2	
170 OCCP.	34" OPENING

LIFE SAFETY PLAN LEGEND

--- TRAVEL DISTANCE (200 FT PROTECTED W/ AUTOMATIC FIRE SPRINKLERS)

S.F.E. SURFACE FIRE EXTINGUISHER

S.F.E. SURFACE FIRE EXTINGUISHER (IN CABINET)

R.F.E. RECESSED FIRE EXTINGUISHER-2A-10 (IN RATED CABINET) @ 75'-0" TRAVEL MAX.

34" POINT OF EXIT DISCHARGE, EXIT, DESIGNATION OF EXIT WIDTH

EXIT SIGN - SPACED 100'-0" MAX. VIEWING DISTANCE PER FBC 1006.3.2 (SHADED AREA INDICATES ILLUMINATED SIGN FACE)

FIRE HOSE VALVE CONNECTION.

EMERGENCY LIGHT W/ BATTERY PACK

20-MIN. RATED DOOR REFER TO DOOR SCHEDULE

3/4-HOUR (45-MIN.) RATED DOOR REFER TO DOOR SCHEDULE

1-1/2-HOUR (90-MIN.) RATED DOOR REFER TO DOOR SCHEDULE

FIRE RATED SEPARATIONS

FIRE BARRIER

1HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

FIRE BARRIER OR SHAFT ENCLOSURE

2HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

FIRE BARRIER

3HR. RATED BUT NOT LESS THAN REQUIRED BY TABLE 601 OF THE FBC

NOTE:
FIRE RATINGS SHOWN ON LIFE SAFETY PLANS ARE FIRE SEPARATION REQUIREMENTS AS PER THE FBC AND NFPA 101. REFER TO FBC TABLE 601, "FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS" FOR FIRE RATING REQUIREMENTS OF STRUCTURAL ELEMENTS. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL STRUCTURAL ELEMENTS.

- ACCESSIBLE MEANS OF EGRESS**
- THERE WILL BE A MAXIMUM OF 1/2" CHANGE IN ELEVATION AT EXIT DOOR THRESHOLDS.
 - ALL WALKWAYS LEADING TO PUBLIC WAY SHALL HAVE A SLOPE NOT GREATER THAN 1:20
 - THE FLOOR ON EACH SIDE OF DOORS IN A MEAN OF EGRESS SHALL BE LEVEL AT LEAST WITHIN THE REQUIRED MANEUVERING CLEARANCES AT EACH SIDE OF THE DOOR.

BUILDING SIGNAGE

XXXX PROVIDE RESIDENTIAL BUILDING ADDRESS SIGN(S) IN CONTRASTING COLOR, 10" MIN. IN HEIGHT. REFER TO LS-LIFE SAFETY FLOOR PLAN(S) (THIS SHEET) AND BUILDING ELEVATION SERIES "3" SHEETS FOR LOCATION AND FURTHER REFERENCE.

XXXX PROVIDE RESIDENTIAL UNIT NUMBER SIGN(S) WITH MIN '3' LETTERS. PROVIDED SIGN ADJACENT TO EACH UNIT ENTRY DOOR @ 72" A.F.F.

PROVIDE PLACARD FOR LIGHT FRAME ROOF, AS PER FLORIDA STATE RULE 69A-60.0081.FOR REQUIRED FIREFIGHTER WARNING SIGNS.

BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 72 (2013ED) 24.5.2 AND 14.4.10 NFPA (2015ED) 11.10. POMPANO BEACH FIRE DEPT. REQUIREMENTS AND MUST BE TIED TO FACP.

S2 MEP ROOMS
FIRE PUMP 116 SF @ 300 SF= 1 OCCUP.
MAIN ELECT. 184 SF @ 300 SF = 1 OCCUP.
= 2 OCCUP.

S2 OCCUPANCY
BIKE STORAGE 271 SF @ 300 SF
= 1 OCCUP.

S2 MEP ROOMS
DOM. PUMP 118 SF @ 300 SF
= 1 OCCUP.

LEVEL 1
10 UNITS

LIFE SAFETY - BLDG TYPE II
5 STORY/54 DU'S SCALE: 1/8" = 1'-0"

OAKS @ PALM AIRE
FOR:
MORGUARD
LOCATED AT:
POMPANO BEACH, FLORIDA



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MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 10/12/22
SCALE AS SHOWN
JOB NO. 2181.PRJ
SHEET TITLE:
BUILDING TYPE II
SHEET NUMBER:
LS-A-2.2.1

PRE-APP MEETING 04/04/2023
DRC SUBMITTAL 06/13/2023
DRC RE-SUBMITTAL 06/16/2023
DRC RE-SUBMITTAL 01/01/2024
DRC RE-SUBMITTAL 10/16/2024
DRC RE-SUBMITTAL 12/10/2024

ARCHITECT'S BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2022) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 OF THE FLORIDA STATUTES.

BY

DRC RE-SUBMITTAL 01/01/2024 PZ23-12000017

06-25-2025