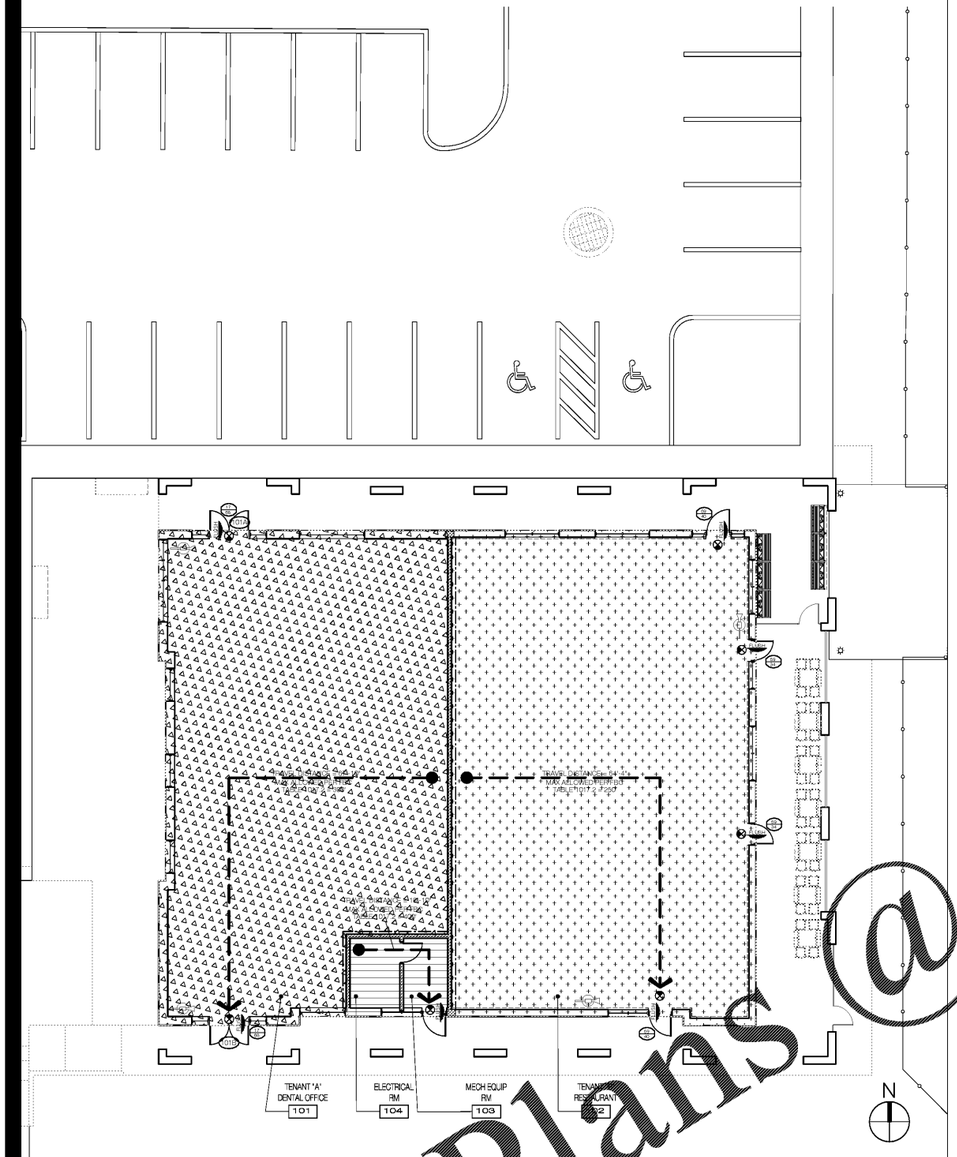

1 GROUND FLOOR LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND

- TYPE "ABC", 5 LB SURFACE MTD PORTABLE FIRE EXTINGUISHER
- XXX / XXX — CALCULATED OCCUPANT LOAD OF EXIT / EXIT CAPACITY IN INCHES
- XXX — DOOR TAG
- EXIT SIGN
- MAX TRAVEL DISTANCE TO AN EXIT
- STARTING POINT
- (1) HOUR FIRE RATED PARTITION
- INTERIOR PARTITION
- FLUSH — LEVEL / FLUSH TRANSITION

BUILDING DATA

APPLICABLE CODES:
FLORIDA BUILDING CODES 2017 EDITION W/ LATEST CITY AMENDMENTS
FLORIDA FIRE PREVENTION CODE 2017 EDITION

LOCATION:
11001-11161 SOUTHERN BOULEVARD
ROYAL PALM BEACH, FLORIDA 33411

TYPE OF CONSTRUCTION:
TYPE IIB - FULLY SPRINKLERED BUILDING

OCCUPANCY CLASSIFICATION:
PROPOSED TENANT SPACE: MIXED USE

GROUP B BUSINESS
GROUP A-2 ASSEMBLY

FIRE RESISTANCE RATING FBC 2017 TABLE 601

PRIMARY STRUCTURAL FRAME	0 HRS.
BEARING WALLS EXT	0 HRS.
NON-BEARING WALLS	0 HRS.
FLOOR CONSTRUCTION	0 HRS.
ROOF CONSTRUCTION	0 HRS.

SEPARATED OCCUPANCIES FBC 508.4

PROVIDED:
1 HR RATED DEMISING WALL BETWEEN TENANTS

OCCUPANT LOAD

FBC 2017 SECTION 1004.1

LEGEND	FUNCTION OF SPACE	FLOOR AREA (SF)	OCCUPANT LOAD FACTOR	ALLOWANCES PER OCCUPANT
	RESTAURANT - ASSEMBLY (A)	3,527.00	15 GROSS	236
	DENTAL OFFICE - BUSINESS (B)	3,134.00	100 GROSS	34
	MECHANICAL EQUIPMENT ROOM (S-2)	192.00	300 GROSS	1
	TOTAL	**6,853**		**271**

EGRESS WIDTH REQ'D. AS PER FBC 2017 SEC. 1005

TENANT "A"
34 X 0.2 INCHES PER OCCUPANTS = 36" REQUIRED.

DOOR # 101A - 72" DOUBLE ENTRY DOOR = (68" MIN. CLEAR)	= 68"
DOOR # 101B - 72" DOUBLE ENTRY DOOR = (68" MIN. CLEAR)	= 68"
TOTAL PROVIDED TENANT "A" =	= 136"
EXIT WIDTH REQUIRED = 36"	= 180 OCCUPANTS
EXIT WIDTH PROVIDED = 136"	= 680 OCCUPANTS

TENANT "B"
236 X 0.2 INCHES PER OCCUPANTS = 48" REQUIRED.

DOOR # 102A - 42" DOOR = (40" MIN. CLEAR)	= 40"
DOOR # 102B - 36" DOOR = (34" MIN. CLEAR)	= 34"
DOOR # 102C - 36" DOOR = (34" MIN. CLEAR)	= 34"
DOOR # 102D - 42" DOOR = (40" MIN. CLEAR)	= 40"
TOTAL PROVIDED TENANT "B" =	= 148"
EXIT WIDTH REQUIRED = 48"	= 240 OCCUPANTS
EXIT WIDTH PROVIDED = 152"	= 740 OCCUPANTS

OCCUPANT LOAD FACTOR PER:
NFPA-101 TABLE 7.3.1.2 & FBC - TABLE 1004.1.2

NUMBER OF EXITS FOR OCCUPANT LOAD PER:
PER NFPA 101-TABLE 7.4.1.2 & FBC - 1022.1

EXTERIOR EGRESS DOORS PER:
2017 NFPA 101-7.2.1.7 PANIC HARDWARE AND FIRE EXIT HARDWARE

FIRE REQUIREMENTS PER:
FFPC 2017 EDITION - NFPA 101 2017 EDITION, AND FBC 2017 EDITION

PATH OF TRAVEL

MAXIMUM DEAD END TRAVEL DISTANCE FBC. 2017, 1020.4

A-2	20 FEET
B	50 FEET
S-2	50 FEET

MAXIMUM COMMON PATH OF TRAVEL FBC. 2017, TABLE 1006.2.1

A-2	75 FEET
B	100 FEET
S-2	100 FEET

MAXIMUM PATH OF TRAVEL TO AN EXIT FBC. 2017, TABLE 1017.2

A-2	250 FEET
B	300 FEET
S-2	400 FEET

FBC TABLE 803.11

GROUP	CORRIDOR EXIT PASSAGEWAYS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS	ROOMS AND ENCLOSED SPACES
A-2	B	B	C
B	B	C	C

GENERAL AND LIFE SAFETY PLANS NOTES:

1. ADDITIONAL FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIELD FIRE INSPECTOR AT THE TIME OF FIRE FINALS.
2. G.C. TO PROVIDE SEPARATE FIRE SUPPRESSION SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER'S REPRESENTATIVE. PERMIT BY GC.
3. REFER TO ELECTRICAL DRAWINGS FOR EXIT LIGHTS AND EMERGENCY BACK UP LIGHTS.
4. ALL DOOR IN EGRESS EMERGENCY EXIT PATH MUST COMPLY WITH 2017 NFPA 101-7.2.1.4.3
5. ALL DOORS ARE REQUIRED TO BE A MIN. OF 34" TO PROVIDE A 32" CLEAR OPENING. ALL DOORS PROVIDED ARE MINIMUM 36" WIDE AND 6'-8" HEIGHT COMPLY W/ FBC 2017 SECTION 1010.1. & 2017 NFPA-101-7.2.1.2.
6. EXISTING EXTERIOR EGRESS DOORS COMPLY WITH 2017 NFPA 101-7.2.1.7 PANIC HARDWARE AND FIRE EXIT HARDWARE.
7. FAC 404.2.7 DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (MINIMUM) AND 48 INCHES (MAXIMUM) ABOVE THE FINISH FLOOR OR GROUND.WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
8. ADVISORY 404.2.7 DOOR AND GATE HARDWARE. DOOR HARDWARE THAT CAN BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP ACCOMMODATES THE GREATEST RANGE OF USERS. HARDWARE THAT REQUIRES SIMULTANEOUS HAND AND FINGER MOVEMENTS REQUIRE GREATER DEXTERITY AND COORDINATION, AND IS NOT RECOMMENDED.
9. FIRE EXTINGUISHER AS PER 2017 EDITION NFPA 10.
10. G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL BY ARCHITECT AND OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL PROVIDE NEW ABC TYPE "2-A" RATED FIRE EXTINGUISHERS FOR EVERY 3,000 SQ. FT. OF AREA, WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER OF 75' ALL IN ACCORDANCE WITH PORTABLE FIRE EXTINGUISHERS -TABLE 6.2.1.1- TOP OF EXTINGUISHER SHALL NOT BE PLACED TO EXCEED 5'-0" ABOVE FINISHED FLOOR.
12. PROVIDE FIRE EXTINGUISHER SIGN W/ARROW -DO NOT BLOCK -AT EACH FIRE EXTINGUISHER LOCATION AT A VISIBLE HEIGHT.
13. MIN. 3 FIRE EXTINGUISHERS REQUIRED. MINIMUM SIZE 2A: 10-B MAXIMUM TRAVEL DISTANCE 75' MUST HAVE CURRENT INSPECTION TAG.

GENERAL COMPLIANCE NOTES:

1. ADDRESS NUMBERS SHALL BE PROVIDED AND BE PLAIN VISIBLE AND LEGIBLE FROM THE STREET AND FROM THE REAR OF BUILDING.
2. FIRE INSPECTION REQUIRED AT TIME OF FRAMING.
3. LEVEL FLOOR REQUIRED AND PROVIDED ON EACH SIDE IF EXIT DOOR FOR A DISTANCE EQUAL TO THE WIDTH OF THE DOOR.
4. PANIC HARDWARE IS REQUIRED AT ALL EMERGENCY EXIT DOORS NO DOUBLE KEY LOCKING DEVICES PERMITTED.
5. FIRE DEPARTMENT REQUIRED STENCILING SHALL BE INSTALLED ON ALL DEMISING WALLS ABOVE THE CEILING AT 25' O.C. DENOTING "SMOKE AND FIRE BARRIER WALL DO NO PENETRATE"
6. ALL WALLS WITH WALL HUNG ITEMS ARE MIN. 20 GA. METAL STUDS AT 16" O.C. MAX. U.O.N.
7. NO WOOD IS PERMITTED IN CONSTRUCTION ELEMENTS OR CONCEALED SPACES UNLESS NOTED OTHERWISE.
8. FULL FIRE SPRINKLER PROTECTION & FIRE ALARM SYSTEM REQUIRED & PROVIDED BY CONTRACTOR.

ACCESSIBLE NOTES

1. MAX. 1/2" DIFF. AT ANY LEVEL.
2. ACCESSIBILITY ENTRANCE FRONT ENTRANCE.
3. THE LAYOUT AND DESIGN OF SPACES DEPICTED ON THE PLANS COMPLY WITH CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION PART "A" FABC-**2017 EDITION**.
4. ACCESSIBLE TOILET FLOOR CONTROL ON WIDE SIDE AREA OF STALL.
5. WRAP ALL PIPES UNDER LAVATORY WITH INSULATION AND COVER TO PROTECT AGAINST CONTACT. PROVIDE LAVATORY GUARD PROTECTION ADA COMPLIANT. LINE OF PRODUCT W/ REQUIRED ACCESSORIES MANUF. BY TRUEBRO (800) 340-5969 WWW.TRUEBRO.COM OR APPROVED EQUAL.
6. ALL FLUSH CONTROL ON WIDE SIDE OF STALL.
7. ALL HANDLES TO BE LEVELER HANDLES.

ELECTRICAL MOUNTING HEIGHTS

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS WOULD MEET **SECTION 100.205(C)(3)(II)** IF OPERABLE PARTS OF THE CONTROLS ARE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, AN OVERHANGING SHELF) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH, OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHOULD NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL (**SEE FIGURE FHAG-2**.)

FBC PLUMBING 2017 TABLE 403.1

OCCUPANCY	OCUPANCY CLASSIFICATION	AREA (SF)	FLOOR AREA PER OCCUPANT		OCCUPANT LOAD	MINIMUM NUMBER OF PLUMBING FIXTURE REQUIRED					NUMBER OF PLUMBING FIXTURE PROVIDED			
						WATER CLOSETS		LAVATORY		DRINKING FOUNTAIN	OTHER (Service sink)	WATER CLOSETS	LAVATORY	DRINKING FOUNTAIN	OTHER (Service sink)
						MALE	FEMALE	MALE	FEMALE			MALE	FEMALE	MALE	FEMALE		
ASSEMBLY	A-2	3,527	15	NET	236	3		1				X		X			
BUSINESS	B	3,134	100	GROSS	32	1		1				X		X			
ACCESSORY STORAGE/MECH/ELEC	S-2	1,906	300	GROSS	7	1		1				X		X			
TOTAL OCC. LOAD 1ST FL					292	5		3		1	1	X		X		X	X

2 NOTES AND LEGEND

SCALE: N.T.S.

Order Plans @ WWW.LDline.com

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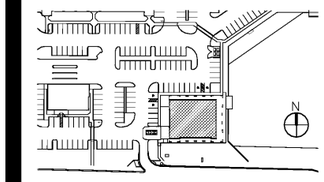
Key Plan



Seal

James L. Cohen AR0015903

Project Title
SOUTHERN PALM CROSSING
BUILDING SHELL
11001-11161 Southern Blvd.
Royal Palm Beach , FL. 33411

Job Number **017512.00**
Drawing
GROUND FLOOR LIFE SAFETY PLAN

Scale **AS SHOWN**
Drawing Date **06/21/18**

Drawing No.
LS-101

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