CODE SUMMARY

PROJECT SUMMARY AND SCOPE

Name of Project: Marriott Sawgrass Cabana Club
Project Address: Ponte Vedra Beach, Florida

The design team for the new Sawgrass Cabana Club project is in the process of developing the design for the new multi-use, assembly building in Ponte Vedra Beach, Florida. The approximately 12,750 square foot facility is anticipated to have a primary classification of a Use Group A-2/A-3 assembly occupancy, incorporating rooftop assembly spaces, and interior and exterior dining and lounge accommodations.

APPLICABLE CODES AND STANDARDS

The following codes and standards are currently applicable to this project:

- Building:
  - 2017 Florida Building Code, Building, 6th Edition (FBC)
- Fire Prevention:
  - 2017 Florida Fire Prevention Code (FFPC), 6th Edition, which adopts and amends:
    - NFPA 1, *Fire Code*, 2015 Edition
    - NFPA 101, *Life Safety Code*, 2015 Edition
- Mechanical Code:
  - 2017 Florida Building Code, Mechanical, 6th Edition (FMC)
- Plumbing Code:
  - 2017 Florida Building Code, Plumbing, 6th Edition (FPC)
- Fuel Gas Code:
  - 2017 Florida Building Code, Fuel Gas, 6th Edition (FFGC)
- Electric Code:
  - 2014 National Electric Code (NEC)
- Accessibility:
  - 2017 Florida Building Code, Accessibility, 6th Edition (FAC)
  - 2010 ADAAG (Americans with Disabilities Accessibility Guidelines)

Reference Standards adopted throughout the above listed codes as applicable to this project are as follows.

- NFPA 13, Installation of Automatic Sprinkler Systems, 2013 Edition
- NFPA 72, National Fire Alarm and Signaling Code, 2013 Edition

BUILDING DATA

Occupancy Type: Non-Separated Mixed-Use Occupancy per FBC Sections 508.3 and 508.4
A-2 / A-3 / B / S-1 / S-2

High-Rise: Not a high-rise

Construction Type: Type IIIB / Type III(200)

Height and Area including Sprinkler Increases:

Height:
Allowed (stories): 3 stories
Actual (stories): 2 stories plus a Roof Deck
Allowed (feet): 75'-0" to average height of the highest roof surface
Actual (feet): Approximately 42-0" to Top of High Roof

Area:
Allowed per story: 28,500 ft²
Actual (maximum per story): Approximately 4,245 ft²

Total Floor Area: Approximately 12,735 ft²

Sprinklers: Yes - Considered sprinklered throughout building in accordance with FBC, NFPA 101, and NFPA 13.

Standpipes: No - The building does not have an occupied floor surface location 30 feet above the lowest level of fire department access.

Fire Alarm: Yes - Fire Alarm System throughout the building in accordance with FBC, NFPA 101, and NFPA 72.

Fire/Smoke Detection: Smoke detection is provided in the air-handling units in the building as follows:

- In return or supply air systems with a design capacity greater than 2,000 cfm. Detectors shall be located in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.
- In the return air risers with a capacity over 15,000 cfm, smoke detectors shall be installed at each story located upstream of the connection between the riser and any ducts or plenums.
- Smoke detectors shall be located within each elevator lobby to initiate firefighter operations.

Smoke Control: No - The 2-story low-rise building is not required to have smoke control.

Secondary Power: The following systems must be provided with emergency power:

- Emergency lighting along the means of egress in the building and along the exit discharge at a minimum level of 1-foot candle along flat walking surfaces and 10-foot candle along stairs. Emergency lighting shall be provided in those rooms when the area is occupied.
- Exit signs and directional exit signs
- Fire Alarm System and all associated equipment
- Fire pump and associated monitoring equipment (if provided)
- Elevator car lighting (recommended)
- Critical computer equipment (recommended)
- Power operated locks (if provided)

BUILDING CONSTRUCTION INFORMATION

Structural Fire Resistive Ratings for Type IIIB and Type III(200) Construction (FBC Table 601)

Primary Structural Frame
Including but not limited to columns, beams, girders, and trusses:

Supporting more than one floor	0-hour
Supporting only roof	0-hour

Bearing Walls

Exterior	2-hour
Interior Walls:	0-hour

Nonbearing Walls and Partitions

Exterior (not less than fire separation requirements)	See Fire Separation
Interior (not less than fire rating requirements of other sections)	0-hours

Floor Construction and associated secondary members 0-hour
Roof Construction and associated secondary members:

Less than 20' in height to lowest member	0-hour
Where every part of the roof construction is 20 feet or more above the walking surface immediately below	0-hour

Exterior Nonbearing Walls and Partition Fire Resistance Rating (FBC Table 602)

Fire Separation Distance	*Group A, B, S-2*	*Group S-1*
Less than 5 feet	1-hour	2-hour
Greater than or equal to 5 feet and less than10 feet	1-hour	1-hour
Greater than or equal to10 feet and less than 20 feet	1-hour	1-hour
Greater than or equal to 20 feet and less than 30 feet*	0-hour	0-hour
Greater than or equal to 30 feet	0-hour	0-hour

*Permitted to be 0-hour where 100% openings are allowed by FBC Table 705.8 (FBC Table 602 Footnote 'g')

Maximum Area of Exterior Nonbearing Wall Openings (FBC Table 705.8)

Fire Separation Distance (Exterior Wall to Lot Line)	Fire-Resistance Rating (Group A, B, S-1, S-2)
0 ≤ X < 3	Not Permitted
3 ≤ X < 5	15%
5 ≤ X < 10	25%
10 ≤ X < 15	45%
15 ≤ X < 20	75%
20 ≤ X	100% (Unlimited)

Note that the building is approximately 20 feet from the assumed lot line, allowing for exterior nonbearing walls to be non-rated and have up to 100-percent unprotected openings.

Special Fire Separations Required

Several referenced standards are applicable to this building that requires fire resistance rated separations for specific use areas. These required separations are provided below. See Life Safety Drawings for locations of fire rated separations.

NFPA 110 - Emergency Generator Room	2-hr and automatic sprinklers
NFPA 70 - Transformer Rooms (over 112.5 kVA)	1-hr and automatic sprinklers
Trash Rooms over 100 ft²	1-hr and automatic sprinklers
Boiler Rooms	1-hr or smoke tight and automatic sprinklers

Note that, where 2-hour fire-resistance rated construction is required, it must be structurally supported to maintain such fire-resistance rating.

Protection of Exit Enclosures

As interior exit stairs within the building serve only two (2) interior stories, the interior exit stairs will be protected by minimum 1-hour fire-resistance rated fire barriers in accordance with FBC Section 1022.2. Interior stairs are not required to be enclosed where all of the following exist:

- The interior stair is not utilized as a required means of egress.
- The area of the floor opening does not exceed twice the horizontal projection of the stair and the opening is protected with draft curtains and closely-spaced sprinklers spaced not more than 6 feet apart.

Protected Vertical Openings - Other than Exit Enclosures

Vertical openings through floors, will be protected by fire-rated assemblies in accordance with FBC Section 712. Vertical openings include exit stairs, elevator shafts, mechanical shafts, grease duct shafts, and electrical chases. Shafts and Exit enclosures will be enclosed with listed and approved shaft enclosure assemblies that provide a 1-hour fire-resistance rated noncombustible shaft assembly per FBC Section 713.4.

The floor openings requiring shaft protection will include, but are not limited to:

- Grease ducts, trash chutes and linen chutes
- Elevator shafts
- Mechanical, electrical and plumbing shafts
- Enclosed exit stairways

The building will also contain an unenclosed stair, which connects Level 1 to Level 2. Such space will comply with the 2-story opening with partial enclosure provisions of FBC Section 712.1.9 and FFPC via NFPA 101 Section 8.6.8. The 2-story opening is separated from Level 1 by minimum 1-hour fire-resistance rated construction, with minimum 45-minute fire-resistance rated openings protectives.

BUILDING CONSTRUCTION INFORMATION (CONTINUED)

Allowable Materials

As the building will be of Type IIIB construction, the exterior walls must be of noncombustible construction, and all interior building elements as defined by FBC Section 202 are permitted to be of any material permitted by the Florida Building Code.

- Fire-retardant-treated wood is allowed in:
  - Nonbearing partitions having a maximum 2-hour fire-resistance rating
  - Nonbearing exterior walls not required to have a fire-resistance rating
  - Roof construction, including girders, trusses, framing, and decking where the entire roof construction is a minimum of 20 feet above any floor immediately below.
  - Balconies, porches, decks, and exterior stairways not used as required exits.
- Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25. Note that:
  - Insulation placed between two (2) layers of noncombustible materials without an intervening airspace is allowed to have a flame spread index of not more than 100.
  - Insulation installed between a finished floor and solid decking without an intervening airspace is allowed to have a flame spread index of not more than 200.
- Foam plastics and light-transmitting plastics, including the use of any spray-foam insulation complying with FBC Chapter 26.
- Roof coverings that have an A or B classification.
- Millwork such as doors, door frames, window sashes and frames.
- Blocking, such as those for handrails, millwork, cabinets, and window and door frames.
- Interior finish materials complying with the requirements as outlined within this report.
- Trim and decorative materials complying with the requirements as outlined within the Fire Protection and Life Safety Narrative.

Interior Wall and Ceiling Finishes

Interior wall and ceiling finishes in the Building are required to meet the requirements of FBC Section 803 and NFPA 101 Section 10.2.2. Refer to the following table for the minimum finish requirements within sprinklered buildings for interior wall and ceiling finishes. Note that fixed or movable walls and partitions, paneling, wall pads, and crash pads applied structurally or for decoration, acoustical correction, surface insulation or for other purposes are considered interior wall finishes.

Use Group	*Vertical Exits and Passageways*	*Exit Access Corridors and Other Exit Ways*	*Rooms and Enclosed Spaces*
A-2, A-3	B	B	C
A-2, A-3	C	C	C

Interior Floor Finishes

Interior floor finishes in the Building are required to meet the requirements of FBC Section 804 and NFPA 101 Section 10.2.7. Refer to the following table for the minimum finish requirements within sprinklered buildings for interior floor finishes, as permitted by the Exception to FBC Section 804.4.2 and NFPA 101 Section 10.2.8.

Use Group	*Vertical Exits and Passageways*	*Exit Access Corridors and Other Exit Ways*	*Rooms and Enclosed Spaces*
A-2, A-3	DOC FF-1 of ASTM D 2859	DOC FF-1 of ASTM D 2859	DOC FF-1 of ASTM D 2859
A-2, A-3			

Decorative Materials and Trim

The permissible amount of noncombustible decorative materials within the building is not limited.

Combustible decorative materials, other than decorative vegetation, must comply with the following:

- Curtains, draperies, fabric hanging, and similar combustible decorative materials suspended form walls or ceiling must be tested by an approved agency and meet on of the following test criteria:
  - The flame propagation performance criteria of Test 1 or 2, as appropriate, of NFPA 701, or
  - Tested in accordance with NFPA 289, and exhibit a maximum heat release rate of 100 kW when using a 20 kW ignition source.

  Test reports and results must be prepared in accordance with the applicable test method, and furnished to the Building Official upon request.
- Curtains, draperies, fabric hanging, and similar combustible decorative materials suspended form walls or ceiling must not exceed 10-percent of the specified wall or ceiling area to which the material is attached.
  - In Group A occupancies, considered sprinklered throughout, the permissible amount of curtains, draperies, fabric hangings and similar combustible decorative materials suspended from walls or ceiling must not exceed 75-percent of the aggregate wall area applied.
- Materials, other than foam plastics, must have a minimum Class C flame spread and smoke development index, as determined in accordance with ASTM E 84 or UL 723.
  - Combustible trim, excluding handrails and guards, must not exceed 10-percent of the specified wall or ceiling area in which it is attached.
- Interior floor-wall bases that are 6 inches or less in height must have a minimum Class II floor covering classification as determined by NFPA 253.
- Bulletin boards, posters, and paper attached directly to a wall must not exceed 20-percent of the aggregate wall area to which they are applied.

MEANS OF EGRESS SYSTEM

Main Entrance

Per FBC Section 1029.2 and NFPA 101 Section 12.2.3.6, assembly occupancies with a calculated occupant load greater than 300 must be provided with a single main exit that is of sufficient width to accommodate not less than one-half of the occupant load. The Building is designed such that the Level 1 main entrance can accommodate a minimum of 50-percent the calculated assembly occupants for each level, with the balance of the occupant load served by all other exits.

Occupant Load

The occupant load for each space within the Building is determined using the occupant load factors listed in FBC Table 1004.1.2 and NFPA 101 Table 7.3.1.2, as shown below:

Occupancy/Use	Occupant Load Factor
Assembly Seating/Hostess Stands (Tables and Chairs):	15 square feet (net) per person
Bar seating	18 inches per person
Lobby Entrances:	100 square feet (gross) per person
Commercial Kitchens:	100 square feet (gross) per person
Storage, Mechanical, Electrical Rooms:	300 square feet (gross) per person

Exit and Exit Access Arrangement

The means of egress system within the building is designed to comply with the following provisions:

Required Clear Width:

The exits within the Building are designed using the capacity factors listed in NFPA 101 Section 7.3.3.1, which are more restrictive than those outlined in FBC Section 1005.1. The exit capacity capacity criteria outlined below will be applied throughout the Building:

Location	Exit Capacity
Stairways	0.30 inches/person but not less than 44-inches of clear width
Doors	0.20 inches/person but not less than 32 inches of clear width
Corridors	0.20 inches/person but not less than 44 inches of clear width
Ramps	0.20 inches/person but not less than 36 inches between handrails

Projections into the required clear width must comply with the following:

Protruding objects must not project more than 4 inches into the circulation path.

When fully open, the doors must not project more than 7 inches into the required exit clear width.

Handrails are permitted to project 4-1/2 inches into the stair clear width.

Doors must not project more than 50-percent into the required clear width in an exit or exit access at any point during the swing when opening.

Number of Exits:

Rooms and spaces are permitted to have a minimum of one (1) exit provided the criteria outlined in FBC Section 1006.2.1, as excerpted below for fully sprinklered buildings, is met. where rooms or spaces do not meet such criteria, a minimum of two (2) exits must be provided.

Occupancy	Maximum Occupant Load of Room/Space	Maximum Common Path of Travel
A-2 / A-3	49	75 feet
B	49	100 feet
S-1 / S-2	29	100 feet

Further, the number of required exits from any story or space based on occupant load (FBC Table 1006.3.1).

Occupant Load	Minimum Number of Exits
1-500	2
501-1000	3
More than 1000	4

Note that doors serving rooms or areas requiring more than one (1) exit must comply with the following:

Doors serving a room having an occupant load greater than 49 persons must swing in the direction of egress travel.

Doors serving Electrical Rooms with equipment rated for 1,200 amperes or more and over 6 feet wide containing over-current devices, switching devices, or control devices, must be swing in the direction of egress travel

Allowable Travel Distance to Reach and Exit:

The Travel distance for each of the occupancies will be in accordance with the requirements contained in FBC Table 1017.1 and NFPA 101.

Occupancy	Maximum Travel Distance
Assembly	250 feet
Business	300 feet
Low Hazard Storage	400 feet
Other Occupancies	250 feet

Dead End Limitations:

The dead end path of travel for each of the occupancies will be in accordance with the requirements of FBC Section 1020.4 and NFPA 101.

Occupancy	Maximum Dead End
Assembly	20 feet
Business / Storage	50 feet

- Dead end corridors shall not be limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor.

MEANS OF EGRESS SYSTEM (CONTINUED)

Panic Hardware

- Doors serving assembly spaces having an occupant load of more than 49 occupants must be equipped with panic hardware.
- Doors serving Electrical Rooms with equipment rated for 1,200 amperes or more and over 6 feet wide containing over-current devices, switching devices, or control devices, must be provided with panic hardware.
- Panic hardware must be listed in accordance with UL 305. Fire exit hardware must be listed in accordance with UL 10C and UL 305.
- Panic hardware must be mounted at or between 34 inches and 48 inches in height above the finished floor.
- The door is required to unlatch when subjected to a force of not more than 15 pounds.
  - The activation portion of the device is not permitted to extend less than one half the width of the door leaf.

Handrails

- Handrails are required to be provided as follows on stairs and ramps with a rise greater than 6 inches
- Handrails must be installed between 34 and 38 inches above the stair tread nosing, or finish surface of ramp slope.
- Handrails must be provided on both sides of stairs and ramps such that that handrails can be accessed from any part of the stair within 30 inches of the required width.
  - Intermediate handrails are not required on ramps per FBC Section 1014.1 and 1014.9
- Handrails must be of sufficient strength and construction, design in accordance with the provisions of FBC Section 1607.8.1.
- The handrail shall extend the full length of the stair or ramp.
- Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. At stairways where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrail shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom ramps.
- Handrails with a circular cross section must have an outside diameter of at least 1.25 inches but not more than 2 inches. If the handrail is not circular, the perimeter dimension must be at least 4 inches but not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
  - Handrails with a perimeter greater than 6.25 inches must provide a graspable finger recess area on both sides of the profile. The finger recess must begin within a distance of 0.75 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1.75 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1.25 inches to a maximum 2.75 inches.
  - Edges shall have a minimum radius of 0.01 inch.

Guardrails

Guards shall be design and installed in accordance with the following provisions:

- Guards will be provided along the open side of walking surfaces, stairways, ramps and landings which are located more than 30 inches above the floor or grade.
- Guards must be of sufficient strength and construction, design in accordance with the provisions of FBC Section 1607.8.1.
- Guards must form a protective barrier not less than 42 inches in height, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seat board.
- Open guards must contain balusters or ornamental patterns such that a four-inch diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere 8 inches in diameter shall not pass. EXCEPTIONS:
  - The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of six (6) inches in diameter cannot pass through the opening.
  - In storage areas and at elevated walking surfaces for access to and use of electrical, mechanical, or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches cannot pass through any opening.

Exit Signage

Exit signs must be provided in each room or space that requires more than one (1) exit or exit access, and arranged as follows.

- Exit Signage must be provided such that no point within the means of egress shall be more than 100 feet from a visible exit sign.
- Main exterior exit doors or gates which obviously and clearly are identifiable as exits are not required to be provided with an exit sign where approved by the building official.
- Every exit sign and directional exit sign must have plainly legible letters not less than 6 inches high with the principal strokes of the letters not less than ¾ inch wide. The word "EXIT" must be in high contrast with the background and shall be clearly discernible when the exit sign illumination means is or is not energized. When an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction cannot be readily changed.
- Exit signs and exit directional signs can be externally or internally illuminated. The level of illumination at the sign's surface must be no less than 5-foot candles.
- Exit signs shall be illuminated at all times and connected to an emergency power source having duration of not less than 90 minutes. Emergency power shall conform to the National Electrical Code (NFPA 70). For the new building, emergency power will be provided by generators.

Means of Egress Illumination

The means of egress must be provided with illumination during normal and emergency power conditions. Such requirements are outlined as follows.

- Normal Power Condition Requirements
  - With the exception of aisle accessways, the means of egress serving a room or space must be illuminated at all times when the room or space is occupied.
  - The means of egress illumination level along stairways used as part of the means of egress system must be not less than 10 footcandle (108 lux) at the walking surface (NFPA 101 Section 7.8.1.3).
  - The means of egress illumination level must be not less than 1 footcandle (11 lux) at the walking surface.
- Emergency Power Condition Requirements
  - The power supply for the means of egress illuminations must be provided by the premises' electrical supply.
  - In the event of normal building power failure in buildings that are required to have two (2) or more means of egress, an emergency electrical system must automatically illuminate all of the following areas:
    - Corridors
    - Interior exit access stairways and ramps
    - Interior and exterior exit stairways and ramps
    - Exterior landings for exit doorways leading
    - Electrical equipment rooms,
    - Generator Rooms
    - Public Restrooms with an area greater than 300 square feet.
- The emergency power system must provide power for a minimum of 90 minutes, and may consists of the following:
  - Storage batteries
  - In-unit equipment
  - On-site generator
- Illumination levels must comply with the following:
  - Emergency lighting systems must be arranged to provide an initial illumination that is not less than an average 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at the floor level.
  - Illumination levels are permitted to decline to 0.6 footcandles (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration.
  - A maximum-to-minimum illumination uniformity ration of 40-to-1 must not be exceeded.

EXTERIOR WALL REQUIREMENTS

Symbol	Meaning
X'-Y"	Fire Separation Distance
Z%	Maximum Area of Exterior Wall Openings
(line)	1-Hour Fire Barrier
(line)	2-Hour Fire Barrier
(line)	2-Hour load-bearing wall
(line)	Lot Line

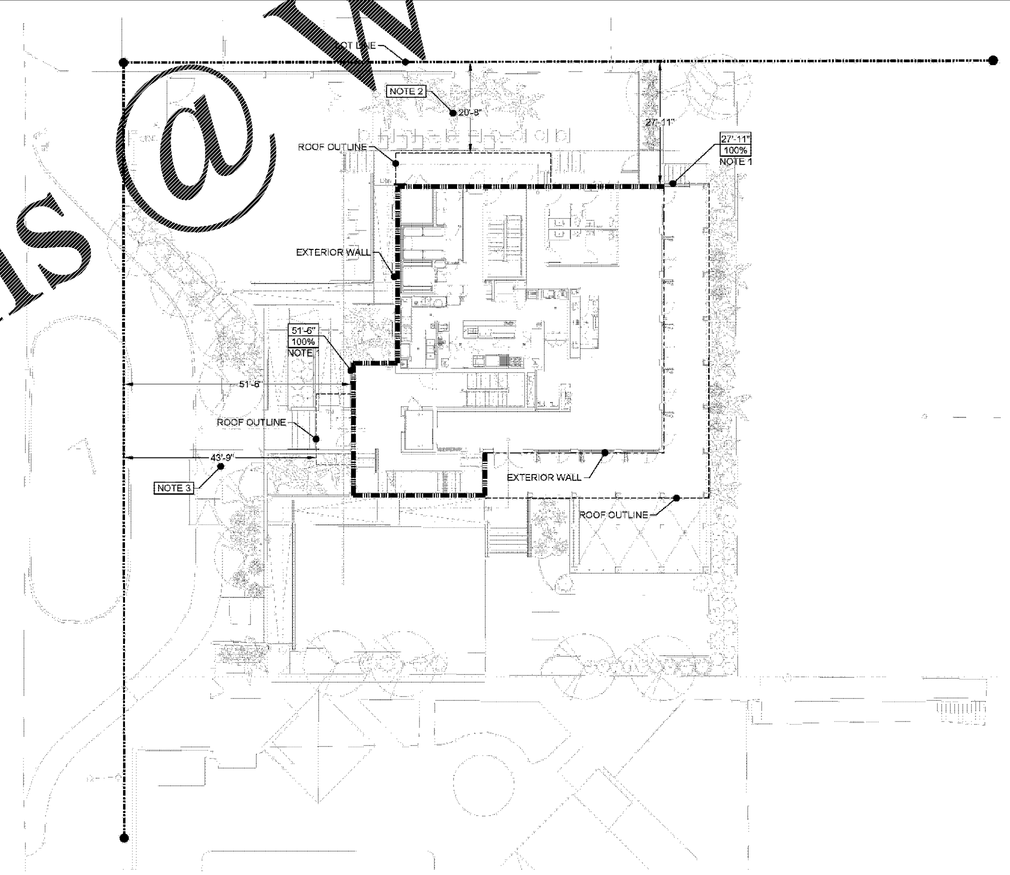
NOTES:
1. Exterior Load-bearing wall not required to be rated for exterior exposure per FBC Section 705.5

ROOF OVERHANG REQUIREMENTS

Roof overhangs must comply with FBC Table 705.2 excerpted below:

FSD	Distance to Lot Line
X < 2'	Not Permitted
2' < X < 5'	24 inches
5' < X < 30'	24 inches plus 8 inches for every foot of FSD beyond 3 feet or a fraction thereof.
X > 30'	20 feet

NOTES:
2. 27'-11" of Fire Separation Distance (FSD) is provided. Roof Overhangs must be a minimum of 18'-8" from the lot line, 20'-8" of separation is provided.
3. 51'-6" of Fire Separation Distance (FSD) is provided. Roof Overhangs must be a minimum of 20'-0" from the lot line, 43'-9" of separation is provided.



01 LOT LINE ANALYSIS
1/16" = 1'-0"

LIFE SAFETY SHEET INDEX

SHEET NUMBER	SHEET NAME	DATE
LS0.00	LIFE SAFETY - CODE SHEET	22 MAY, 2020
LS1.01	LIFE SAFETY - LEVEL 01 PLAN	22 MAY, 2020
LS1.02	LIFE SAFETY - LEVEL 02 PLAN	22 MAY, 2020
LS1.03	LIFE SAFETY - DECK LEVEL PLAN	22 MAY, 2020

DATE: 05/22/2020
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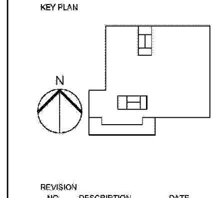
KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

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SHEET NO.
LS0.00