

**PLAN REVIEW JURISDICTION:**

CITY OF WESTLAKE, FLORIDA

**PROJECT DESCRIPTION:**

THIS PROJECT CONSISTS OF A NEW, APPROXIMATELY 8,946 SF, 1 STORY SALES CENTER FOR A MIXED USE, RESIDENTIAL / COMMERCIAL DEVELOPMENT.

**APPLICABLE CODES:**

BUILDING: 2014 FLORIDA BUILDING CODE (5TH EDITION) EXISTING BUILDING  
 PLUMBING: 2014 FLORIDA PLUMBING CODE (5TH EDITION)  
 ELECTRICAL: 2014 FLORIDA ELECTRICAL CODE (5TH EDITION)  
 FUEL AND GAS: 2014 FUEL GAS CODE (5TH EDITION)  
 FIRE/LIFE SAFETY CODE: 5TH EDITION FLORIDA FIRE PREVENTION CODE  
 ACCESSIBILITY CODE: 2014 FLORIDA ACCESSIBILITY CODE (5TH EDITION)  
 ENERGY CODE: ASHRAE 90.1-2014, 2014 FLORIDA ENERGY CODE (5TH EDITION)

**CONSTRUCTION TYPE:**

TYPE IIB, UNPROTECTED, FULLY SPRINKLERED

**CLASSIFICATION OF WORK:**

NEW CONSTRUCTION

**BUILDING OCCUPANCY:**

GROUP B, BUSINESS

**ALLOWABLE BUILDING HEIGHT AND AREA:**

ALTHOUGH THE BUILDING AS ILLUSTRATED HEREIN MEETS THE REQUIREMENTS OF FBC 507.3 UNLIMITED BUILDING AREA, DUE TO ANTICIPATED ADJACENT FUTURE CONSTRUCTION, WE WILL USE THE REQUIREMENTS OF TABLE 503:  
 MAXIMUM ALLOWABLE BUILDING AREA: 23,000 SF  
 MAXIMUM ALLOWABLE HEIGHT: 55 FEET AND 3 STORIES

**PROPOSED BUILDING HEIGHT AND AREA:**

INTERIOR AREA: 8,946 SF  
 COVERED EXTERIOR SEATING: 793 SF  
 COVERED ENTRY & EXTERIOR CANOPIES: 1,041 SF  
 TOTAL UNDER ROOF: 10,780 SF

PROPOSED BUILDING HEIGHT: 31 FEET AND 1 STORY

**SEPARATION REQUIREMENTS**

THE PROJECT AS SHOWN MEETS THE REQUIREMENTS OF SECTION 508.3.1, THEREFORE, AS NONSEPARATED OCCUPANCIES, NO FIRE SEPARATIONS ARE REQUIRED.

**FIRE-RESISTANCE RATING OF EXTERIOR WALLS**

AS CURRENTLY PROPOSED, SEPARATION BETWEEN PROJECT AND FUTURE STRUCTURES IS IN EXCESS OF 10'. THEREFORE, PER TABLE 602, EXTERIOR WALLS, CANOPIES, ETC. WILL NOT BE REQUIRED TO BE FIRE RATED.

**OCCUPANCY LOAD:**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA	OCCUPANT LOAD
BUSINESS USE	1 PER 100 GROSS	7,896 SF	79
ASSEMBLY	1 PER 15 NET	663 SF	46
STORAGE / MECHANICAL	1 PER 300 GROSS	533 SF	2
TOTAL OCCUPANT LOAD FOR EGRESS:			127
ASSEMBLY (EXTERIOR)			45
TOTAL OCCUPANT LOAD FOR PLUMBING:			172

**GENERAL EGRESS REQUIREMENTS**

MAXIMUM COMMON PATH OF TRAVEL (TABLE 1014.3): .....100'  
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2): .....250'  
 MINIMUM CORRIDOR / AISLE WIDTH (1017 AND TABLE 1018.2)  
 OCCUPANT CAPACITY OF 50 OR MORE: .....44"  
 OCCUPANT CAPACITY LESS THAN 50: .....36"  
 UNIT WIDTH PER EGRESS OCCUPANT SERVED (1005.3.1): .....0.20"  
 MAXIMUM DEAD END CORRIDOR (1018.4 EXCEPTION 2): .....50'

**EXIT ANALYSIS**

TOTAL EGRESS OCCUPANT LOAD: 127

TOTAL EGRESS WIDTH REQUIRED: (0.2" PER OCCUPANT)  
 127 OCC. x 0.2" = 25.4" MIN. EGRESS WIDTH  
 TOTAL EGRESS WIDTH PROVIDED: 224"  
 (5 EXITS PROVIDED W/ 32" CREDIT PER 36" DOOR)

**EXIT WIDTHS PROVIDED:**

- (1) = 64"
- (2) = 22"
- (3) = 32"
- (4) = 32"
- (5) = 32"
- (6) = 32"

TWO EXITS OR EXIT ACCESS DOORWAYS: (1015.1)  
 DISTANCE BETWEEN EXITS REQUIRED (1015.2.1 EXCEPTION 2) = 166'-4" / 3 = 55'-5" MIN.  
 ACTUAL DISTANCE BETWEEN EXITS:  
 BETWEEN #1 AND #4 = 77'-0"

**PLUMBING ANALYSIS**

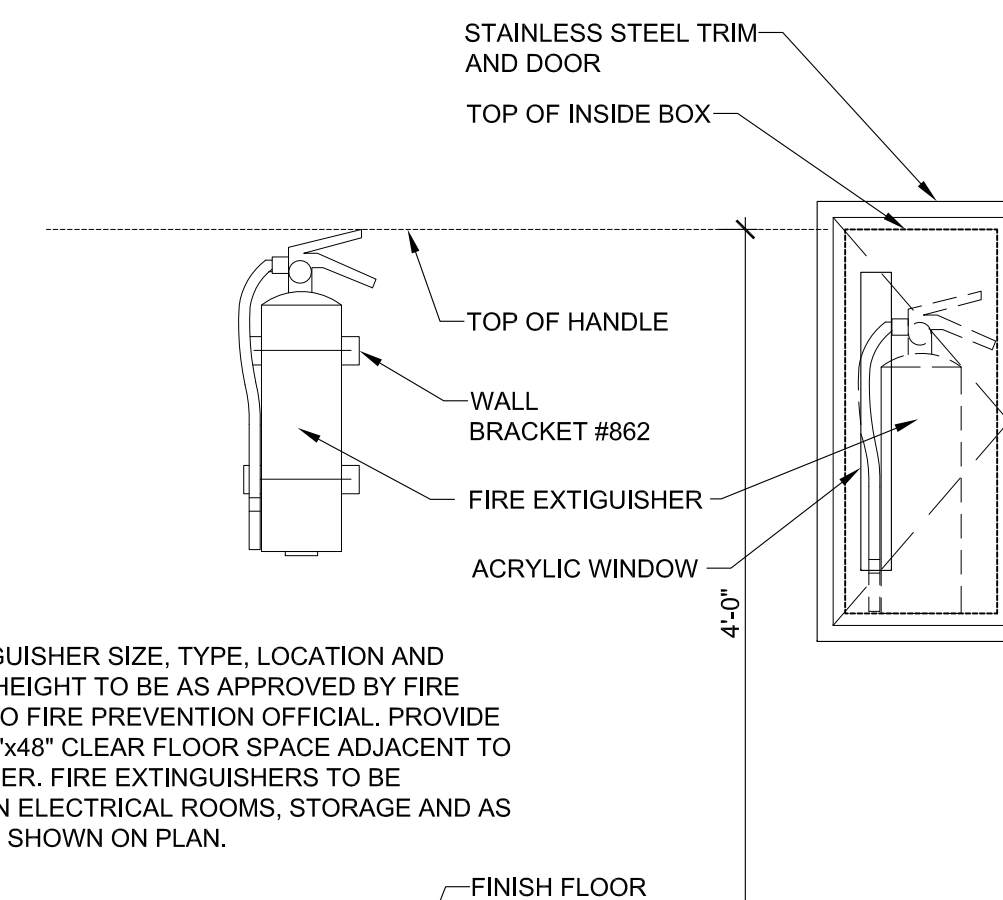
(PER 2014 FLORIDA PLUMBING CODE TABLE 403.1)

TOTAL PLUMBING OCCUPANT LOAD: 172/2 = 86 MALES & 86 FEMALES  
 WATER CLOSETS (MALE): 1 PER 25 FOR FIRST 50, 1 PER 50 OVER = 3 ..... PROVIDED: 3 + 1 UR  
 WATER CLOSETS (FEMALE): 1 PER 25 FOR FIRST 50, 1 PER 50 OVER = 3 ..... PROVIDED: 4  
 LAVATORIES (MALE): 1 PER 40 FOR FIRST 80, 1 PER 80 OVER = 3 ..... PROVIDED: 3  
 LAVATORIES (FEMALE): 1 PER 40 FOR FIRST 80, 1 PER 80 OVER = 3 ..... PROVIDED: 3  
 DRINKING FOUNTAINS: 1 PER 100 = 2 ..... PROVIDED: 2 HI-LO  
 SERVICE SINK: 1 ..... PROVIDED: 1

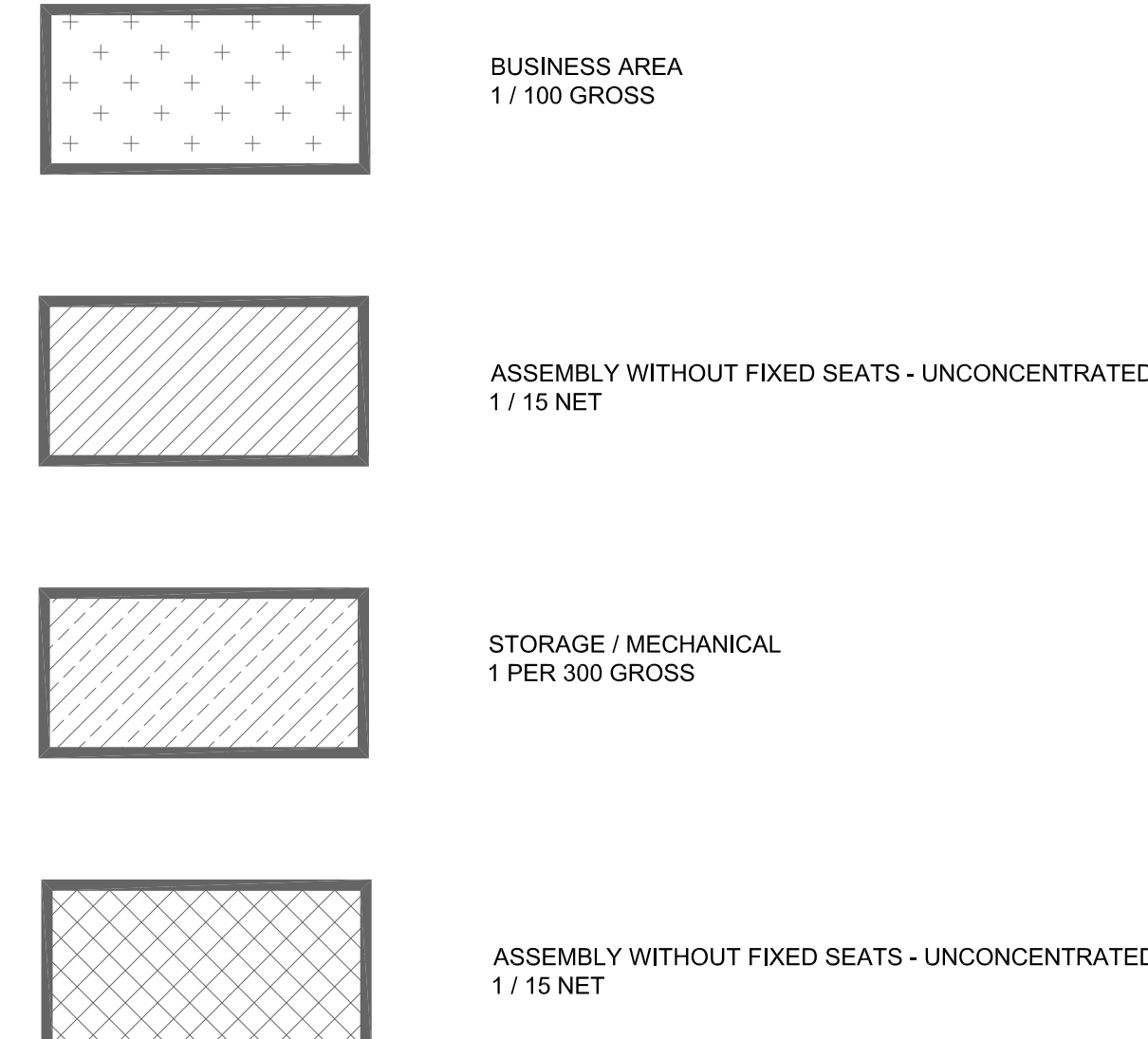
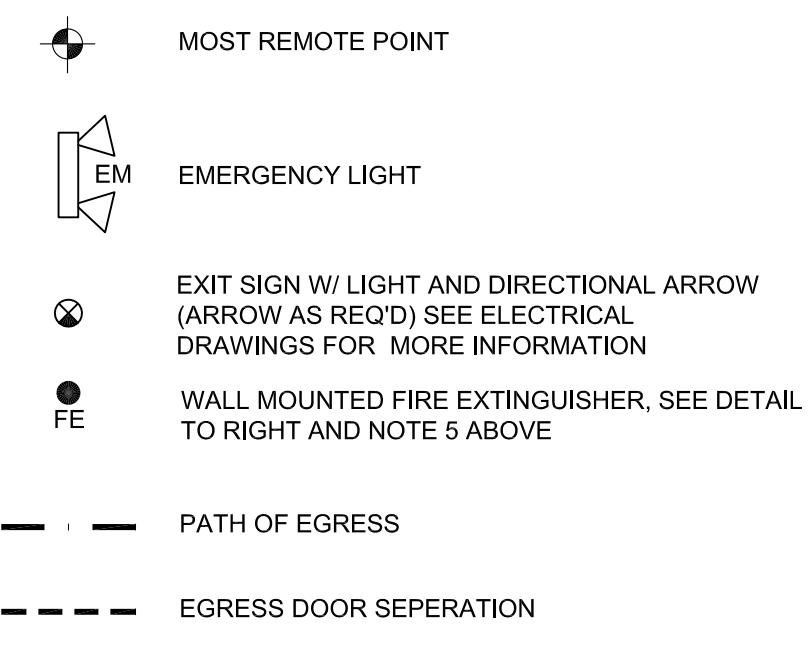
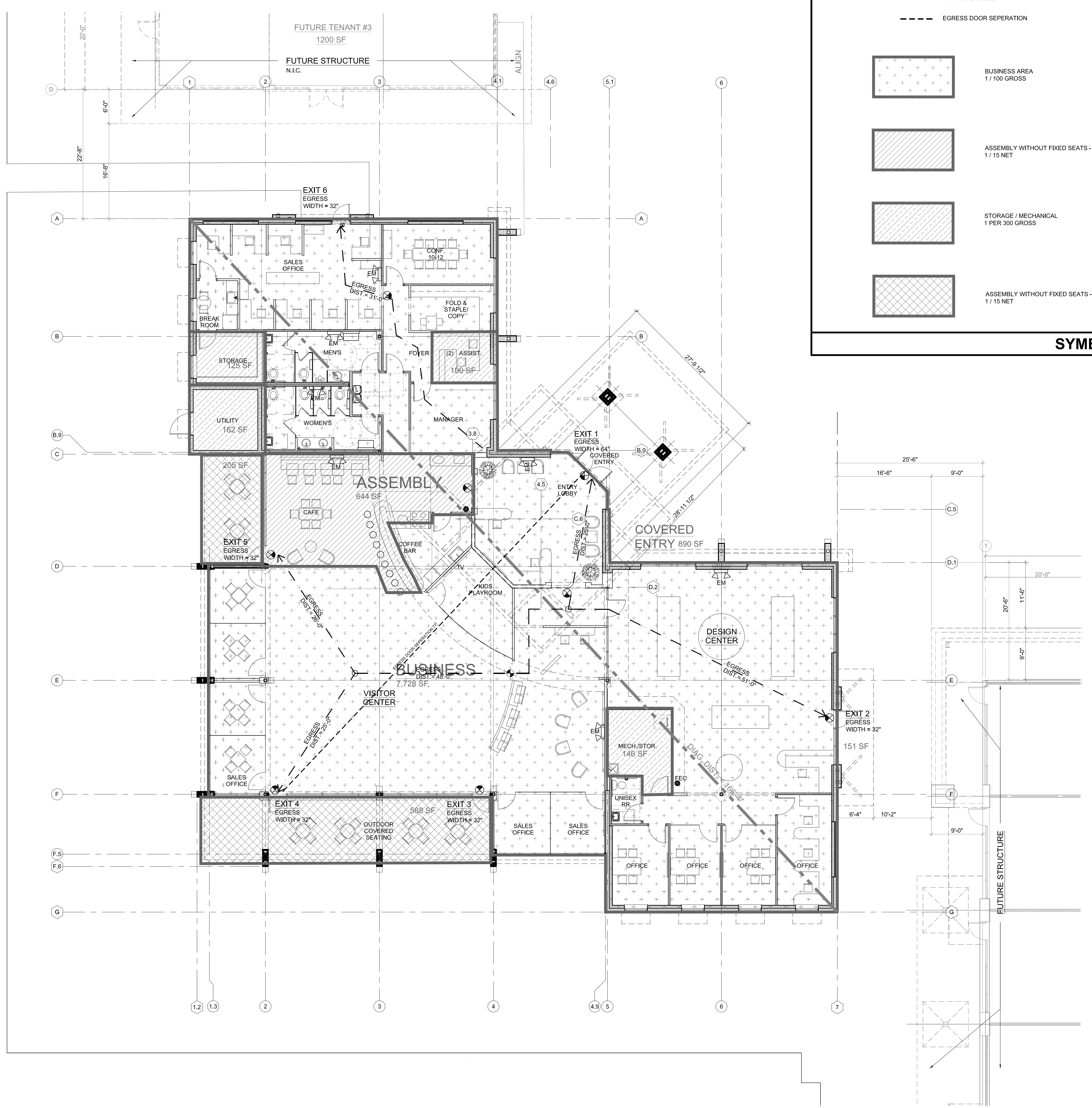
**WIND DESIGN, COMPONENTS AND CLADDING**

SEE SHEET S0.01

**CODE INFORMATION**



FIRE EXTINGUISHER SIZE, TYPE, LOCATION AND MOUNTING HEIGHT TO BE AS APPROVED BY FIRE MARSHAL A/O FIRE PREVENTION OFFICIAL. PROVIDE MINIMUM 30"x48" CLEAR FLOOR SPACE ADJACENT TO EXTINGUISHER. FIRE EXTINGUISHERS TO BE PROVIDED IN ELECTRICAL ROOMS, STORAGE AND AS OTHERWISE SHOWN ON PLAN.



**SYMBOL LEGEND**

NOTE: LIFE SAFETY PLAN SHOWN IS BASED ON ANTICIPATED LAYOUT & IS USED FOR OCCUPANCY & EGRESS REQUIREMENTS

LIFE SAFETY PLAN SCALE 1/8" = 1'-0" 1

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BULLETIN LOG

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**WESTLAKE VISITOR CENTER**  
 CITY OF WESTLAKE  
 PALM BEACH COUNTY, FLORIDA

ISSUE DATE: - 09-30-16  
 ISSUED FOR:  
**PERMIT - BUILDING SHELL ONLY**  
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REVISION LOG

STATE REGISTRATIONS  
 FL #AAC001935 NC #8581  
 SC #6109 GA #10079  
 TN #00102675

Juan F. Romero AIA License No. AR000793  
 TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECT AND ENGINEER, THE PLANS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS.

**WESTLAKE VISITOR CENTER**  
 PROJECT NAME  
**LIFE SAFETY PLAN / CODE ANALYSIS**  
 SHEET NAME  
 PROJECT NUMBER: **2016.037**  
 DRAWN BY: **DF/CV** CHECKED BY: **TM/PC**  
 SCALE:  
**LS1**  
 SHEET NUMBER