



PLAN REVIEW JURISDICTION:
CITY OF WESTLAKE, FLORIDA

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A NEW, APPROXIMATELY 7,550 SF, 1 STORY RETAIL GRAY SHELL FOR A MIXED USE, RESIDENTIAL / COMMERCIAL DEVELOPMENT. INTERIOR WORK WILL BE UNDER SEPARATE PERMIT PER TENANT BUILD-OUT REQUIREMENTS.

APPLICABLE CODES:
BUILDING: 2014 FLORIDA BUILDING CODE (5TH EDITION) EXISTING BUILDING
PLUMBING: 2014 FLORIDA PLUMBING CODE (5TH EDITION)
MECHANICAL: 2014 FLORIDA MECHANICAL CODE (5TH EDITION)
ELECTRICAL: NEC 2011
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 90.1-2004, 2014 FLORIDA ENERGY CODE (5TH EDITION)

CONSTRUCTION TYPE:
TYPE IIB, UNPROTECTED, FULLY SPRINKLERED

CLASSIFICATION OF WORK:
NEW CONSTRUCTION

BUILDING OCCUPANCY:
GROUP M, MERCANTILE

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: 12,500 SF
MAXIMUM ALLOWABLE HEIGHT: 55 FEET AND 2 STORIES

PROPOSED BUILDING HEIGHT AND AREA:
INTERIOR AREA: 7,546 SF
COVERED ENTRY & EXTERIOR CANOPIES: 1,338 SF
TOTAL UNDER ROOF: 8,884 SF

PROPOSED BUILDING HEIGHT: 22 FEET AND 1 STORY

SEPARATION REQUIREMENTS
NOT ADDRESSED. SEPARATION REQUIREMENTS PER INDIVIDUAL TENANT BUILD-OUT REQUIREMENTS.

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:
NOT ADDRESSED. FUNCTION OF SPACE AND THEREFORE OCCUPANT LOAD WILL BE DETERMINED BY TENANT BUILD-OUT REQUIREMENTS.

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
NOT ADDRESSED. EGRESS REQUIREMENTS WILL BE DETERMINED BY TENANT BUILD-OUT REQUIREMENTS.

EGRESS PROVIDED
12 EXITS PROVIDED W/ 32" CREDIT PER 36" DOOR. EACH DOOR TO HAVE:
ADA COMPLIANT THUMB TURN RELEASE ON EGRESS SIDE OF DOOR
ADA COMPLIANT THRESHOLD
PAVEMENT EXTERIOR OF ALL EGRESS DOORS TO BE LEVEL FOR A MINIMUM OF 4' FROM THE DOOR AND TO 1' PAST EITHER DOOR JAMB. (4x5' NOMINAL) SEE SITE PLAN
2 EXITS PROVIDED FROM UTILITY PER 36" DOORS WITH PANIC HARDWARE.

PLUMBING ANALYSIS
NOT ADDRESSED. PLUMBING FIXTURE REQUIREMENTS WILL BE DETERMINED BY TENANT BUILD-OUT REQUIREMENTS.
SEE PLUMBING DRAWINGS FOR ROOF DRAINAGE INFORMATION.

WIND DESIGN, COMPONENTS AND CLADDING
SEE SHEET S2.1 FOR CHAPTER 16 BUILDING DATA, DESIGN WIND CRITERIA, ETC.
SEE SHEET N.1 FOR FLORIDA PRODUCT APPROVAL.

ADDITIONAL
SEE ELECTRICAL DRAWINGS FOR EXIT LIGHTS, EMERGENCY LIGHTS, ETC.

NOTE:
ALTHOUGH 6 TENANTS ARE SHOWN, ACTUAL NUMBER OF TENANTS MAY VARY.

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BULLETIN LOG



WESTLAKE AUXILIARY
SALES 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 #B581
SC #6109 GA #10079
TN #00102675

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TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLAN AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM SAFETY STANDARDS.

WESTLAKE AUXILIARY
SALES CENTER
PROJECT NAME
LIFE SAFETY PLAN /
CODE ANALYSIS
SHEET NAME
PROJECT NUMBER: 2016.082
DRAWN BY: CHECKED BY: PC
SCALE: LS1
SHEET NUMBER