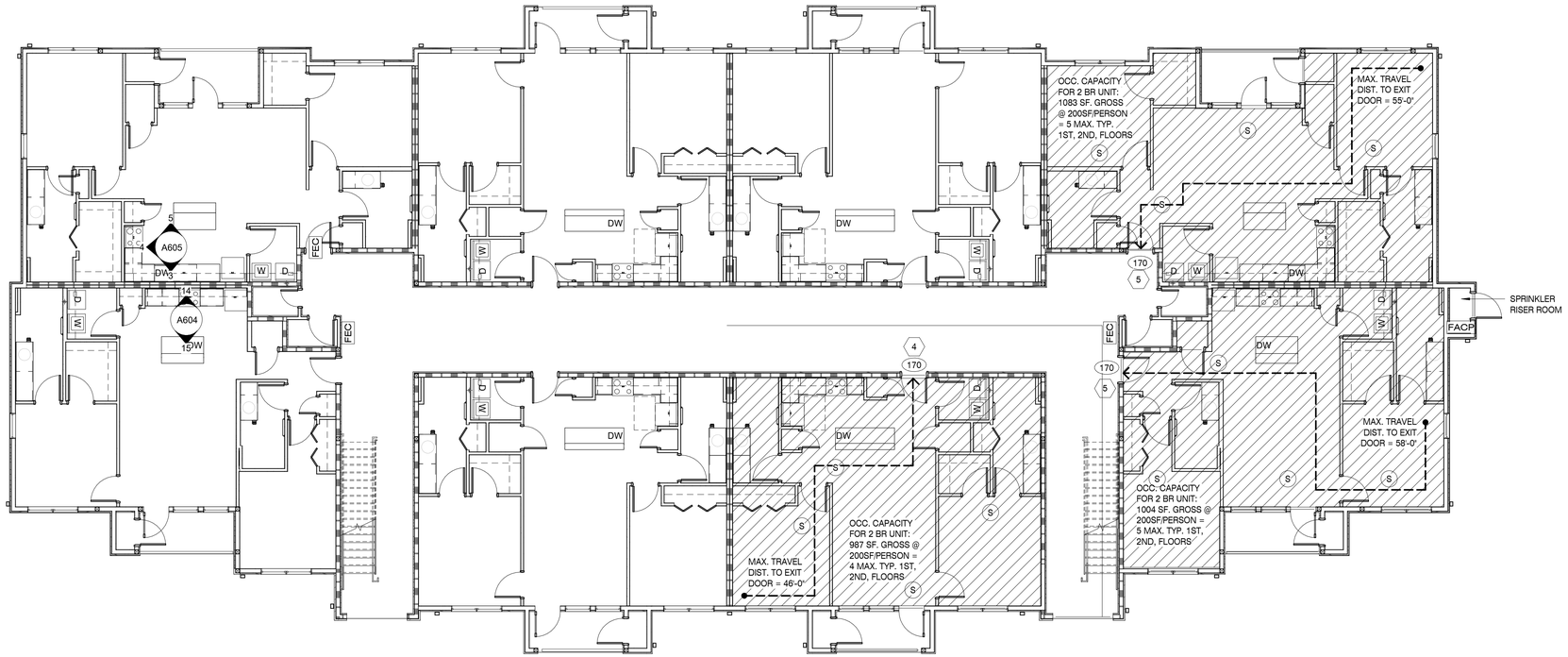

TYPICAL LIFE SAFETY PLAN - BUILDING TYPE 2 & 3

SCALE : 1/8" = 1'-0"

1

20 FROM 2ND FL. TYP. EA. STAIR

20 FROM 3RD FL. TYP. EA. STAIR

MAX TRAVEL DIST. FROM DWELLING UNIT ENTRY DOOR TO EXIT:

GROUND FL:	65'-0"
2ND FL:	79'-0"
3RD FL:	129'-0"

LIFE SAFETY PLAN LEGEND

- FEC — FIRE EXTINGUISHER CABINET- MTD. W/ HIGHEST OPERABLE PART @ 48" AFF MAX
- FACP — FIRE ALARM CONTROL PANEL
- (R) — DENOTES SPACE USED FOR RESIDENTIAL PURPOSES
- (S) — SMOKE DETECTOR
- (XXX) — EXIT CAPACITY(ALLOWED)
- XX — EXIT OCCUPANT LOAD AS ESTABLISHED BY IBC TABLE 1004.1.1
- SHADED AREA INDICATES TYPICAL RESIDENTIAL UNIT. TYP. (8) EA. FLOOR (3) FLOORS, 24 TOTAL UNITS

WALL LEGEND

EXTERIOR WALL
STONE VENEER OVER METAL LATH OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-19 UNFACED BATT INSULATION. REFER TO EXTERIOR ELEVATIONS FOR STONE VENEER HEIGHTS

EXTERIOR WALL
STONE VENEER OVER METAL LATH OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-19 UNFACED BATT INSULATION. REFER TO EXTERIOR ELEVATIONS FOR BRICK VENEER HEIGHTS

EXTERIOR WALL
SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WD STUDS 16" O.C. W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-19 UNFACED BATT INSULATION.

1 HOUR RATED BREEZEWAY WALL
SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WD STUDS W/ 5/8" FIRE RATED GYP. BD. ON INTERIOR. PROVIDE R-13 BATT INSULATION. BUILD IN ACCORDANCE WITH UL#356

1 HOUR TENANT SEPARATION WALL
DOUBLE 2X STUD WALL W/ 1 LAYER FIRE RATED 5/8" GYP. BD. ON OUTER SIDES AND 1 LAYER 1/2" PLYWOOD ON INSIDE OF ONE WALL. PROVIDE TWO LAYERS R-13 BATT INSULATION. BUILD WALL IN ACCORDANCE W/ UL #341.

INTERIOR WALL PARTITION
2X4 WOOD STUDS W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE.

INTERIOR WALL PARTITION
2X6 WOOD STUDS W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE.

EJ = EXPANSION JOINT

NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR STUD SPACING ON ALL WALLS.
2. 1/2" GYP. BD. IS TO BE USED IN LIEU OF 5/8" GYP. BD. AT ALL NON-RATED PARTITIONS
3. SEE A6 SHEETS FOR ENLARGED UNIT PLANS

1A — 1 - HOUR RATED WALL, UL# U356

1B — 1 - HOUR RATED WALL, UL# U341

BUILDING INFORMATION

CLASSIFICATION

THIS NEW BUILDING IS CLASSIFIED AS GROUP R-2 - RESIDENTIAL
(2017 FBC) TYPE V-B CONSTRUCTION, UNPROTECTED, SPRINKLERED.

PROJECT DATA

TOTAL SQUARE FOOTAGE:
PER FLOOR: 8,997 SF GROSS (BUILDING TYPE 2)
X2 FLOORS

TOTAL: 17,994 SF GROSS (BUILDING TYPE 2)

TOTAL OCCUPANT LOAD
PER FLOOR: BUILDING TYPE 2:
40 (1ST FLOOR)
40 (2ND FLOOR)
TOTAL: 80

**BASIC ALLOWABLE AREA --- 30,240 S.F. (WORST CASE) S.F. PER FLOOR, PER FBC, 2017, TABLE 506.2 & 506.2.3 (AREA INCRASE)
MAX. HEIGHT PERMITTED: 60'-0" TABLE 504.3
ACTUAL HEIGHT: 29'-8"

TOTAL SQUARE FOOTAGE:
PER FLOOR: 8,997 SF GROSS (BUILDING TYPE 3)
X2.5 FLOORS

TOTAL: 22,493 SF GROSS (BUILDING TYPE 3)

TOTAL OCCUPANT LOAD
PER FLOOR: BUILDING TYPE 3:
40 (1ST FLOOR)
40 (2ND FLOOR)
16 (3RD FLOOR)
TOTAL: 96

**BASIC ALLOWABLE AREA --- 30,240 S.F. (WORST CASE) S.F. PER FLOOR, PER FBC, 2017, TABLE 506.2 & 506.2.3 (AREA INCRASE)
MAX. HEIGHT PERMITTED: 60'-0" TABLE 504.3
ACTUAL HEIGHT: 39'-10"

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL PROVIDE A PRE - CERTIFICATE OF OCCUPANCY TEST OF THE EMERGENCY LIGHTING AND EXIT SIGNAGE PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION WITH THE FIRE MARSHALL IN ATTENDANCE.

LIFE SAFETY NOTES

1. TYPE V-B RATING REQUIREMENTS (TABLE 601)
A. EXTERIOR BEARING WALLS - NO RATING REQUIRED
B. NON-BEARING EXTERIOR WALLS - NO RATING REQUIRED BEYOND 30' FROM NEAREST STRUCTURE (TABLE 601 & 602)
C. INTERIOR BEARING EXTERIOR WALLS - NO RATING REQUIRED
D. INTERIOR NON-BEARING PARTITIONS - NO RATING REQUIRED
E. COLUMNS - NO RATING REQUIRED
F. FLOORS AND FLOOR/CEILING - NO RATING REQUIRED
G. ROOFS AND ROOF/CEILING - NO RATING REQUIRED
H. GABLE ENDS OF ROOF - NO RATING REQUIRED

3. INTERIOR FINISHES
MINIMUM INTERIOR FINISH CLASSIFICATION FOR RESIDENTIAL, SPRINKLERED BUILDING (2017 FBC, TABLE 803.11)

	FBC
EXITS	CLASS B A OR C
EXIT ACCESS	CLASS B A OR C
OTHER SPACES	CLASS C A, B, OR C

4. MEANS OF EGRESS (IBC SECTION 1004):
EGRESS WIDTH PER PERSON SERVED:
LEVEL (DOORS, RAMPS, CORRIDORS) ---------- .2"
STAIRS ---------- .3"
MIN. CORRIDOR WIDTH ---------- 44"
36" IN UNIT
MIN. CLEAR OPENING OF EXIT DOORS ---------- 32"
MAX. TRAVEL DISTANCE TO EXIT ---------- 250 FT.
MAX. DEAD END CORRIDOR LENGTH ---------- 50 FT.

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ARCHITECTURE NO.: AA26000828
INTERIORS NO.: IB26000665

CONSULTANT

SEAL

ARCHITECT:

FLORIDA REGISTERED INTERIOR DESIGNER 1996 — SCOTT D. MALENOCK — STATE OF FLORIDA — REGISTERED ARCHITECT 9210 — 5/14/19

SCOTT D. MALENOCK
AR 92510 ID4968

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PROJECT INFORMATION

PROJECT:

WESTWOOD AT WINTER HAVEN APARTMENTS

PROJECT ADDRESS:

Avenue G
Winter Haven, FL 36801
HUD# 067-35554

PROJECT NO.: 180888

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	03-25-19
DESIGNED BY:	MES
DRAWN BY:	AV
REVIEWED BY:	CMG

SHEET TITLE:

BUILDING TYPE 2&3 LIFE SAFETY PLAN

SHEET NO.:

A002

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