

CONSTRUCTION TYPE
F.B.C. TABLE 503

CONSTRUCTION TYPE = TYPE II-B

ALLOWABLE HEIGHT AND BUILDING AREAS
TABLE 503 F.B.C.

ASSEMBLY (A-2)	TYPE II (B)	
	PERMITTED	PROVIDED
MAX. AREA PER FLOOR	9,500 SF	4,626 SF
MAX. HEIGHT (# OF STORIES)	2	2

FIRE RESISTANCE RATING REQUIREMENTS FOR
BUILDING ELEMENTS F.B.C. TABLE 601

BUILDING ELEMENT	TYPE II (B)
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING EXTERIOR WALLS	0 HOUR
BEARING INTERIOR WALLS	0 HOUR
NONBEARING INTERIOR WALLS & PARTITIONS	0 HOUR
FLOORS CONSTRUCTION	0 HOUR
ROOF STRUCTURE	0 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR
EXTERIOR WALLS BASED ON FIRE SEPARATION
DISTANCE F.B.C. TABLE 602

FIRE SEPARATION DISTANCE (FT)	TYPE OF CONSTRUCTION	GROUP A-2
< 5	II-B	1
> 5 < 10	II-B	1
> 10 < 20	II-B	0
> 20 < 30	II-B	0
> 30	All	0

GENERAL NOTES

1. THE OCCUPANCY AND TYPE OF CONSTRUCTION FOR THE
PROPOSED BUILDINGS ARE AS FOLLOWS:

- OCCUPANCY TYPE OF CONST
A-2, M TYPE II-B
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE
DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR
LESS THAN 1/2".
3. PROVIDE ONE-ABC TYPE, "2-A" RATED FIRE EXTINGUISHER
FOR EACH 2,500 SQ. FT. MAXIMUM 75 FT. OF TRAVEL. TOP
OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH
FLOOR.

4. ALL INTERIOR FINISHES SHALL COMPLY WITH FFPC 201
CHAPTER 10 & TABLE A.10.2.2

ASSEMBLY COMPONENT NOTES:

1. EGRESS DOORS MUST BE READILY OPENABLE FROM THE EGRESS SIDE
WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. DOORS MUST BE OPENABLE WITH NO MORE THAN ONE RELEASING
OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN
AND 48" MAX ABOVE FINISHED FLOOR.
3. ILLUMINATED AND MARKED MEANS OF EGRESS TO COMPLY WITH F.B.C
SECTION 403.5.5 & 1024
4. EMERGENCY LIGHTING PROVIDED & TO MEET THE REQUIREMENTS OF
F.B.C SECTION 403.4.8 & N.E.C ARTICLE 701
5. AUDIBLE ALARM IS AUTOMATIC. FIRE ALARM SYSTEM NEEDS TO COMPLY
WITH F.B.C 403.4 AND N.F.P.A 72

SMOKE DETECTION

1. EVERY MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE
EQUIPMENT, ELEVATOR MACHINE, OR SIMILAR ROOM (ANY GENERALLY
UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE)
3. EACH HVAC MAIN RETURN AND EXHAUST AIR PLENUM
4. OUTSIDE (WITHIN 10'-0") OF EACH STAIR/EXIT DOOR ON EACH FLOOR

FINISH NOTES:

1. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
2. FINISHES SHALL COMPLY WITH F.B.C TABLE 803.9
3. INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION
10.2 OF THE N.F.P.A 101 SHALL BE CLASS A, CLASS B, OR CLASS C IN
ASSEMBLY AREAS HAVING OCCUPANT LOAD OF LESS THAN 300 AS PER
SECTION 12.3.3.3 OF N.F.P.A 101

ASSEMBLY COMPONENT NOTES:

1. EGRESS DOORS MUST BE READILY OPENABLE FROM THE EGRESS SIDE
WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. DOORS MUST BE OPENABLE WITH NO MORE THAN ONE RELEASING
OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN
AND 48" MAX ABOVE FINISHED FLOOR.
3. ALL DOORS SERVING 100 OR MORE PERSONS SHALL HAVE PANIC
HARDWARE
4. ILLUMINATED AND MARKED MEANS OF EGRESS
5. EMERGENCY LIGHTING PROVIDED
6. INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT
PROVIDES FIRE DETECTION AND PROTECTION THROUGHOUT BUILDING
7. AUDIBLE ALARM IS AUTOMATIC

NOTE

BUILDING SHALL BE PROVIDED WITH CLASS 1, TYPE 60 STANDBY POWER IN ACCORDANCE
WITH CHAPTER 27 OF THE FLORIDA BUILDING CODE, BUILDING
AND NFPA 110. THE STANDBY POWER SYSTEM SHALL HAVE A CAPACITY AND RATING
SUFFICIENT TO SUPPLY ALL REQUIRED EQUIPMENT. SELECTIVE LOAD PICKUP AND
LOAD SHEDDING SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 27 OF THE
FLORIDA BUILDING CODE, BUILDING. THE STANDBY POWER SYSTEM SHALL BE
CONNECTED TO THE FOLLOWING:

1. EMERGENCY LIGHTING SYSTEM.
2. MECHANICAL EQUIPMENT FOR SMOKEPROOF ENCLOSURES.
3. POWER AND LIGHTING FOR THE FIRE COMMAND CENTER

NOTE

ALL EXIT LIGHTS AND EMERGENCY LIGHTS SHALL HAVE
BATTERY BACKUP RATED FOR 90 MINUTES MIN. SEE
ELECTRICAL DRAWINGS

WALLS LEGEND

- 1-1-1-1-1-1 1 HOUR FIRE WALL
- 2-2-2-2-2-2 2 HOUR FIRE WALL
- 3-3-3-3-3-3 3 HOUR FIRE WALL
- COMMON PATH OF TRAVEL
- DIRECTION OF EGRESS-TRAVEL DISTANCE
- F.E. FIRE EXTINGUISHER CABINETS.
- F.E. WALL MOUNTED FIRE EXTINGUISHER
ON BRACKET.
- EXIT SIGN (BOTTOM OF SIGN MIN +7"-6" A.F.F.)

EXIT NUMBER
TOTAL EXIT CLEAR WIDTH
OCCUPANT LOAD USED
MAX CAPACITY

ROOM
OCCUPANCY
OCCUPANT LOAD FACTOR
AREA IN SF
OCCUPANT LOAD

TRAVEL DISTANCE, DEAD END LENGTH, and MEANS OF EGRESS WIDTH
F.B.C. TABLE 1016.1
N.F.P.A TABLE A7.8

OCCUPANCY CLASSIFICATION	MAXIMUM TRAVEL DIST. TO EXIT (ft)	MAXIMUM DEAD END CORRIDOR LENGTH (ft)	MAXIMUM COMMON PATH OF TRAVEL (ft)	EGRESS WIDTH PER PERSON SERVED (in)		MINIMUM CORRIDOR/ AISLE WIDTH (in)	MINIMUM CLEAR OP'G OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
	UNSPRINKLED.	UNSPRINKLED.	UNSPRINKLED.	LEVEL	STAIRS			
Group A	200	20	20/75	0.2	0.3	44	32	44
Group M	150	20	75	0.2	0.3	44	32	44

*BASED ON MOST RESTRICTIVE OF N.F.P.A 101 & FBC

SEATING COUNT

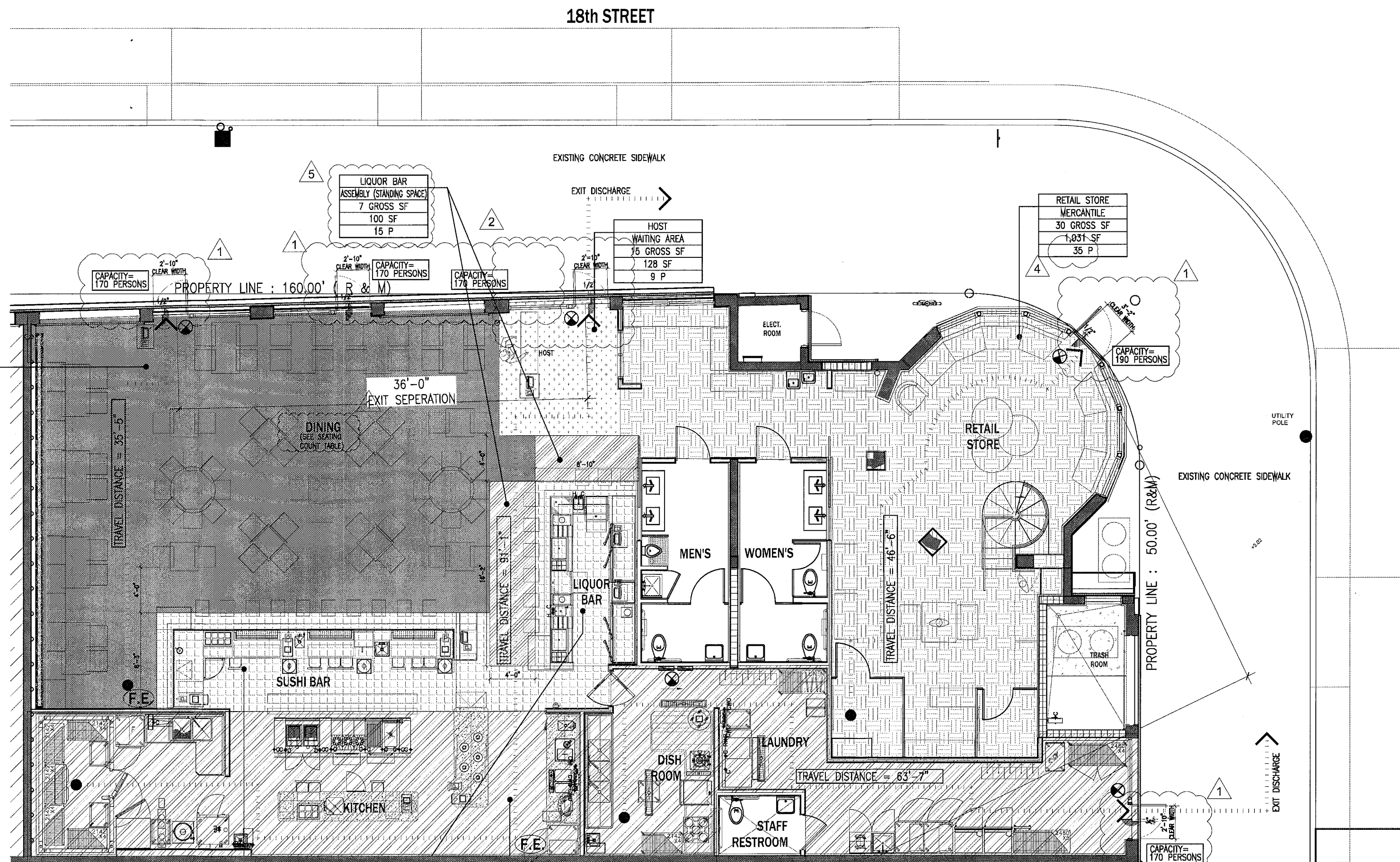
BOOTH SEATING	16 PERSONS
TABLE SEATING	60 PERSONS
LIQUOR BAR SEATING	10 PERSONS
SUSHI BAR SEATING	11 PERSONS
TOTAL SEATING =	97 PERSONS

OCCUPANT LOAD CALCULATION- RESTAURANT
(F.B.C. TABLE 1004.1.1)

OCCUPANCY	OCCUPANCY LOAD	AREA	TOTAL
DINING	1 PERSON / 15 GSF	1,141 SF	77 PERSONS
HOST	1 PERSON / 15 GSF	128 SF	9 PERSONS
SUSHI BAR (service)	1 PERSON / 100 GSF	227 SF	3 PERSONS
LIQUOR BAR (service)	1 PERSON / 100 GSF	147 SF	2 PERSONS
LIQUOR BAR (STANDING AREA)	1 PERSON / 7 GSF	100 SF	15 PERSONS
KITCHEN	1 PERSON / 200 GSF	1,234 SF	7 PERSONS
TOTAL:		2,977 SF	113 PERSONS

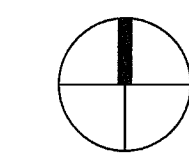
OCCUPANT LOAD CALCULATION- RETAIL
(F.B.C. TABLE 1004.1.1)

OCCUPANCY	OCCUPANCY LOAD	AREA	TOTAL
RETAIL STORE (GROUND)	1 PERSON / 30 GSF	1,031 SF	35 PERSONS
RETAIL STORAGE (LEVEL 2)	1 PERSON / 300 GSF	444 SF	2 PERSONS
TOTAL:		1,475 SF	37 PERSONS



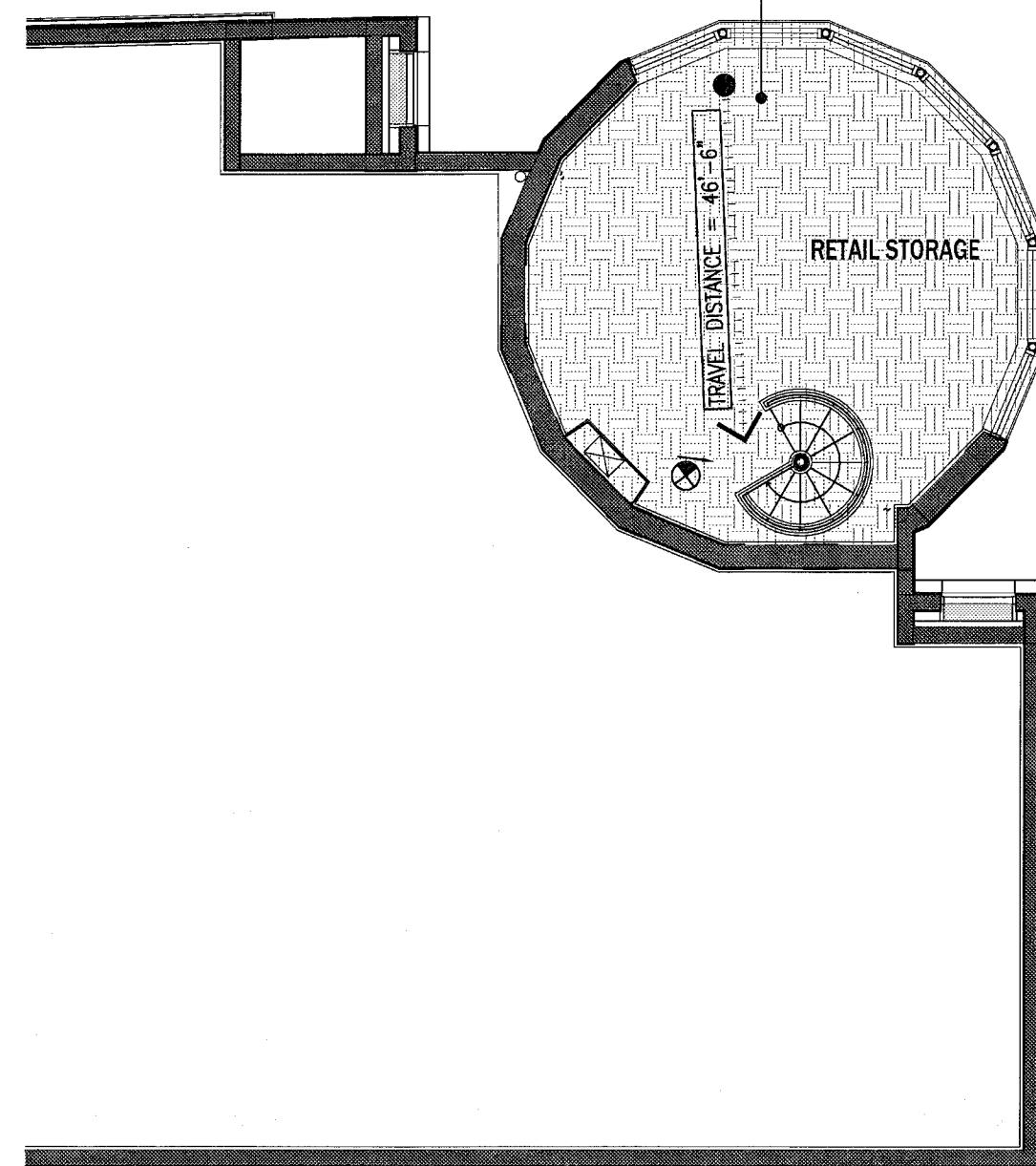
GROUND PLAN LIFESAFETY

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



LEVEL 2 PLAN LIFESAFETY

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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



REVISIONS / SUBMISSIONS

1	BLDG COMMENTS	06-18-14
2	BLDG COMMENTS	09-18-14
3	BLDG COMMENTS	10-05-14
4	BLDG COMMENTS	11-03-14
5	FIRE COMMENTS	11-26-14
6		
7		
8		
9		
10		

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