# CODE ANALYSIS

| SCOPE OF WORK |
|---|
| THIS PROJECT INVOLVES THE DESIGN AND CONSTRUCTION OF A NEW SINGLE-STORY BUILDING TO BE LOCATED WITHIN GARY MATZNER PARK. THE BUILDING WILL INCLUDE RESTROOMS, AN ADJACENT TICKET WINDOW OFFICE ON ONE SIDE, AND A STORAGE SPACE FOR MAINTENANCE ON THE OTHER SIDE, CLASSIFIED AS S-1 USE. THE PRIMARY OBJECTIVE IS TO PROVIDE FUNCTIONAL, ACCESSIBLE, AND DURABLE FACILITIES TO ENHANCE THE PARK'S INFRASTRUCTURE AND OPERATIONS. |

| ABBREVIATIONS | |
|---|---|
| N/A | NOT APPLICABLE AS PART OF THIS PROJECT |
| AGP | ABOVE GRADE PLAN - STORY |
| FDVA | FIRE DEPARTMENT VEHICLE ACCESS |
| FSD | FIRE SEPARATION DISTANCE |
| AHJ | AUTHORITY HAVING JURISDICTION |
| OL | OCCUPANT LOAD |

| APPLICABLE CODES | | |
|---|---|---|
| 2023 | ( A ) | FLORIDA BUILDING CODE - BUILDING, 8TH EDITION |
| 2023 | ( B ) | FLORIDA BUILDING CODE - EXISTING, 8TH EDITION |
| 2023 | ( C ) | FLORIDA BUILDING CODE - ACCESSIBILITY, 8TH EDITION |
| 2023 | ( D ) | FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION |
| 2023 | ( E ) | FLORIDA BUILDING CODE - ENERGY, 8TH EDITION |
| 2023 | ( F ) | FLORIDA FIRE PREVENTION CODE, 8TH EDITION |
| 2023 | ( G ) | FLORIDA FIRE PREVENTION CODE - LIFE SAFETY, 2023 EDITION |
| 2023 | ( H ) | FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION |
| 2023 | ( J ) | NATIONAL ELECTRICAL CODE - NFPA 70 |
| 2023 | ( K ) | FLORIDA BUILDING CODE - FUEL GAS, 8TH EDITION |

| ALTERATION LEVEL - (B) CH. 6 |
|---|
| N/A |

| THRESHOLD BUILDING - (A) CH. 202 |
|---|
| N/A |

| HIGH RISE BUILDING - (A) CH. 403 |
|---|
| N/A |

| USE AND OCCUPANCY CLASSIFICATION - (A) CH. 3; (F) CH. 6 ; (G) CH. 12-43** | | |
|---|---|---|
| PRIMARY OCCUPANCY: UTILITY AND MISCELLANEOUS GROUP U | | |
| ACCESSORY OCCUPANCY | ADJACENCIES | FIRE SEPARATION - (A) TABLE 508.4, (F) TABLE 6.1.14.4.1 |
| B | S | 0 HR. *SEE EXCEPTION |
| S | B | 0 HR. *SEE EXCEPTION |

| SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY - (A) CH. 4 |
|---|
| N/A |

| TYPES OF CONSTRUCTION - (A) CH. 6 | | | |
|---|---|---|---|
| OCCUPANCY | CONST. TYPE | FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601) | TYPE 2-B |
| S | 2-B | PRIMARY STRUCTURAL FRAME | 0 |
| B | 2-B | BEARING WALLS EXTERIOR | 0 |
| | | BEARING WALLS INTERIOR | 0 |
| | | NONBEARING WALLS AND PARTITIONS EXTERIOR | 0 |
| | | NONBEARING WALLS AND PARTITIONS INTERIOR | 0 |
| | | FLOOR CONSTRUCTION AND SECONDARY MEMBERS | 0 |
| | | ROOF CONSTRUCTION AND SECONDARY MEMBERS | 0 |

| FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE- (A) TABLE 602 | | | |
|---|---|---|---|
| | S | B | |
| X>30' | 0 | 0 | |

| COLUMN PROTECTION - (A) CH. 704.2 : NA |
|---|

| PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS - (A) CH. 704.3 : NA |
|---|

| EXTERIOR STRUCTURAL MEMBERS - (A) CH. 704.10: NA |
|---|

| GENERAL BUILDING HEIGHTS AND AREAS - (A) CH. 5 | | | |
|---|---|---|---|
| ALLOWABLE HEIGHT, STORIES, AND AREA : 2B, NON-SPRINKLERED | | | |
| OCCUPANCY | HEIGHT (FT) (A) TABLE 504.3 | STORY (A) TABLE 504.4 | AREA (SF) (A) 506.2 |
| S | 55' | 2 | 17,500 |
| B | 55' | 4 | 23,000 |
| ACTUAL HEIGHT, STORIES AND AREA | | | |
| OCCUPANCY | HEIGHT (FT) | STORY | AREA (SF) |
| S | 18' | 1 | 17,500 |
| B | 18' | 1 | 23,000 |

| FIRE AND SMOKE PROTECTION FEATURES - (A) CH. 7 | |
|---|---|
| EXTERIOR WALLS - (A) CH. 705 | |
| PROJECTIONS: SHALL NOT EXTEND CLOSER TO FSD THAN (A) TABLE 705.2: | NA |
| FIRE-RESISTANCE RATINGS - (A) CH. 705.5: | NA |
| MAXIMUM AREA OF EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE (A) TABLE 705.8: | |
| GREATER THAN 30' - NO LIMIT | |
| VERTICAL SEPARATION OF OPENINGS (A) CH. 705.8.5: | NA |
| FIRE WALLS (A) CH. 706: | NA |
| FIRE BARRIERS (A) CH. 707, (G) 8.3: | NA |
| FIRE PARTITIONS (A) CH. 708: | NA |
| SMOKE BARRIERS (A) CH. 709, (G) 8.5: | NA |
| SMOKE PARTITIONS (A) CH. 710, (G) 8.4: | NA |
| FLOOR AND ROOF ASSEMBLIES (A) CH. 711: | NA |
| VERTICAL OPENINGS (A) CH. 712, (G) 8.6: | NA |
| FIRE-RESISTANCE RATING OF SHAFTS (A) CH. 713.4, (G) 8.6.4: | NA |
| ELEVATOR LOBBIES (A) CH. 3006: | NA |
| CONCEALED SPACES (A) CH. 718: | NA |
| FIREBLOCKING (A) CH. 718.2: | |
| DRAFTSTOPPING IN FLOORS (A) CH. 718.3: | |
| N/A - ONE STORY (NON-SPRINKLERED) | |
| DRAFTSTOPPING IN ATTICS (A) CH. 718.4: | |
| N/A - NO ATTICS | |
| FIRE AREAS (A) CH. 707.3.10: 4HR | |

| INTERIOR FINISHES - (A) CH. 8 ; (G) CH. 12.3 - 43.3** | | | | |
|---|---|---|---|---|
| INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.11) | | | | |
| | OCCUPANCY | EXITING ELEMENTS | CORRIDORS | ROOM & ENCLOSED SPACES |
| | S | B | B | C |
| | B | A | B | C |

| FIRE PROTECTION SYSTEMS - (A) CH. 9 ; (B) CH. 703, 804, 904; (G) 12-43 | |
|---|---|
| AUTOMATIC SPRINKLER SYSTEMS (A) CH. 903 | |
| N/A | |
| PORTABLE FIRE EXTINGUISHERS - WHERE REQUIRED (A) 906.3.1 (G 13.6.1.2) | |
| S - CLASS A, ORDINARY HAZARD | |
| B - CLASS A, ORDINARY HAZARD | |
| CLASS A, ORDINARY HAZARD FIRE EXTINGUISHER REQUIREMENTS (A) 906.1 | |
| RATED: 2-A | |
| MAX. FLOOR AREA PER UNIT OF A = 1,500 SF | |
| MAX. FLOOR AREA FOR EXTINGUISHER = 11,250 SF | |
| MAX. TRAVEL DISTANCE = 75 FT | |
| FIRE ALARM AND DETECTION SYSTEMS - WHERE REQUIRED (A) 907.2 | |
| GROUP B - OL> 100, DOES NOT CONTAIN AMBULATORY CARE FACILITY | |
| NOT INSTALLED PER IBC AND NFPA 72 | |

| MEANS OF EGRESS - (A) CH. 10; (G) CH. 7 | | |
|---|---|---|
| OCCUPANT LOAD (A) TABLE 1004.5 (G) TABLE 7.3.1.2:<br>SEE LIFE SAFETY SHEET X-XXX FOR FLOOR PLAN SHOWING OCCUPANT LOADS FOR EACH ROOM | | |
| MEANS OF EGRESS SIZING (A) CH. 1005:<br>0.3" x OL FOR STAIRS AND 0.2" x OL FOR OTHER EGRESS COMPONENTS. SEE LIFE SAFETY SHEET X-XXX FOR FLOOR PLAN SHOWING STAIRS AND EGRESS COMPONENTS AND WIDTH REQUIRED AND WIDTH PROVIDED. | | |
| MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (A) TABLE 1006.2.1 ; (G) 12.2.5 - 43.2.5 | | |
| | S | 75' (WITHOUT SPRINKLER SYSTEM) |
| | B | 75' (WITHOUT SPRINKLER SYSTEM) |
| ACCESSIBLE MEANS OF EGRESS (A) CH. 1009 (C) 206.2.4 | | |
| | NEED (1) ACCESSIBLE MEANS OF EGRESS/SPACE MIN. OR (2) WHEN TWO EXITS ARE REQUIRED. | |
| EXIT TRAVEL DISTANCE (A) TABLE 1017.2 ; (G) 12.2.6 - 43.2.6 | | |
| | S | 200' (WITHOUT SPRINKLER SYSTEM) |
| | B | 200' (WITHOUT SPRINKLER SYSTEM) |
| CORRIDOR FIRE-RESISTANCE RATING (A) TABLE 1020.2 | | |
| | S | N/A |
| | B | N/A |
| MINIMUM CORRIDOR WIDTH (A) TABLE 1020.3 | | |
| | ANY FACILITIES NOT LISTED BELOW - | 44" |

| MEANS OF EGRESS - (A) CH. 10 | | |
|---|---|---|
| DEAD END TRAVEL DISTANCE (A) CH. 1020.5 ; (G) 12.2.5 - 43.2.5 | | |
| | S | 20' (WITHOUT SPRINKLER SYSTEM) |
| | B | 20' (WITHOUT SPRINKLER SYSTEM) |

| ACCESSIBILITY (C) | |
|---|---|
| SCOPING REQUIREMENTS (C) CH. 2 | |
| | FACILITY AND SITE REQUIRED TO BE ACCESSIBLE |
| ACCESSIBLE ROUTE (C) CH. 206 | |
| | 206.2.1 SITE ARRIVAL POINTS: 1 REQUIRED |
| | 206.2.2 CONNECTED SPACES: ALL SPACES ARE REQUIRED TO BE ACCESSIBLE AND CONNECTED BY AN ACCESSIBLE ROUTE |
| ACCESSIBLE ENTRANCES (C) CH. 206.4 | |
| | 206.4.1 PUBLIC ENTRANCES: AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE |
| OTHER FEATURES AND FACILITIES (C) CH. 213 | |
| 213.2, 213.2 | TOILET AND BATHING FACILITIES: ONE TYPE OF EACH FIXTURE, ELEMENT, CONTROL OR DISPENSER SHALL BE ACCESSIBLE |
| | 213.3.1 WATER CLOSET COMPARTMENT: ONE WC MUST BE ACCESSIBLE. IF WC + URINALS > 6, PROVIDE ONE AMBULATORY ACCESS WC |
| | 213.3.4 LAVATORIES: AT LEAST 5%, BUT NOT LESS THAN ONE SHALL BE ACCESSIBLE |
| | 212 KITCHENS AND KITCHENETTES: SHALL BE ACCESSIBLE |

| INTERIOR ENVIRONMENT (A) CH. 12 | |
|---|---|
| VENTILATION (A) CH. 1203 | |
| 1203.2 VENTILATION REQUIRED: THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED | |
| | EXCEPTION #1: 1/300 ALLOWED WHEN 50%-80% OF VENTING AREA IS 3' ABOVE EAVE VENT |
| | EXCEPTION #2: 1/300 ALLOWED WHEN CLASS I OR II VAPOR BARRIER PROVIDED |

| PLUMBING SYSTEMS (A) CH. 29 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (A) TABLE 2902.1 | | | | | | | | |
| OCC. TYPE | OCC. LOAD | WATER CLOSETS | | LAVATORIES | | DF | SERVICE SINK | |
| | | M | W | M | W | | | |
| S | M-2, W-2 | 2/100=0.02 | 2/100=0.02 | 2/100=0.02 | 2/100=0.02 | 2/1000=0.002 | 1 | |
| B | M-1, W-1 | 1/25=0.008 | 1/25=0.008 | 1/40=0.025 | 1/40=0.025 | 2/100=0.02 | | |
| PARKING | M-16, W-16 | 16/25=0.64 | 16/25=0.64 | 16/40=0.40 | 16/40=0.40 | 32/100=0.32 | | |
| | TOTAL REQ. | 0.668 | 0.668 | 0.445 | 0.445 | 0.342 | 1 | |
| | PROVIDED | 2 WC - 1 U | 3 | 3 | 3 | 2 | 2 | |

| FLOOR DRAINS (D) CH. 413 - REFER TO PLANS |
|---|
| INTERCEPTORS/SEPARATORS (D) CH. 1003: |
| GREASE - NR |
| OIL - NR |
| LAUNDRY - NR |

| THERMAL ENVELOPE (E) TABLE C402.1.3 | |
|---|---|
| CLIMATE ZONE (E) TABLE C301.1 | |
| OPAQUE THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.1.3 | |
| | ROOF: R-30ci |
| | WALLS: R-5.7ci |
| | FLOORS: R-0 |
| | SLAB ON GRADE FLOORS: NR |
| FENESTRATION THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.1.4 | |
| | FIXED FENESTRATION: U-0.50 |
| | OPERABLE FENESTRATION: U-0.65 |
| | ENTRANCE DOORS: U-0.83 |
| | SHGC: U-0.25 |


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**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

**ISSUE DATE:**
**DESIGNED BY:**
**DRAWN BY:**
**CHECKED BY:**

NATALIA LIVIAN
AR 97614

**CLIENT**
**VILLAGE OF PINECREST**
**PINECREST PARKS & RECREATION**

**PROJECT**
**GARY MATZNER PARK**

**SHEET TITLE**
**CODE ANALYSIS**

60% CONSTRUCTION DOCUMENTS

**SHEET NUMBER** A-002

**KEITH PROJECT NUMBER** 13861.00

**STATUS: PRELIMINARY**

Plotted by: davidp On —

Drawing name: P:\2347 Gary Matzner Park\06 PRODUCTION\01 BIM\CAD LINKS\2024.0711 - Citizen Title Block Edited\KR-GMP-TTLBK.dwg