



### CODE ANALYSIS

**GOVERNING CODES:**

- FLORIDA BUILDING CODE 2004
- NFPA 101 LIFE SAFETY CODE (FPFC 2004)
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2004
- DISTRICT DESIGN CRITERIA
- STATE REQUIREMENTS FOR EDUCATION (SREF 2005)

**BUILDING DEPARTMENT:** SDPBC BUILDING DEPARTMENT

**F.B.C. OCCUPANCY:** EDUCATIONAL OCCUPANCY - GROUP 'E' (F.B.C. 305.1)

**OCCUPANT LOAD:** PER FBC TABLE 1004.1.2

	SF/OCC	FIRST FLOOR	SECOND FLOOR
LABS & CLASSROOMS:	20	426 OCC.	534 OCC.
OFFICE:	100	12 OCC.	4 OCC.
STORAGE:	300	2 OCC.	2 OCC.
<b>TOTAL:</b>		<b>440 OCC.</b>	<b>540 OCC.</b>

**PROPOSED USE:** PUBLIC EDUCATIONAL FACILITY

**1ST FLOOR GROSS AREA:** 20159 S.F.  
**2ND FLOOR GROSS AREA:** 20530 S.F.  
**GROSS BUILDING AREA:** 40,689 S.F.

**TYPE OF CONSTRUCTION:** TYPE II-B FULLY SPRINKLERED

**AREA INCREASE:** 200% (PER FBC 506.3)

	ALLOWED/REQUIRED	PROVIDED
STORIES:	2	2
AREA (PER FLOOR):	43,500 SF	19,153 SF (APPROX.)
STRUCTURAL FRAME BEARING WALLS:	0 HR	0 HR
Interior:	0 HR	0 HR
Exterior:	0 HR	0 HR
FLOOR CONSTRUCTION:	0 HR	0 HR
ROOF CONSTRUCTION:	0 HR	0 HR

**BUILDING SEPARATION:** TYPE II-B GREATER THAN 30'

**NO LIMIT OF EXTERIOR WALL OPENINGS** (PER FBC 704.8)

**NUMBER OF EXITS REQUIRED:** 3 (PER FBC TABLE 1018.1)

**NUMBER OF EXITS PROVIDED:** 3

**MAXIMUM TRAVEL DISTANCE:** EDUCATIONAL OCCUPANCY (E)  
 200 FEET (SPRINKLERED)  
 PER FBC TABLE 1015.1 & NFPA 101 - 382.6  
 146'-3" - WORST CASE (FROM SECOND FLOOR TO FIRST FLOOR EXT. DOOR)

### SITE DATA INFORMATION

**LAND USE:** PO  
**ZONING:** PO

	2,053,418 SF	47.14 AC
<b>TOTAL ACREAGE:</b>		
<b>EXISTING BUILDING FOOTPRINT:</b>	143,060 SF	3.28 AC 6.97%
<b>NEW BUILDING FOOTPRINT:</b>	20,159 SF	0.46 AC 0.98%
<b>EXISTING PAVED AREA:</b>	293,239 SF	6.73 AC 14.28%
<b>NEW SIDEWALK AREA:</b>	2,519 SF	0.058 AC 0.12%
<b>TOTAL IMPERVIOUS AREA:</b>	458,918 SF	10.53 AC 22.35%
<b>TOTAL PERVIOUS AREA:</b>	1,594,500 SF	36.61 AC 77.65%

SET BACKS	REQUIRED	PROVIDED
WEST SIDE	---	278'-0"
NORTH SIDE	---	474'-3"
EAST SIDE	---	677'-3"
SOUTH SIDE	---	77'-2"

### PARKING INFORMATION

TYPE	REQUIRED	EXISTING
STAFF	150	150
VISITORS - 1/100 STUDENS - (1496)	15	56
<b>TOTAL REQUIRED</b>	<b>165</b>	<b>206</b>
ACCESSIBLE PER FBC 2004, CHAPTER II	6	6

### FIXTURE TABULATIONS

FIXTURE CALCULATIONS (FBC PLUMBING 2004 TABLE 403.1)

**EDUCATIONAL**

243 MALE	WC	243 FEMALE
1/50 = 1	LAV	1/50 = 1
1/50 = 1	SHOWER	

DF: 1/100 = 1  
 1 SERVICE SINK

FIXTURE TOTALS	FIXTURES REQUIRED	FIXTURES PROVIDED
<b>MALE:</b>		
WC	5	10 (W/ URINALS)
LAV	5	8
DF (SEE BELOW)		
SERVICE SINK (SEE BELOW)		
<b>FEMALE:</b>		
WC	5	10
LAV	5	8
SHOWER	-	1
DF	5	5
SERVICE SINK	1	2

### LEGAL DESCRIPTION

(PALM BEACH COUNTY SCHOOL BOARD PROPERTY)

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 42 EAST, TOGETHER WITH THAT PORTION OF LAND LYING BETWEEN THE EASTERLY LINE OF SAID SECTION 16 AND THE WESTERLY LINE OF TRACT 43, BLOCK 14, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16 THENCE SOUTH 02°23'56" WEST ALONG THE WESTERLY LINE OF SAID TRACT 43, BLOCK 14, PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA A DISTANCE OF 606.22 FEET +/- THENCE NORTH 88°20'28" WEST, A DISTANCE OF 1225.56 FEET TO THE EASTERLY LINE OF AN 80.00 FOOT ROAD RIGHT OF WAY KNOWN AS PINEHURST DRIVE +/- THENCE NORTH 00°53'57" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 821.32 FEET TO A POINT LYING ON THE NORTHERLY LINE SAID OF SECTION 16 THENCE SOUTH 87°41'00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 1,262.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.51 ACRES MORE OR LESS

### SUBMITTALS:

PHASE	DATE
Schematic Design - Ph. I	06/22/06
Design Develop - Ph. II	07/28/06
Construction Doc. - Ph. III	09/29/06

### REVISIONS:

NO.	DESCRIPTION	DATE
1	F. Marshal Comt.	10/19/06
2	Coordination rev.	11/03/06
3	Bldg Dpt. comments	11/03/06

### PROJECT TEAM

**PROFESSIONAL IN CHARGE:** GEORGE H. HOHMANN, AIA

**REGISTRATION NUMBER:** AR-0008448

**APPROVED BY:** GHM

**DESIGNED BY:** TLC

**DRAWN BY:** MCB

**CHECKED BY:** GHM

### CONSULTANT IN CHARGE

SDPBC Project No. 2151-8307

**OKEEHEELEE MIDDLE SCHOOL**  
 2200 PINEHURST DRIVE  
 GREENACRES, FL 33413

### PROJECT NAME

OVERALL SITE PLAN AND CODE ANALYSIS

### SHEET TITLE

**A0.0**

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND CONFORM WITH THE APPLICABLE BUILDING CODES.

ACAI ASSOCIATES, INC.  
 ARCHITECTURE ENGINEERING ROOFING CONSULTING AND CONSTRUCTION MANAGEMENT  
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**06-009 G01**  
 PROJECT NUMBER

**A0.0**  
 SHEET NUMBER

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