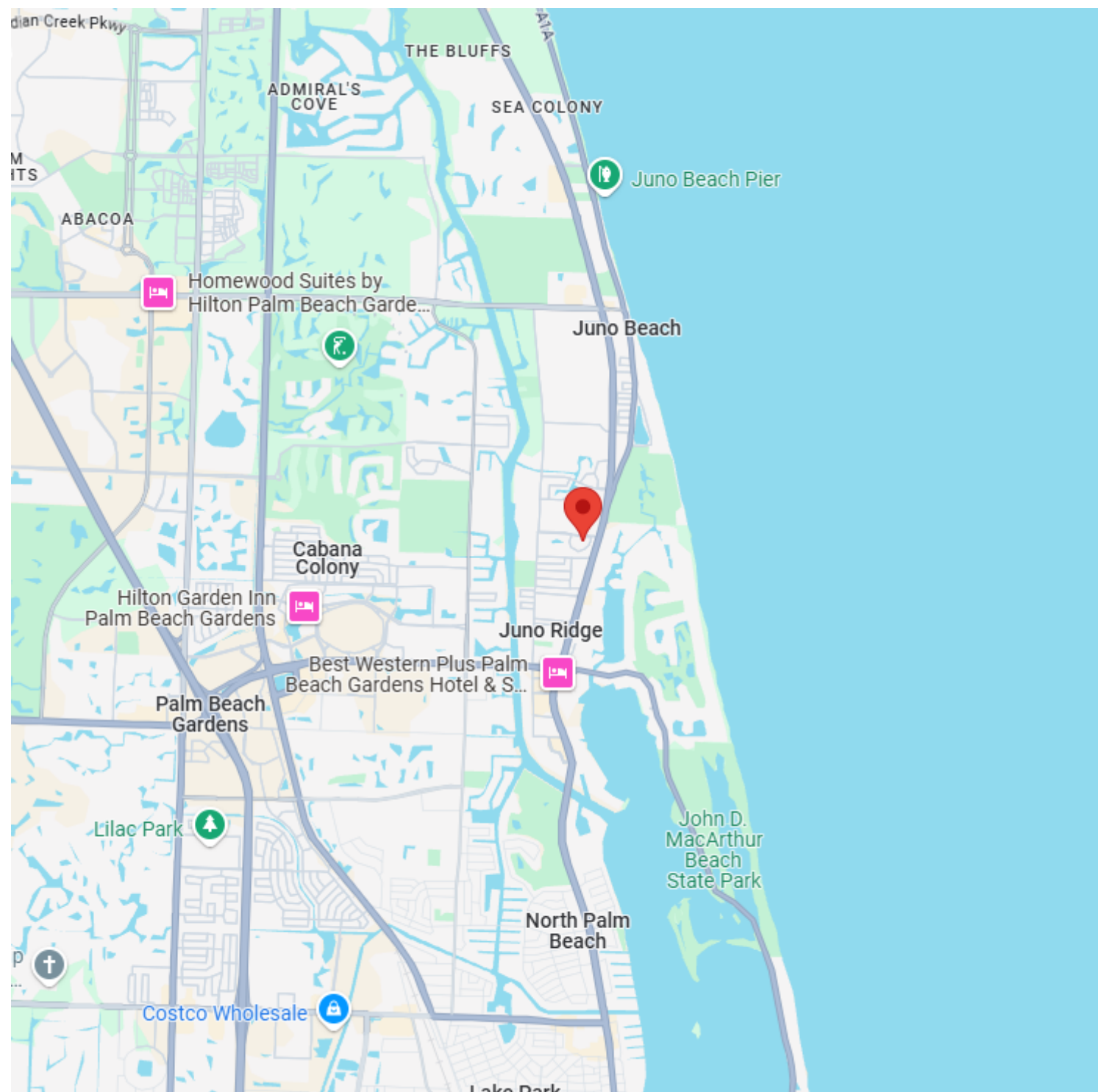
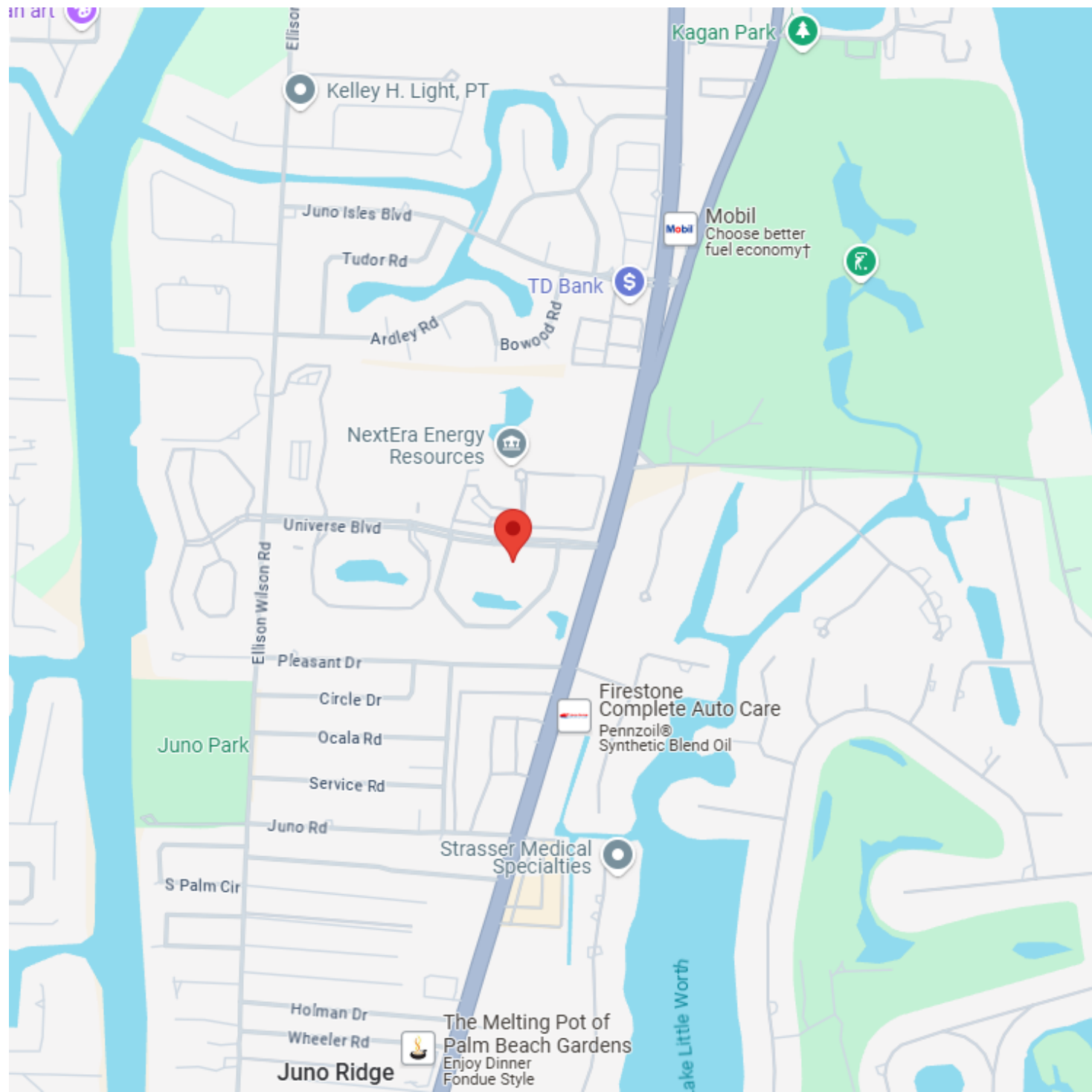
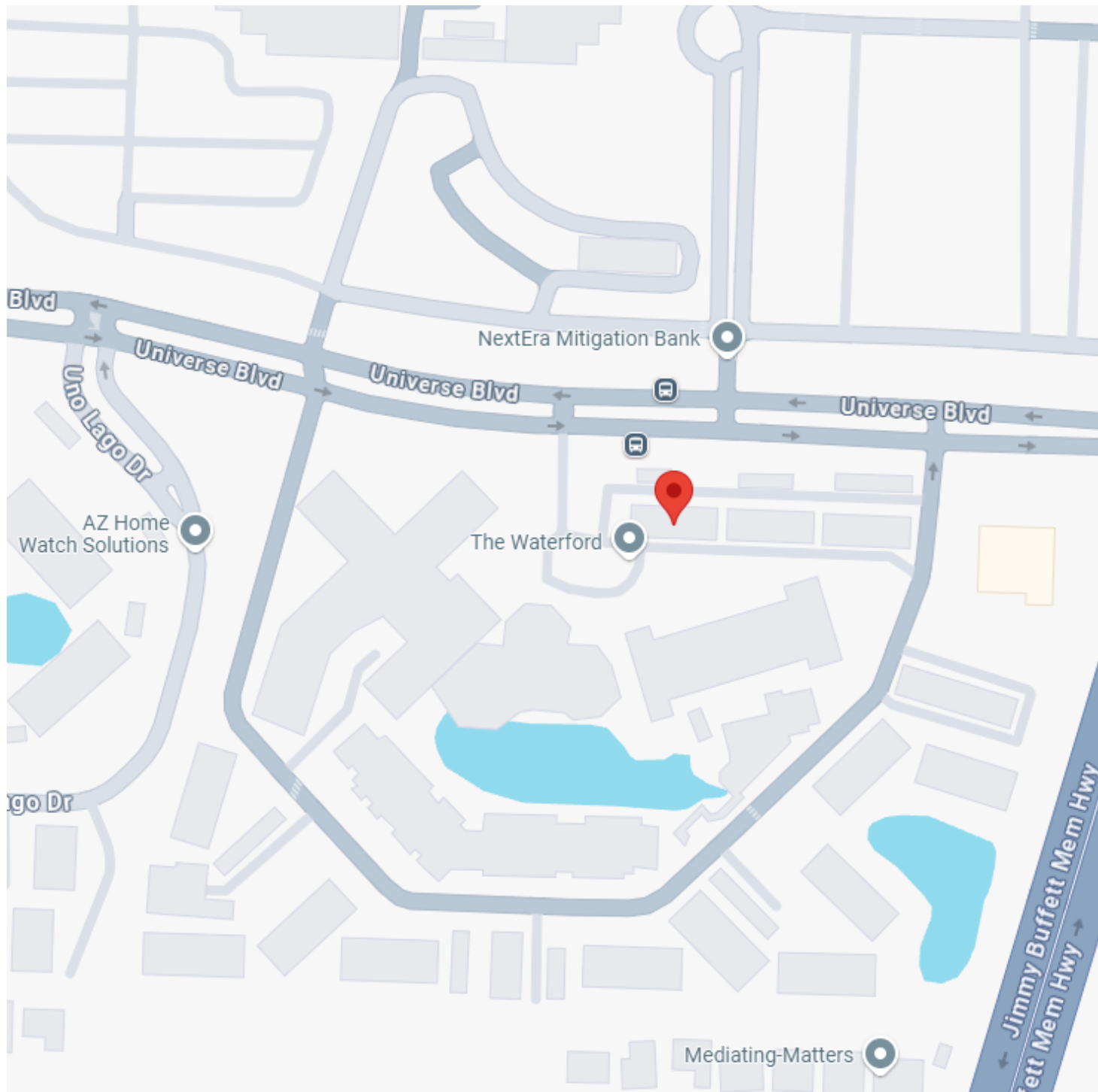




VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.



CAMPUS MAP  
N.T.S.

## WATERFORD CAMPUS

## IL BUILDING

2021009

DESIGN DEVELOPMENT

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#### OWNER

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### CONTRACTOR

#### CONTRACTOR

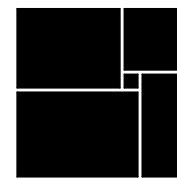
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WATERFORD CAMPUS  
IL BUILDING  
601 UNIVERSE BLVD. JUNO BEACH, FL 33408



THW  
DESIGN

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DESIGN  
DEVELOPMENT

Project No.: 2021009  
Date: 08/22/2025

COVER

G-001

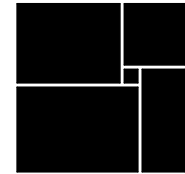
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|     |          |                    |
|-----|----------|--------------------|
|     | 08/22/25 | DESIGN DEVELOPMENT |
|     | 04/07/25 | SCHEMATIC DESIGN   |
| NO. | DATE     | DESCRIPTION        |

WATERFORD CAMPUS  
IL BUILDING  
601 UNIVERSE BLVD. JUNO BEACH, FL 33408



THW  
DESIGN

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2100 RiverEdge Parkway  
Suite 900  
Atlanta, GA 30328

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DESIGN  
DEVELOPMENT

Project No.: 2021009  
Date: 08/22/2025

INDEX OF  
DRAWINGS

G-002

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PROJECT CODE ANALYSIS

Name of Project  
Project Number  
Address:  
Owner / Client

WATERFORD CAMPUS REDEVELOPMENT - STAGE 2 - IL BUILDING  
2021009  
601 UNIVERSE BOULEVARD, JUNO BEACH, FLORIDA, 33408  
LIFESPACE COMMUNITIES

SCOPE OF WORK

New construction of a three story building of Type II-B construction. The 39 unit home for independent living is to be located on a 15.97 acre site and be of concrete and metal framed non-combustible construction. Exterior cladding materials include direct applied stucco and concrete tile roof.

LEAD PROFESSIONALS

THW Architect of Record  
THW Project Manager  
THW Project Architect

James Hudgins, Jr.  
Ken Kite / Ian Fralick  
Jingyi Yin

Structural Engineer  
MEP & FP Engineer  
Civil Engineer  
Low Voltage  
Food Service  
Pool  
Elevator  
AV Lighting  
Door Hardware

Jezerinac Group, PLLC  
Salas O'Brien  
WGI  
Salas O'Brien  
SCOPOS Hospitality  
WaterDesign LLC  
VDA  
dB Integrations  
DORMA-Kabba

THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant  
THW Consultant

YES  
YES  
NO  
YES  
YES  
YES  
YES  
YES  
YES

APPLICABLE CODES

2023 - EIGHTH EDITION  
2021 - EIGHTH EDITION  
2023 - EIGHTH EDITION  
2023 - EIGHTH EDITION  
2023 - EIGHTH EDITION  
2020 - EIGHTH EDITION  
2023 - EIGHTH EDITION  
2023 - EIGHTH EDITION  
2023 - EIGHTH EDITION

FLORIDA BUILDING CODE - BUILDING  
FLORIDA FIRE PREVENTION CODE - NFPA 101  
FLORIDA BUILDING CODE - MECHANICAL  
FLORIDA BUILDING CODE - PLUMBING  
FLORIDA BUILDING CODE - FUEL & GAS  
FLORIDA ELECTRICAL CODE - NFPA 70  
FLORIDA BUILDING CODE - ENERGY CONSERVATION  
FLORIDA BUILDING CODE - ACCESSIBILITY  
FLORIDA BUILDING CODE - TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONE

ZONING

Property Address:  
GPIN:  
  
Property is Zoned:  
Current Land Use:  
Proposed Use:  
Proposed Use Permitted:  
Conditional Use Required?

SECTION 33 / TOWNSHIP 41...  
EAST PALM... EAST PALM BEACH COUNTY, FLORIDA  
28-43-33-11-001-0000 (22281 / 1268 Records...  
  
CO / PUD  
HDR  
HC  
YES  
NO\*

\*Board Approval is required for Site Modifications but not for Condition Use

Site Acreage:  
  
Required Parking  
Required Accessible Parking  
Required Loading Spaces  
  
Proposed Parking  
Proposed Accessible Parking  
Proposed Loading Spaces  
  
Setbacks:  
  
Right-of-Way:  
Buffer:  
  
Building Height Maximum  
Required Finish Floor Elevation:  
Is Project (or portion) in 100-Year Floodplain?  
Is Project (or portion) in Wetlands Area?  
Impervious Surface Requirement?

15.97 ACRES  
  
282 SPACES  
9 SPACES  
3 SPACES  
  
445 SPACES  
9 SPACES  
3 SPACES  
  
Front: 30 FEET  
Side: 10 FEET  
Rear: 15 FEET  
  
100 FEET  
5 FEET  
  
90 / 6 FEET / STORIES  
FFE = 7.50 (NAVD) FEET  
NO - ZONE X  
NO  
NO

\* Proposed Setback Exceeds Minimum  
  
\* Universe Boulevard No Changes  
\* Varies Exceeds Minimums

BUILDING DATA IBC

Occupancy Classification:  
Accessory Use Classification:  
Separated or Non-Separated?  
Occupancy Use?  
Accessory Use?  
Special Use (Section 407)?  
Special Provisions (IBC...

R-2 / S-2  
NONE  
SEPARATED  
INDEPENDENT LIVING / COVERED PARKING  
NONE  
NONE  
NONE

BUILDING LIMITATIONS

Allowed Building Height:  
Sprinkler Increase IBC:  
Total Allowed Height IBC:  
Actual Building Height:

55 FEET  
20 FEET  
75 FEET  
FEET

4 FLOORS  
1 FLOORS  
5 FLOORS  
4 FLOORS

Building Limitations

Allowable Area  
Actual Building Area:

R-2: 48,000  
Floor  
Existing (SF)  
New (SF)  
Sub-Total (SF)

FIRST FLOOR  
SECOND FLOOR  
THIRD FLOOR  
FOURTH FLOOR  
TOTAL

0 SF  
0 SF  
0 SF  
0 SF  
115,153 SF

38072 SF  
30387 SF  
30396 SF  
16298 SF

CONSTRUCTION TYPE

IBC 2018 (Table 601) Type of Construction: II-B

FIRE RESISTANCE RATINGS - IBC TABLE 601

Structural Frame:  
Bearing Walls Exterior:  
Bearing Walls Interior:  
Non-Bearing Walls Exterior:  
Non-Bearing Walls Interior:  
Floor Construction:  
Roof Construction:  
Corridor Walls:  
Resident Room Demising Walls:  
Smoke Barriers:  
Shaft Enclosures: (IBC 713.4)

0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
0.5 HOUR  
0.5 HOUR  
N/A HOUR  
2 HOUR

PROVI...  
0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
0 HOUR  
1 HOUR  
1 HOUR  
N/A HOUR  
2 HOUR

Fire Wall(s) Required?

NO

INTERIOR FINISHES

Minimum Interior Finish Classification for Sprinklered Bldg:

Exit Enclosures  
Corridors  
Rooms and Enclosed Spaces

IBC 803.13:  
IBC 803.13:  
IBC 803.13:

R-2  
R-2  
R-2

A  
B  
B

FIRE PROTECTIVE SYSTEMS

Sprinklers  
Standpipes  
NFPA 13  
Fire Alarm

YES  
YES  
YES  
YES

MEANS OF EGRESS - OCCUPANT LOAD 2018 IBC (1004.5)

FIRST FLOOR:

RESIDENTIAL (R-2) - INDEPENDENT...  
ASSEMBLY (A-3) - COMMON AREAS  
GARAGES (S-2) - COVERED PARKING

20,934 SF x 200 Gross SF/Person =  
1,232 SF x 15 Net SF/Person =  
15,906 SF x 200 Gross SF/Person =

105  
83  
80  
268

SECOND FLOOR:

RESIDENTIAL (R-2)

30,387 SF x 200 Gross SF/Person =

152  
152

THIRD FLOOR:

RESIDENTIAL (R-2)

30,396 SF x 200 Gross SF/Person =

152  
152

FOURTH FLOOR:

RESIDENTIAL (R-2)

16,298 SF x 200 Gross SF/Person =

82  
82

Building Occupant Load Total:

572

MEANS OF EGRESS - EGRESS WIDTH

FIRST FLOOR:

Corridor/Door Width Required

268 Occupants x 0.2 Inch/Person =

53.6 INCHES

Actual Egress Provided

9 Doors x 33.5 Inches/Door =  
1 Doors x 67 Inches/Door =

301.5 INCHES  
67 INCHES  
368.5 INCHES

SECOND FLOOR:

Corridor/Door Width Required

152 Occupants x 0.2 Inch/Person =

30.4 INCHES

Actual Egress Provided

4 Doors x 33.5 Inches/Door =  
0 Doors x 67 Inches/Door =

134 INCHES  
0 INCHES  
134 INCHES

THIRD FLOOR:

Corridor/Door Width Required

152 Occupants x 0.2 Inch/Person =

30.4 INCHES

Actual Egress Provided

4 Doors x 33.5 Inches/Door =  
4 Stair x 48 Inches/Stair =

134 INCHES  
48 INCHES  
192 INCHES

FOURTH FLOOR:

Corridor/Door Width Required

82 Occupants x 0.2 Inch/Person =

16.4 INCHES

Actual Egress Provided

2 Doors x 33.5 Inches/Door =  
2 Stair x 48 Inches/Stair =

67 INCHES  
48 INCHES  
96 INCHES

MEANS OF EGRESS - CAPACITY

Distance Limitations

Max Dead-End Corridor (1020.4)  
Max Travel Distance to Exit (1017.2)  
Common Path of Egress Travel...

R-2  
R-2  
R-2

50 FEET  
250 FEET  
50 FEET

Exit Doors

Minimum Dimension (1010.1.1)  
Maximum Leaf Width (1010.1.1)  
Minimum Clear Opening (1010.1.1)

32"x80"  
48"  
32"

Corridors

Minimum Corridor Width (1020.2)  
Occupant Load of Less than 50 people (1020.2)

44"  
36"

ACCESSIBILITY

Number of Accessible Means of Egress:  
Identify Accessible Means of Egress:

2  
Elevator  
Horizontal Exit  
Stairs

YES  
NO  
YES

ENERGY CODE NOTES

1. METHOD OF INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE: ASHRAE 90.1 PRESCRIPTIVE  
2. ROOF INSULATION ABOVE DECK TO BE R-25 C.I.  
3. ROOF INSULATION AT ATTIC TO BE R-38.  
4. FENESTRATION VALUES TO BE AS FOLLOWS:  
A. INSULATED HOLLOW METAL SWINGING DOORS: U-0.61  
B. FIXED ALUMINUM WINDOWS: U-0.50 / SHGC 0.25  
C. OPERABLE ALUMINUM WINDOWS: U-0.65 / SHGC 0.25  
D. STOREFRONT ENTRY DOORS: U-1.10 / SHGC 0.25

PLUMBING FIXTURE COUNT SUMMARY

WATER CLOSETS - FEMALE  
WATER CLOSETS - MALE  
LAVATORY - FEMALE  
LAVATORY - MALE  
BATHUBS/SHOWERS  
DINING FOUNTAIN  
SERVICE SINK  
KITCHEN SINK  
WASHER CONNECTION

1

PLUMBING FIXTURES PROVIDED  
PLUMBING FIXTURES REQUIRED

11  
5  
10  
5  
14  
5  
14  
5  
14  
5  
0  
1  
0  
1  
7  
7

BLDG LEVEL  
AREA (S.F.)  
NO. UNITS  
OCCUPANTS  
FEMALE  
MALE

37,117  
7  
263  
132  
132

1

PLUMBING FIXTURES PROVIDED  
PLUMBING FIXTURES REQUIRED

20  
7  
19  
7  
26  
7  
26  
7  
26  
13  
0  
0  
13  
13

BLDG LEVEL  
AREA (S.F.)  
NO. UNITS  
OCCUPANTS  
FEMALE  
MALE

28,833  
13  
145  
73  
73

1

PLUMBING FIXTURES PROVIDED  
PLUMBING FIXTURES REQUIRED

20  
7  
19  
7  
26  
7  
26  
7  
26  
13  
0  
0  
13  
13

BLDG LEVEL  
AREA (S.F.)  
NO. UNITS  
OCCUPANTS  
FEMALE  
MALE

28,833  
13  
145  
73  
73

1

PLUMBING FIXTURES PROVIDED  
PLUMBING FIXTURES REQUIRED

11  
4  
10  
4  
14  
4  
14  
7  
14  
0  
0  
7  
7

BLDG LEVEL  
AREA (S.F.)  
NO. UNITS  
OCCUPANTS  
FEMALE  
MALE

15,430  
7  
78  
39  
39

4

MOCK-UP WALL - FRONT ELEVATION

1/4" = 1'-0"

3

MOCK-UP WALL - SIDE ELEVATION

1/4" = 1'-0"

2

MOCK-UP WALL - AXON

1

MOCK-UP WALL - FLOOR PLAN

1/4" = 1'-0"

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DESIGN  
DEVELOPMENT

Project No.: 2021009  
Date: 08/22/2025

BASIS OF  
DESIGN

G-100

8/22/2025 3:43:05 PM

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**LIFE SAFETY LEGEND WALL RATINGS**  
\* THESE SHEETS ARE TO BE VIEWED IN COLOR ONLY \*

|                        |                          |
|------------------------|--------------------------|
| PARTITIONS - NON-RATED | FIRE PARTITION - 1 HOUR  |
| FIRE WALL - 3 HOUR     | SMOKE BARRIER - 2 HOUR   |
| FIRE WALL - 2 HOUR     | SMOKE BARRIER - 1 HOUR   |
| FIRE BARRIER - 2 HOUR  | SMOKE PARTITION - 1 HOUR |
| FIRE BARRIER - 1 HOUR  | SMOKE PARTITION - 0 HOUR |

**LIFE SAFETY SYMBOLS & TAGS**

**AREA CALCULATION TAG**

200/0021  
200/1000

AREA  
TOTAL OCCUPANTS  
LOAD (SF/PERSON)

EXIT SIGN

F.E.C.  
FIRE EXTINGUISHER  
& CABINET

DOOR RATING (IN MIN.)

OL  
OCCUPANT LOAD  
CERTIFICATION SIGNAGE  
PER FBG 2017, SECTION  
1004.3

FACP  
FIRE ALARM CONTROL  
PANEL

KB  
KNOX BOX EMERGENCY  
KEY ACCESS

01  
EGRESS  
DISCHARGE  
(IDENTITY #)

F.D.C.  
FIRE DEPARTMENT  
CONNECTION

**START & END POINTS**

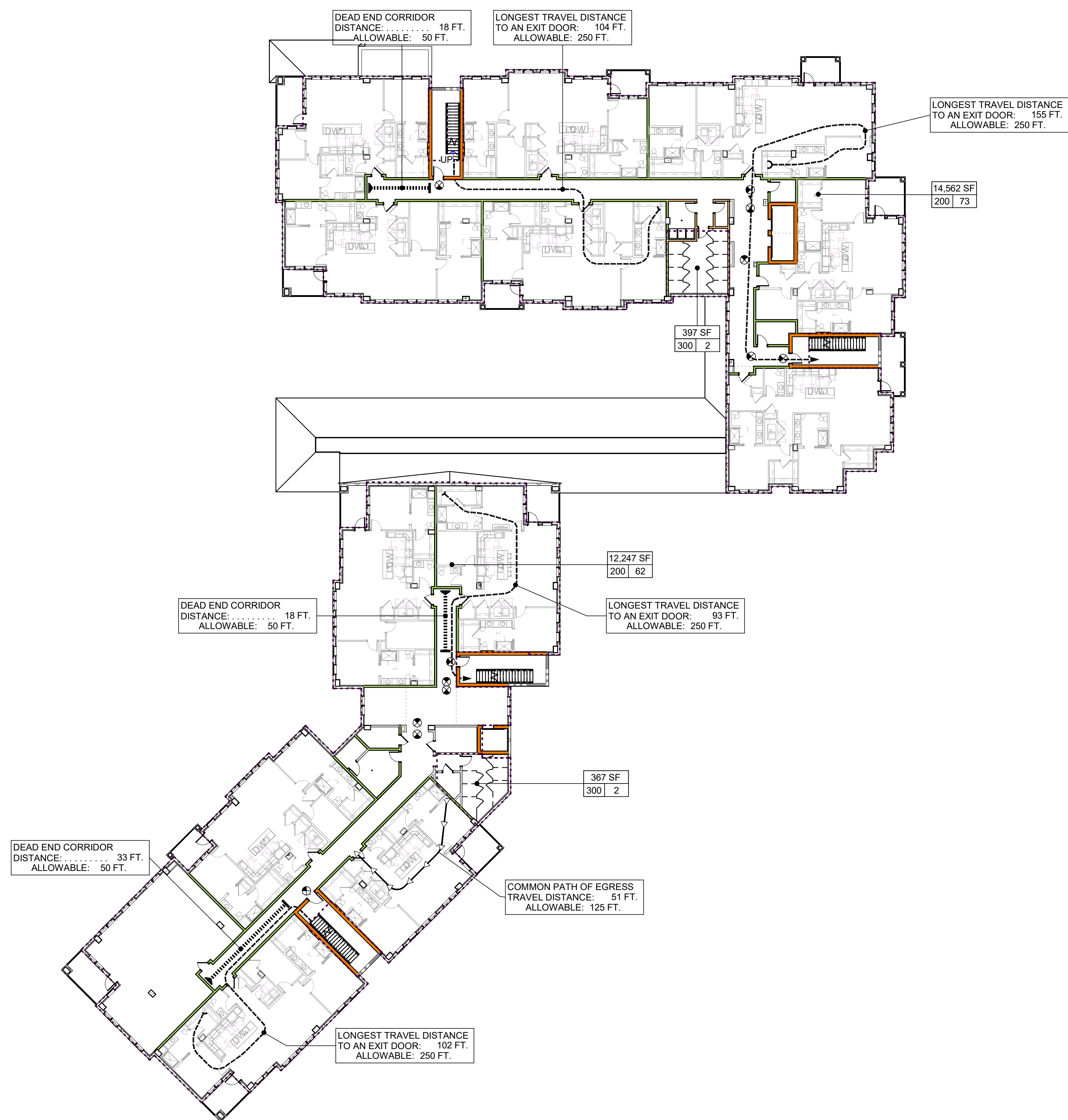
DEAD END CORRIDOR  
DISTANCE: ..... XXX FT.  
ALLOWABLE: XXX FT.

LONGEST TRAVEL DISTANCE  
TO AN EXIT DOOR: XXX FT.  
ALLOWABLE: XXX FT.

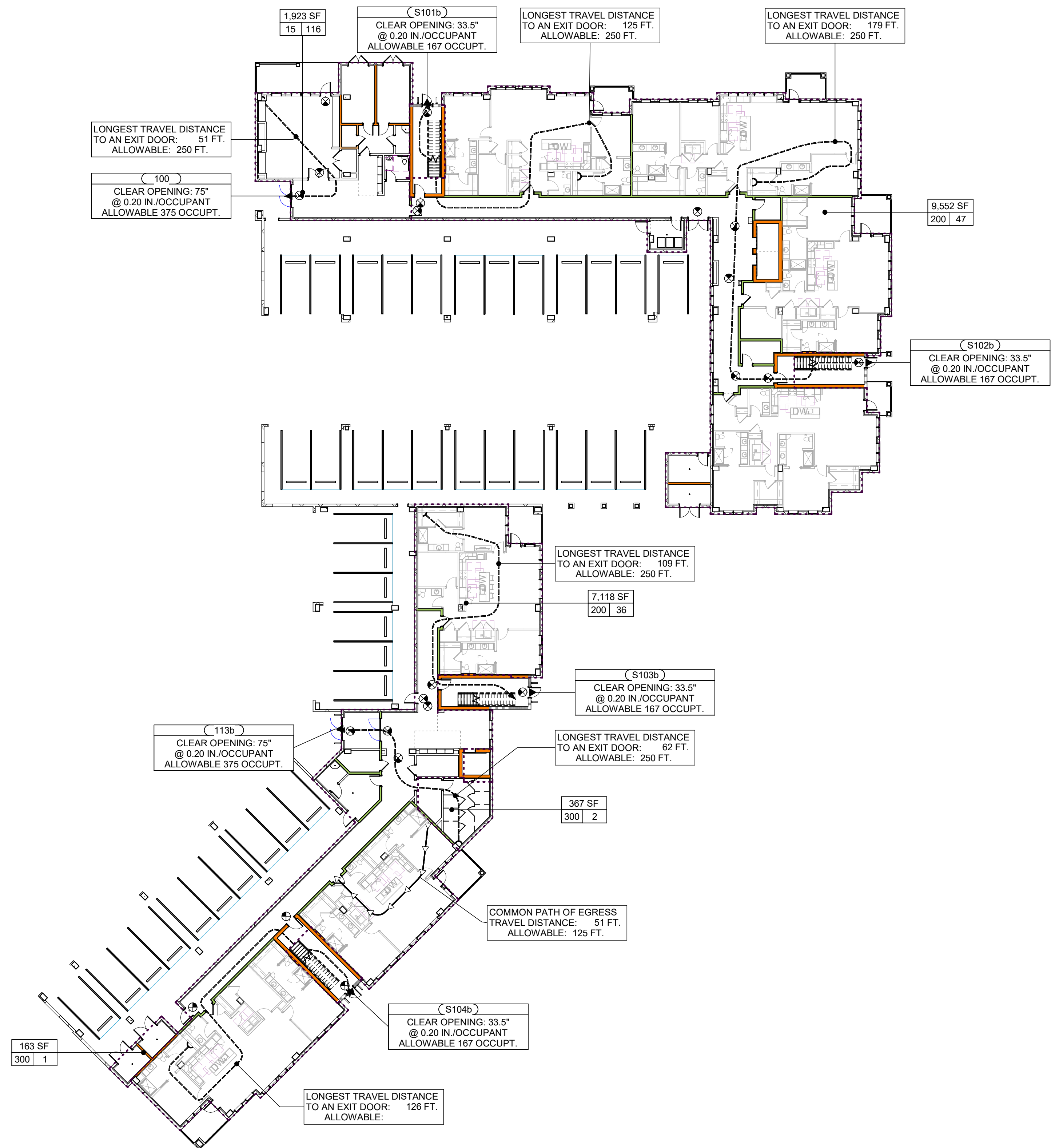
LONGEST TRAVEL DISTANCE  
TO A SMOKE DOOR: XXX FT.  
ALLOWABLE: XXX FT.

COMMON PATH OF EGRESS  
TRAVEL DISTANCE: XXX FT.  
ALLOWABLE: XXX FT.

LONGEST TRAVEL DISTANCE  
TO A SINGLE EXIT: XXX FT.  
ALLOWABLE: XXX FT.



**2 SECOND FLOOR LIFE SAFETY PLAN**  
G-200 SCALE: 3/64" = 1'-0" 0 16 32



**1 FIRST FLOOR LIFE SAFETY PLAN**  
G-200 SCALE: 3/64" = 1'-0" 0 16 32

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**LIFE SAFETY  
PLANS**

**G-200**

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**LIFE SAFETY LEGEND WALL RATINGS**  
\* THESE SHEETS ARE TO BE VIEWED IN COLOR ONLY \*

|                        |                          |
|------------------------|--------------------------|
| PARTITIONS - NON-RATED | FIRE PARTITION - 1 HOUR  |
| FIRE WALL - 3 HOUR     | SMOKE BARRIER - 2 HOUR   |
| FIRE WALL - 2 HOUR     | SMOKE BARRIER - 1 HOUR   |
| FIRE BARRIER - 2 HOUR  | SMOKE PARTITION - 1 HOUR |
| FIRE BARRIER - 1 HOUR  | SMOKE PARTITION - 0 HOUR |

**LIFE SAFETY SYMBOLS & TAGS**

**AREA CALCULATION TAG**

200 0021  
200 1000

AREA  
TOTAL OCCUPANTS  
LOAD (SF/PERSON)

EXIT SIGN

F.E.C.  
FIRE EXTINGUISHER  
& CABINET

45  
DOOR RATING (IN MIN.)

OL  
OCCUPANT LOAD  
CERTIFICATION SIGNAGE  
PER IRC 2017, SECTION  
1004.3

FACP  
FIRE ALARM CONTROL  
PANEL

KB  
KNOX BOX EMERGENCY  
KEY ACCESS

01  
EGRESS  
DISCHARGE  
(IDENTITY #)

F.D.C.  
FIRE DEPARTMENT  
CONNECTION

**START & END POINTS**

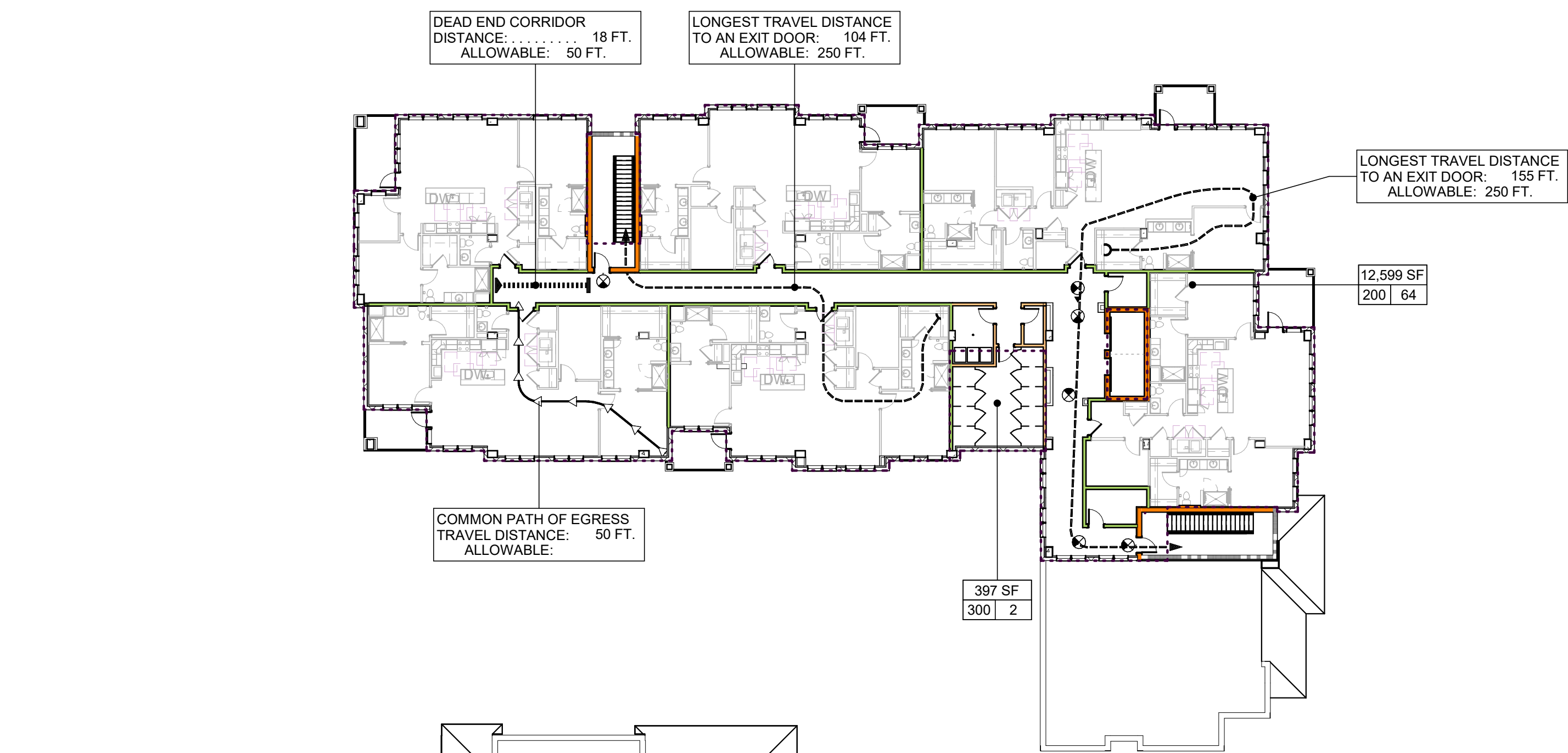
DEAD END CORRIDOR  
DISTANCE: . . . . . XXX FT.  
ALLOWABLE: . . . . . XXX FT.

LONGEST TRAVEL DISTANCE  
TO AN EXIT DOOR: . . . . . XXX FT.  
ALLOWABLE: . . . . . XXX FT.

LONGEST TRAVEL DISTANCE  
TO A SMOKE DOOR: . . . . . XXX FT.  
ALLOWABLE: . . . . . XXX FT.

COMMON PATH OF EGRESS  
TRAVEL DISTANCE: . . . . . XXX FT.  
ALLOWABLE: . . . . . XXX FT.

LONGEST TRAVEL DISTANCE  
TO A SINGLE EXIT: . . . . . XXX FT.  
ALLOWABLE: . . . . . XXX FT.

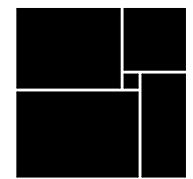


**2 FOURTH FLOOR LIFE SAFETY PLAN**  
G-201 SCALE: 3/8" = 1'-0" 0 10 20 30



**1 THIRD FLOOR LIFE SAFETY PLAN**  
G-201 SCALE: 3/8" = 1'-0" 0 10 20 30

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**LIFE SAFETY  
PLANS**

**G-201**